

PLAT OF SURVEY FOR  
SUSAN D. HARRINGTON (HARRINGTON REVOCABLE FAMILY TRUST)  
A PORTION OF SECTION 23,  
TOWNSHIP 49 NORTH, RANGE 19 WEST  
COOPER COUNTY, MISSOURI

DESCRIPTION: TRACT 1

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 23, TOWNSHIP 49 NORTH, RANGE 19 WEST OF COOPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD SET AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 23; THENCE N01°40'00"E ALONG THE WEST SECTION LINE OF SAID SECTION 23, 81.19 FEET TO A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED BY DEED RECORDED IN BOOK 164, PAGE 28 OF THE COOPER COUNTY RECORDS; THENCE S85°22'00"E ALONG SOUTH LINE OF SAID PARCEL, 1722.75 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N01°47'15"E ALONG EAST LINE THEREOF, 128.75 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING.

THENCE CONTINUE ALONG SAID EAST LINE OF SAID PARCEL, N01°47'15"E, 1890.25 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°22'35"E ALONG THE NORTH LINE OF SAID SECTION 23, 440.07 FEET TO A 5/8" IRON ROD SET AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION 23;

THENCE S89°45'11"E ALONG SAID NORTH SECTION LINE, 1328.05 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23;

THENCE S01°55'00"E ALONG THE EAST LINE THEREOF, 2745.41 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23;

THENCE N83°48'00"W ALONG SOUTH LINE THEREOF, 1328.82 FEET TO A 5/8" IRON ROD SET AT THE CENTER OF SAID SECTION 23;

THENCE N02°48'00"E, 305.41 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N03°38'00"E ALONG AN EXISTING FENCE, 350.54 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE S74°32'00"W ALONG AN EXISTING FENCE, 311.11 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N32°29'00"W ALONG AN EXISTING FENCE, 376.10 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N02°54'10"W ALONG AN EXISTING FENCE, 132.47 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N68°27'45"W ALONG AN EXISTING FENCE, 168.07 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE S68°34'00"W ALONG AN EXISTING FENCE, 202.03 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: TRACT 2

A TRACT OF LAND BEING A PORTION OF SECTION 23, TOWNSHIP 49 NORTH, RANGE 19 WEST OF COOPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON SET AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 23;

THENCE S83°00'00"E ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 23, 1335.93 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 23;

THENCE LEAVING SAID QUARTER SECTION LINE, S01°45'00"W ALONG THE WEST LINE OF SAID EAST HALF, 833.33 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 23;

THENCE S82°53'15"E ALONG THE SOUTH LINE OF SAID NORTH HALF (N 1/2), 1327.11 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID NORTH (N 1/2);

THENCE N01°43'00"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 23, 1975.83 FEET TO A 5/8" IRON ROD SET AT THE CENTER OF SAID SECTION 23;

THENCE N02°48'00"E, 305.21 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N03°35'00"E ALONG AN EXISTING FENCE, 300.54 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE S74°32'00"W ALONG AN EXISTING FENCE, 311.11 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N02°23'00"W ALONG AN EXISTING FENCE, 375.10 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N02°54'10"W ALONG AN EXISTING FENCE, 132.47 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N03°29'00"W ALONG AN EXISTING FENCE, 152.47 FEET TO A 1/2" IRON ROD SET AT AN EXISTING CORNER POST;

THENCE N68°27'45"W ALONG AN EXISTING FENCE, 202.03 FEET TO THE TO A 1/2" IRON ROD SET AT THE INTERSECTION WITH THE EAST LINE OF PARCEL DESCRIBED BY DEED RECORDED IN BOOK 164, PAGE 298 OF THE COOPER COUNTY RECORDS;

THENCE S01°47'10"W ALONG SAID EAST LINE, 128.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE N03°22'00"W ALONG THE SOUTH LINE OF SAID PARCEL, 1722.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 23;

THENCE S01°40'00"W ALONG SAID WEST LINE, 81.19 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 104.14 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY QUIT CLAIM DEED, DOCUMENT #2017-0378 OF THE COOPER COUNTY RECORDS, SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

THIS IS TO CERTIFY THAT AT THE REQUEST OF SHELLY O'BRIAN FOR SUSAN HARRINGTON, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

