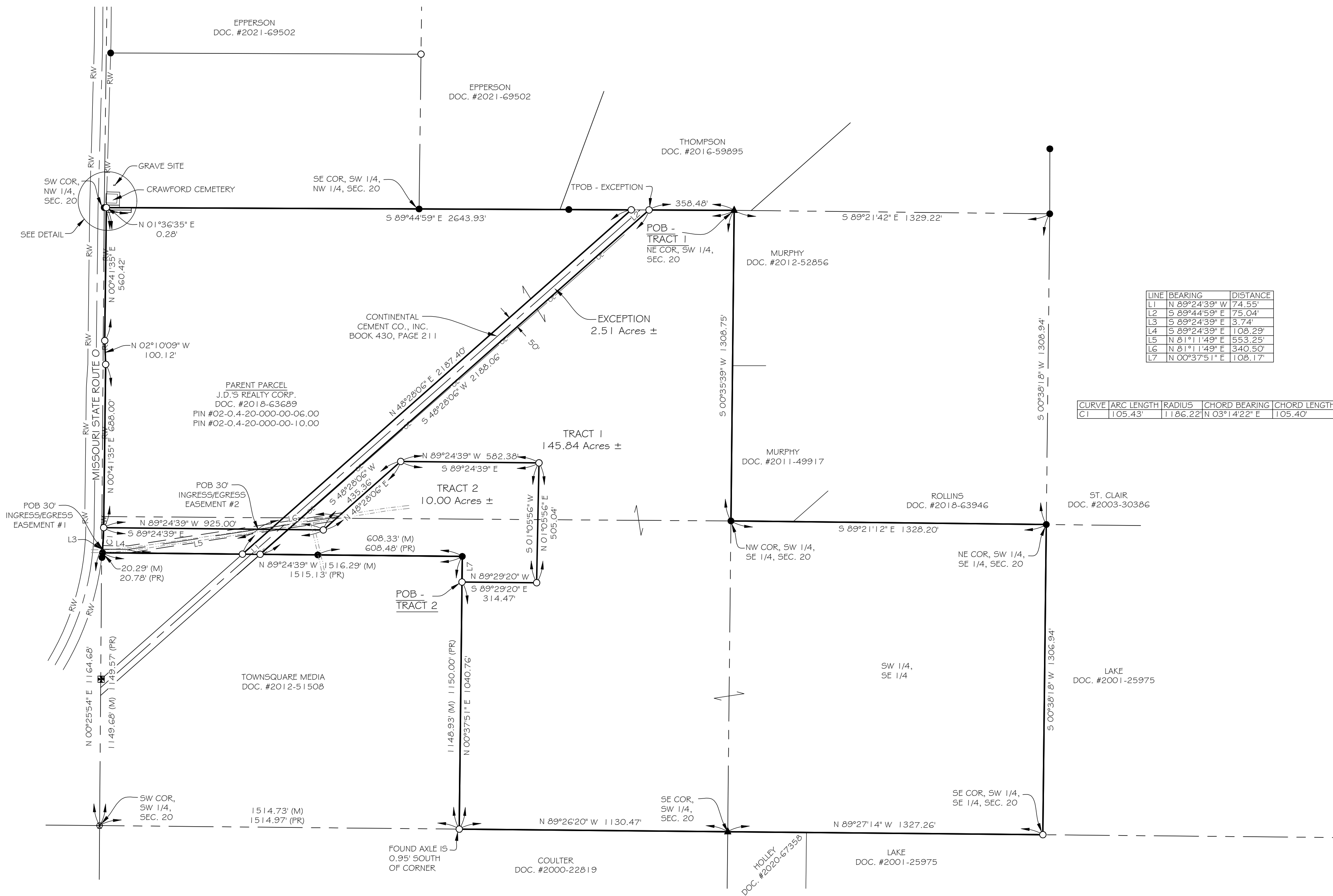


PLAT OF SURVEY

A TRACT BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI

RECORDER'S USE ONLY



LINE	BEARING	DISTANCE
L1	N 89°24'39" W	74.55'
L2	S 89°44'59" E	75.04'
L3	S 89°24'39" E	3.74'
L4	S 89°24'39" E	106.29'
L5	N 81°11'49" E	553.25'
L6	N 81°11'49" E	340.50'
L7	N 00°37'51" E	106.17'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	105.43'	1186.22'	N 03°14'22" E	105.40'

