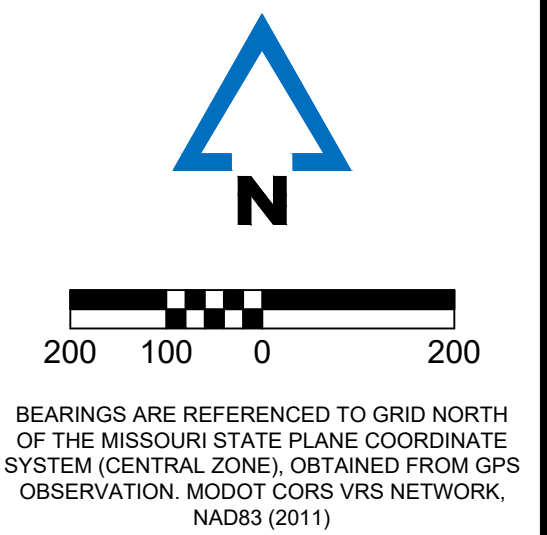


ADMINISTRATIVE SURVEY
NORTH HALF OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 11 WEST
BOONE COUNTY, MISSOURI

M^CCLURETM
making lives better.

1901 PENNSYLVANIA AVE.
COLUMBIA, MO 65202
(573) 814-1568
CERTIFICATE OF AUTHORITY
No. LS-2012009395

SURVEY PREPARED FOR:
KAREN SAPP ESTATE
PROJECT NAME:
RT AB ADMIN SURVEY
PROJECT LOCATION:
BOONE COUNTY, MISSOURI
McCLURE PROJECT No.
200452



GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	- - -
SECTION LINE	---
EASEMENT LINE	- - -
FIELD FENCE	X
ROAD CENTERLINE	---
FOUND RW MARKER	●
FOUND IRON PIPE/REBAR	○
FOUND DRILL HOLE	○
SET 12" REBAR	○
FOUND PLSS CORNER	■
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

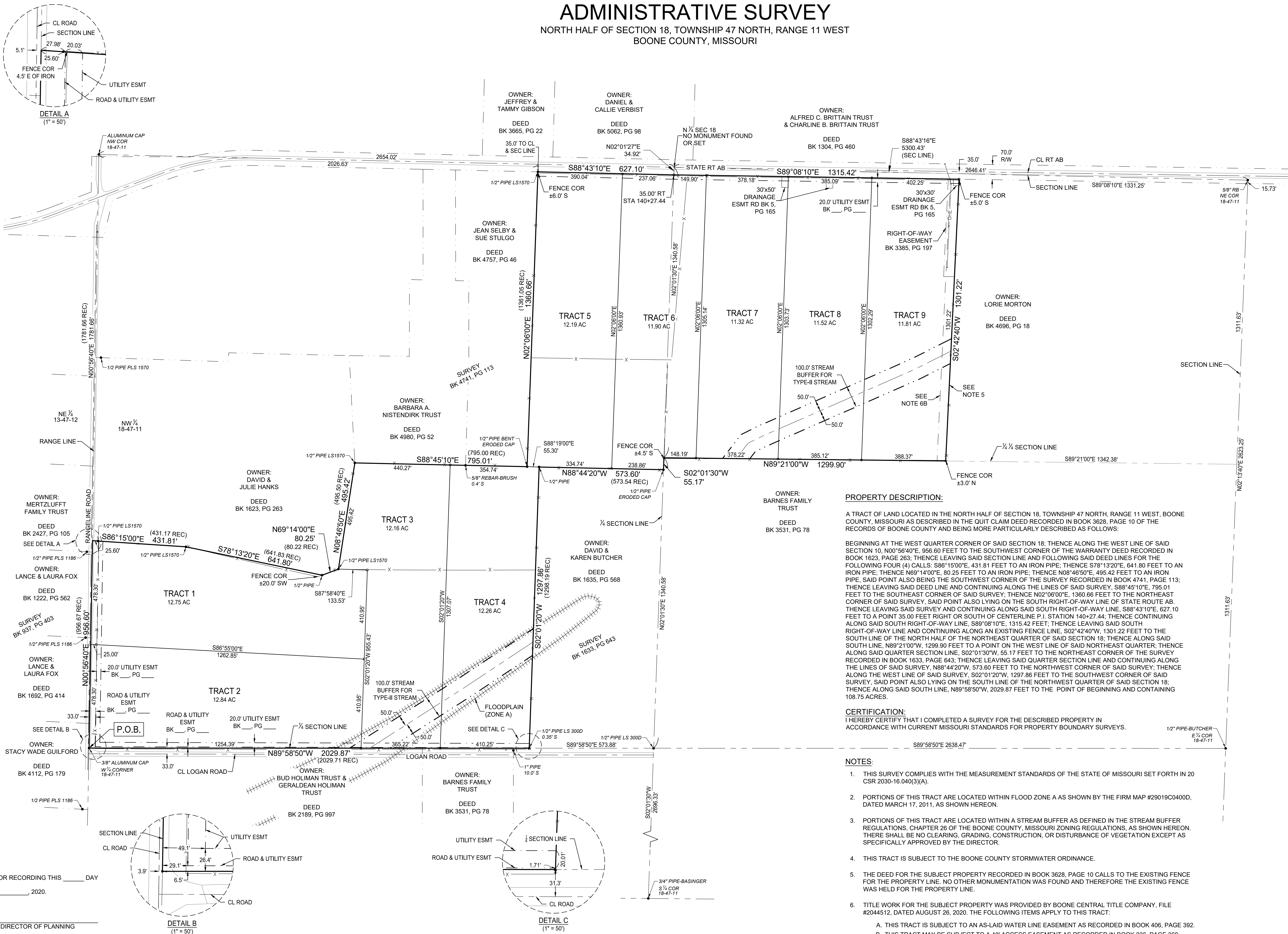
THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.

