

**PLAT OF SURVEY**  
A TRACT BEING PART OF THE NORTHWEST QUARTER  
OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 4 WEST  
OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY,  
MISSOURI

FILED FOR RECORD  
MAR 11 2014  
Chris Jamison  
County Clerk & Ex-Officio Recorder  
Salem, Oregon, MO

2014-00052



B.L. 141  
Pg. 52

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON GIN SPINDLE AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 320.66 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 30 MINUTES 42 SECONDS EAST A DISTANCE OF 40.28 FEET TO A #5 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI ROUTE 1; THENCE NORTH 40 DEGREES 47 MINUTES 29 SECONDS EAST A DISTANCE OF 417.09 FEET TO A #5 REBAR SET; THENCE NORTH 44 DEGREES 47 MINUTES 29 SECONDS EAST A DISTANCE OF 417.09 FEET TO A #5 REBAR SET; THENCE NORTH 44 DEGREES 47 MINUTES 29 SECONDS EAST A DISTANCE OF 185.36 FEET TO A #5 REBAR SET; THENCE SOUTH 01 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 143.48 FEET TO A #5 REBAR SET; THENCE NORTH 07 DEGREES 50 MINUTES 54 SECONDS EAST A DISTANCE OF 430.07 FEET TO A #5 REBAR SET; THENCE SOUTH 65 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 7.57 FEET TO A #5 REBAR SET; THENCE SOUTH 03 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 7.57 FEET TO A #5 REBAR SET; THENCE SOUTH 03 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 7.57 FEET TO A #5 REBAR SET; THENCE NORTH 03 DEGREES 31 MINUTES 53 SECONDS WEST A DISTANCE OF 131.04 FEET TO A FOUND #5 REBAR; THENCE NORTH 73 DEGREES 50 MINUTES 04 SECONDS WEST A DISTANCE OF 207.94 FEET TO A FOUND #5 REBAR; THENCE SOUTH 89 DEGREES 30 MINUTES 42 SECONDS WEST A DISTANCE OF 112.85 FEET TO A FOUND #5 REBAR; THENCE SOUTH 89 DEGREES 31 MINUTES 20 SECONDS WEST A DISTANCE OF 806.11 FEET TO A FOUND #5 REBAR ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI ROUTE 1; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST A DISTANCE OF 760.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR NOT OF RECORD.

**SUGGESTED 30 FOOT WIDE ACCESS EASEMENT DESCRIPTION**

A 30 FOOT WIDE ACCESS EASEMENT LYING IN PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RALLS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

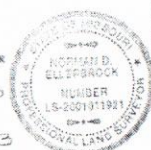
COMMENCING AT A FOUND COTTON GIN SPINDLE AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 320.66 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 30 MINUTES 42 SECONDS EAST A DISTANCE OF 40.28 FEET TO A #5 REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI ROUTE 1; THENCE NORTH 40 DEGREES 47 MINUTES 29 SECONDS EAST A DISTANCE OF 417.09 FEET; THENCE NORTH 44 DEGREES 47 MINUTES 29 SECONDS EAST A DISTANCE OF 417.09 FEET; THENCE NORTH 44 DEGREES 47 MINUTES 29 SECONDS EAST A DISTANCE OF 185.36 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 143.48 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 54 SECONDS EAST A DISTANCE OF 430.07 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING FIELD ROAD AND THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 30 FOOT WIDE ACCESS EASEMENT; THENCE SOUTH 77 DEGREES 55 MINUTES 19 SECONDS EAST ALONG THE CENTERLINE OF SAID FIELD ROAD AND SAID 30 FOOT WIDE ACCESS EASEMENT A DISTANCE OF 178.14 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

20.00 Acres ±



- Legend**
- COTTON GIN SPINDLE
  - IRON PIN/PIPE FOUND
  - #5/30" REBAR SET
  - POST
  - TPOB TRUE POINT OF BEGINNING
  - FENCE

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING AUGUST 2013, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Norman D. Ellersbrock  
NORMAN D. ELLERSBROCK  
MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921  
MISSOURI CERTIFICATE OF AUTHORITY #2010035245

ACCEPTED LINE AS ESTABLISHED BY MARVIN LUKES, LS #1363 AS SHOWN ON SURVEYS RECORDED IN PG 6, PG 127; PG 7, PG 25; PG 7, PG 7, PG 6, PG 417. THIS LINE IS ALSO THE LINE AS DESCRIBED IN DOC#2004-33463, HOWEVER THIS LINE IS NOT THE NORTH LINE OF LOT 7 AS INDICATED BY THE LUKES SURVEYS. THE NORTH LINE OF LOT 7 IS THE NORTH LINE OF THE NW 1/4 OF SEC 2 AS PER THE GLO PLAT