SUGGESTED PROPERTY DESCRIPTION
TRACT 1 - 145.84 ACRES

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 35 MINUTES 39 SECONDS WEST A DISTANCE OF 1308.75 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 1329.20 FEET TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 1306.94 FEET TO A #5 REBAR SET AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 27 MINUTES 14 SECONDS WEST A DISTANCE OF 1327.26 FEET TO A FOUND STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1130.47 FEET TO A #5 REBAR SET, FROM WHICH A FOUND AXLE IS 0.95 FEET SOUTH OF SAID REBAR; THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 37 MINUTES 51 SECONDS EAST A DISTANCE OF 1040.76 FEET TO A #5 REBAR SET; THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS EAST A DISTANCE OF 314.47 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 05 MINUTES 56 SECONDS EAST A DISTANCE OF 505.04 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 582.38 FEET TO A #5 REBAR SET; THENCE SOUTH 48 DEGREES 28 MINUTES 06 SECONDS WEST A DISTANCE OF 435.36 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 925.00 FEET TO A #5 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE 0; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR COURSES, THENCE NORTH 00 DEGREES 41 MINUTES 35 SECONDS EAST A DISTANCE OF 688.00 FEET TO A #5 REBAR SET; THENCE NORTH 02 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 100.12 FEET TO A #5 REBAR SET; THENCE NORTH 00 DEGREES 41 MINUTES 35 SECONDS EAST A DISTANCE OF 560.42 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 35 SECONDS EAST A DISTANCE OF 0.26 FEET TO A #5 REBAR SET ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 2643.93 FEET TO THE POINT OF BEGINNING CONTAINING 145.84 ACRES MORE OR LESS.

EXCEPT A TRACT OF LAND AS DESCRIBED IN BOOK 430, PAGE 211 AND LYING IN PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 358.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 48 DEGREES 28 MINUTES 06 SECONDS WEST A DISTANCE OF 2188.06 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 74.55 FEET TO A #5 REBAR SET; THENCE NORTH 48 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 2187.40 FEET TO A #5 REBAR SET ON SAID NORTH LINE; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 75.04 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.51 ACRES MORE OR LESS.

SUGGESTED PROPERTY DESCRIPTION
TRACT 2 - 10.00 ACRES

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1130.47 FEET TO A #5 REBAR SET; THENCE NORTH 00 DEGREES 37 MINUTES 51 SECONDS EAST A DISTANCE OF 1040.76 FEET TO A #5 REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 51 SECONDS EAST A DISTANCE OF 106.17 FEET TO A FOUND IRON PIN; THENCE NORTH 89 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 1516.29 FEET TO A FOUND IRON PIN ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE 0; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 105.43 FEET, A RADIUS OF 1186.22 FEET, A CHORD BEARING OF NORTH 03 DEGREES 14 MINUTES 22 SECONDS EAST, AND A CHORD LENGTH OF 105.40 FEET TO A #5 REBAR SET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 925.00 FEET TO A #5 REBAR SET; THENCE NORTH 48 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 435.36 FEET TO A #5 REBAR SET; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 582.38 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 05 MINUTES 56 SECONDS WEST A DISTANCE OF 505.04 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 29 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 314.47 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS.

EXCEPT A TRACT OF LAND AS DESCRIBED IN BOOK 430, PAGE 211 AND LYING IN PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 358.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 48 DEGREES 28 MINUTES 06 SECONDS WEST A DISTANCE OF 2188.06 FEET TO A #5 REBAR SET; THENCE NORTH 89 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 74.55 FEET TO A #5 REBAR SET; THENCE NORTH 48 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 2187.40 FEET TO A #5 REBAR SET ON SAID NORTH LINE; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 75.04 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.51 ACRES MORE OR LESS.

30.00 FOOT INGRESS/EGRESS EASEMENT #1

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1164.68 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 3.74 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 106.29 FEET; THENCE NORTH 81 DEGREES 11 MINUTES 49 SECONDS EAST A DISTANCE OF 553.25 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

30.00 FOOT INGRESS/EGRESS EASEMENT #2

A 30 FOOT WIDE INGRESS/EGRESS EASEMENT LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 25 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1164.68 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 3.74 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST A DISTANCE OF 106.29 FEET; THENCE NORTH 81 DEGREES 11 MINUTES 49 SECONDS EAST A DISTANCE OF 553.25 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 81 DEGREES 11 MINUTES 49 SECONDS EAST A DISTANCE OF 340.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

20.00 FOOT INGRESS/EGRESS EASEMENT #3

A 20 FOOT WIDE INGRESS/EGRESS EASEMENT LYING IN PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 8.75 FEET TO A FOUND IRON PIN ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE ROUTE 0; THENCE SOUTH 01 DEGREES 36 MINUTES 35 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 0.26 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 00 DEGREES 12 MINUTES 37 SECONDS WEST A DISTANCE OF 9.72 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 89 DEGREES 44 MINUTES 59 SECONDS EAST A DISTANCE OF 105.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

SURVEYOR'S NOTES:
1) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.
3) BASIS OF BEARINGS IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE.
4) CLASS OF SURVEY: RURAL

PLAT OF SURVEY
SEC. 20, T56N, R4W
5TH PM, RALLS COUNTY,
MISSOURI

NO.	DATE	REVISION DESCRIPTION

FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
17 NORTHPORT PLAZA
ST. LOUIS, MO 63103
314-533-5333
MISSOURI CERTIFICATE OF AUTHORITY #201 0035243

BOUNDARY SURVEY
DRAWN PWS
CHECKED NDE
FIELD - RLL
DRAWING NAME 220023b
PROJECT NO. 22-0023
SHEET NO. 1 OF 1

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING SEPTEMBER 2022, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A BOUNDARY SURVEY:
Norman D. Ellerbrock 10/6/2022
NORMAN D. ELLERBROCK,
MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921
MISSOURI CERTIFICATE OF AUTHORITY #2010035243