Christopher M. Sander
MO LS-2003013178
September 21, 2020

STATE OF MISSOURI } SS
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME
THIS ____ DAY OF ____, 2020.

TIMOTHY J. DEVANEY, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 16, 2021



PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 11 WEST, BOONE COUNTY, MISSOURI AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 3628, PAGE 10 OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF SAID SECTION 18, N00°56'40"E, 956.60 FEET TO THE SOUTHWEST CORNER OF THE WARRANTY DEED RECORDED IN BOOK 1623, PAGE 263; THENCE LEAVING SAID SECTION LINE AND FOLLOWING SAID DEED LINES FOR THE FOLLOWING FOUR (4) CALLS: S86°15'00"E, 431.81 FEET TO AN IRON PIPE; THENCE S78°13'20"E, 641.80 FEET TO AN IRON PIPE; THENCE N69°14'00"E, 80.25 FEET TO AN IRON PIPE; THENCE N08°46'50"E, 495.42 FEET TO AN IRON PIPE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 4741, PAGE 113; THENCE LEAVING SAID DEED LINE AND CONTINUING ALONG THE LINES OF SAID SURVEY, S88°45'10"E, 795.01 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY; THENCE N02°06'00"E, 1360.66 FEET TO THE NORTHEAST CORNER OF SAID SURVEY, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROUTE AB; THENCE LEAVING SAID SURVEY AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S88°43'10"E, 627.10 FEET TO A POINT 35.00 FEET RIGHT OR SOUTH OF CENTERLINE P.I. STATION 140+27.44; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°08'10"E, 1315.42 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING ALONG AN EXISTING FENCE LINE, S02°42'40"W, 1301.22 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, N89°21'00"W, 1299.90 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID QUARTER SECTION LINE, S02°01'30"W, 55.17 FEET TO THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 1633, PAGE 643; THENCE LEAVING SAID QUARTER SECTION LINE AND CONTINUING ALONG THE LINES OF SAID SURVEY, N89°44'20"W, 573.60 FEET TO THE NORTHWEST CORNER OF SAID SURVEY; THENCE ALONG THE WEST LINE OF SAID SURVEY, S02°01'20"W, 1297.86 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY, SAID POINT ALSO LYING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE, N89°58'50"W, 2029.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.75 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

NOTES:

- THIS SURVEY COMPLIES WITH THE MEASUREMENT STANDARDS OF THE STATE OF MISSOURI SET FORTH IN 20 CSR 2030-16.040(3)(A).
- PORTIONS OF THIS TRACT ARE LOCATED WITHIN FLOOD ZONE A AS SHOWN BY THE FIRM MAP #29019C0400D, DATED MARCH 17, 2011, AS SHOWN HEREON.
- PORTIONS OF THIS TRACT ARE LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS, AS SHOWN HEREON. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORMWATER ORDINANCE.
- THE DEED FOR THE SUBJECT PROPERTY RECORDED IN BOOK 3628, PAGE 10 CALLS TO THE EXISTING FENCE FOR THE PROPERTY LINE. NO OTHER MONUMENTATION WAS FOUND AND THEREFORE THE EXISTING FENCE WAS HELD FOR THE PROPERTY LINE.
- TITLE WORK FOR THE SUBJECT PROPERTY WAS PROVIDED BY BOONE CENTRAL TITLE COMPANY, FILE #2044512, DATED AUGUST 26, 2020. THE FOLLOWING ITEMS APPLY TO THIS TRACT:
 - THIS TRACT IS SUBJECT TO AN AS-LAID WATER LINE EASEMENT AS RECORDED IN BOOK 406, PAGE 392.
 - THIS TRACT MAY BE SUBJECT TO A 40' ACCESS EASEMENT AS RECORDED IN BOOK 236, PAGE 369.

APPROVED FOR RECORDING THIS ____ DAY
OF ____, 2020.

BILL FLOREA, DIRECTOR OF PLANNING