STEVEN R. PROCTOR, P.L.S. 2000149665  
DATE: DECEMBER 28, 2021

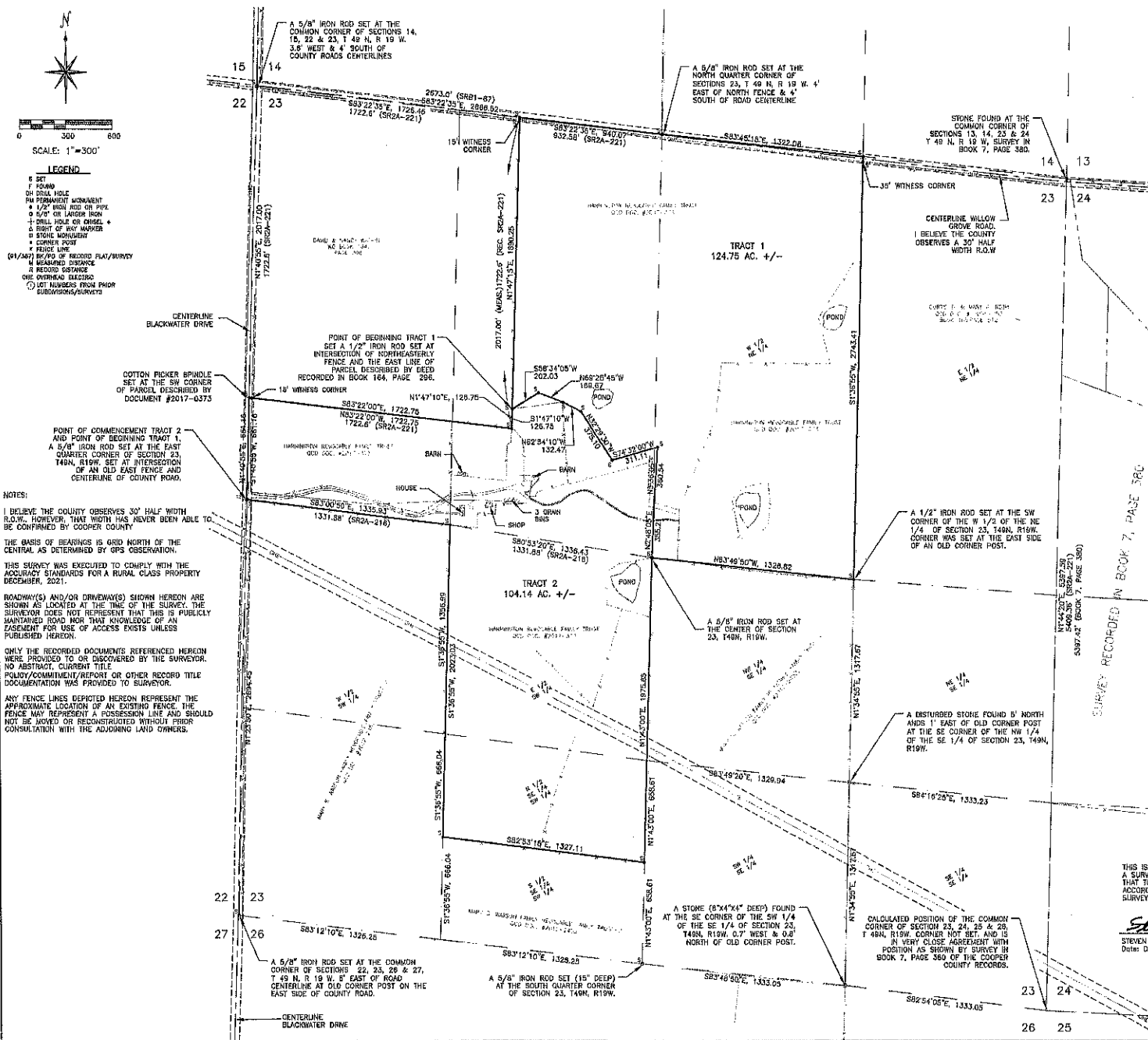


2021-3805  
GEORGIA ESSER  
REGISTERED PROFESSIONAL SURVEYOR  
COOPER COUNTY, MISSOURI  
RECORDED IN  
12/29/2021 08:59:33 AM  
PAGE: 4  
E-234



BLACKWATER DRIVE & WILLOW GROVE ROAD  
Blackwater, Cooper County, MO

SH. 1 OF 01



**LEGEND**

- 6 SET
- 7 FOUND
- OR SMALL HOLE
- PA PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- DRILL HOLE OR CRACK
- ▲ RIGHT OF WAY MARKER
- STAKE MONUMENT
- CORNER POST
- IRON ROD
- (S/4) BY/TO OR RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- ONE OVERHEAD SURVEY
- (C) AT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS

**NOTES:**

I BELIEVE THE COUNTY OBSERVES 30' HALF WIDTH R.O.W., HOWEVER, THAT WIDTH HAS NEVER BEEN ABLE TO BE CONFIRMED BY COOPER COUNTY.

THE BASIS OF BEARINGS IS GRID NORTH OF THE CENTRAL AS DETERMINED BY GPS OBSERVATION.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR A RURAL CLASS PROPERTY DECEMBER, 2021.

ROADWAYS(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMENTARY/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.