- 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 GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE AS DETERMINED BY GPS OBSERVATIONS USING THE MDOOT VES NETWORK.
  - 4) PARENT TRACT RECORDED IN DOC #2013-54240
  - 5) CLASS OF SURVEY: RURAL

BY		REVISION DESCRIPTION
NO	DATE	
FOUR POINTS LAND SURVEYING, INC. 4900 COUNTY ROAD 403 PALENA, MO 63461 MISSOURI CERTIFICATE OF AUTHORITY #2010035143		
PHILIP BRISCOE PREPARED FOR: 102269 NEZ FENCE DK HANNIBAL, MO 63401		
DRAWN	CHECKED	
NOE	NOE	
FIELD - NOE	FIELD - NOE	
PG - 25	PG - 25	
DRAWING NAME		
1-1058		
PROJECT NO.		
13-025		
SHEET NO.		
1 OF 1		

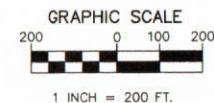
# BOUNDARY SURVEY

2 TRACTS LYING IN THE NORTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 55 NORTH, RANGE 4 WEST, RALLS COUNTY, MISSOURI.  
(AS MADE FOR EPPERSON FARMS)

● = IRON PIN FOUND  
○ = 5/8" IRON PIN SET

PARENT TRACT  
BK 2001 PG 26244

RECORDER INFORMATION ONLY

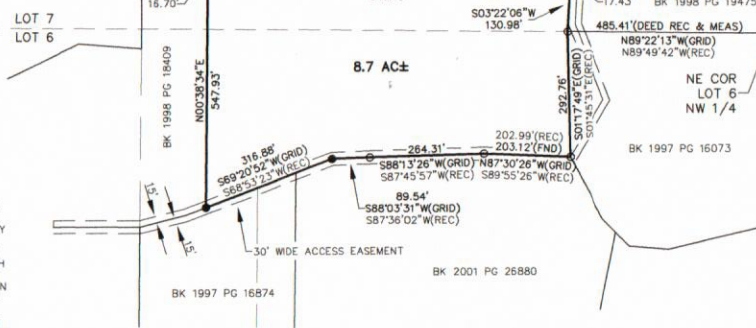


GRID NORTH  
BEARING REFERENCES:  
BASED ON  
GPS OBSERVATIONS  
'NAD83' STATE PLANE COORDINATE SYSTEM  
ZONE: MISSOURI EAST

## DESCRIPTION - 18.6 ACRE TRACT

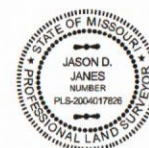
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 55 NORTH, RANGE 4 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER SAID SECTION 2, THENCE SOUTH 00 DEGREES, 22 MINUTES AND 51 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 1147.49 FEET; THENCE SOUTH 89 DEGREES, 18 MINUTES AND 13 SECONDS EAST LEAVING SAID WEST LINE 50.00 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "T" MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 18 MINUTES AND 13 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH LOT LINE 921.07 FEET TO A FOUND IRON PIN; THENCE SOUTH 00 DEGREES, 27 MINUTES AND 28 SECONDS WEST LEAVING SAID NORTH LOT LINE 882.06 FEET TO THE CENTERLINE OF DEER LANE, FROM WHICH POINT A FOUND IRON PIN BEARS NORTH 00 DEGREES, 27 MINUTES AND 28 SECONDS EAST 21.38 FEET; THENCE NORTH 89 DEGREES, 18 MINUTES AND 13 SECONDS WEST ALONG SAID CENTERLINE 920.59 FEET TO THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "T", FROM WHICH POINT A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 25 MINUTES AND 37 SECONDS EAST 20.69 FEET; THENCE NORTH 00 DEGREES, 25 MINUTES AND 37 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID RIGHT-OF-WAY 882.06 FEET TO THE POINT OF BEGINNING, CONTAINING 18.6 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2011-002903-2 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2012.



THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JANUARY 6, 2012 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

JASON D. JANES, P.L.S. #2004017826 - MISSOURI



DRAWN BY: Doug DATE: 1-6-12  
CHECKED BY: Jason FIELD: Shown  
JOB NO.: 002903-2 FIELDBOOK# --/--