Haslag

NUMBER

DRAWING NUMBER 23-182

DRAWING NUMBER 23-41-18

DRAWING

Note:

1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).

2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.

3. Basis of Bearings for this plat is the Missouri State Plane Coordinate System.

HASLAG: Survey

TRACT ONE

A part of east half of the northeast quarter of Section 23, Township 41 North, Range 18 West, Morgan County, Missouri and being more particularly described as follows:

"BEGINNING at an existing iron pin marking the northwest corner of the east half of the northeast quarter of Section 23, Township 41 North, Range 18 West and running South 87 degrees 50 minutes 59 seconds East along and with the north line of the said east half of the northeast quarter a distance of 1,145.50 feet to an iron pin located on the westerly right-of-way of Missouri State Route J; thence departing the said north line along and with the said westerly right-of-way the following ten (10) bearings and distances: (1) South 10 degrees 02 minutes 09 seconds West a distance of 104.06 feet to the P.C. of a 2 degree 01 minute 29 second degree curve to the right having a radius of 2.829.79 feet, (2) thence along and with the said curve in a southwesterly direction a distance of 357.25 feet to the P.T. of the said curve, (3) thence departing the said curve South 17 degrees 16 minutes 09 seconds West a distance of 472.10 feet to the P.C. of a 4 degree 06 minute 01 second degree curve to the right having a radius of 1,397.39 feet, (4) thence along and with the said curve in a southwesterly direction a distance of 156.09 feet to the P.T. of the said curve, (5) thence departing the said curve South 25 degrees 01 minute 48 seconds West a distance of 210.56 feet to the P.C. of a 3 degree 53 minute 29 second degree non-tangent curve to the left having a radius of 1,472.39 feet, (6) thence along and with the said curve in a southwesterly direction a distance of 340.50 feet to the P.T. of the said curve, said curve having a chord bearing and distance of South 17 degrees 02 minutes 39 seconds West 339.74 feet, (7) thence departing the said curve South 18 degrees 56 minutes 00 seconds West a distance of 135.09 feet, (8) South 10 degrees 25 minutes 09 seconds West a distance of 400.00 feet, (9) South 01 degree 53 minutes 19 seconds West a distance of 101.12 feet and (10) South 10 degrees 25 minutes 09 seconds West a distance of 126.52 feet to an iron pin; thence departing the said westerly right-of-way South 70 degrees 36 minutes 57 seconds West a distance of 125.39 feet to an iron pin; thence South 62 degrees 32 minutes 28 seconds West a distance of 200.44 feet to another iron pin; thence South 70 degrees 06 minutes 12 seconds West a distance of 162.21 feet to another iron pin; thence South 84 degrees 28 minutes 00 seconds West a distance of 127.69 feet to an iron pin located on the west line of the said east half of the northeast quarter of Section 23; thence North 01 degree 19 minutes 45 seconds East along and with the said west line a distance of 2,553.88 feet, returning to the POINT OF BEGINNING."

Subject to the right-of-way of Missouri State Route J and to any other rights-of-way, easements or restrictions either of record or not.

"TRACT ONE" is for identification purposes only and is not part of the above description.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

END OF DESCRIPTION

TRACT TWO

A part of east half of the northeast quarter and part of the northwest quarter of the southeast quarter of said Section 23, Township 41 North, Range 18 West, Morgan County, Missouri and being more particularly described as follows:

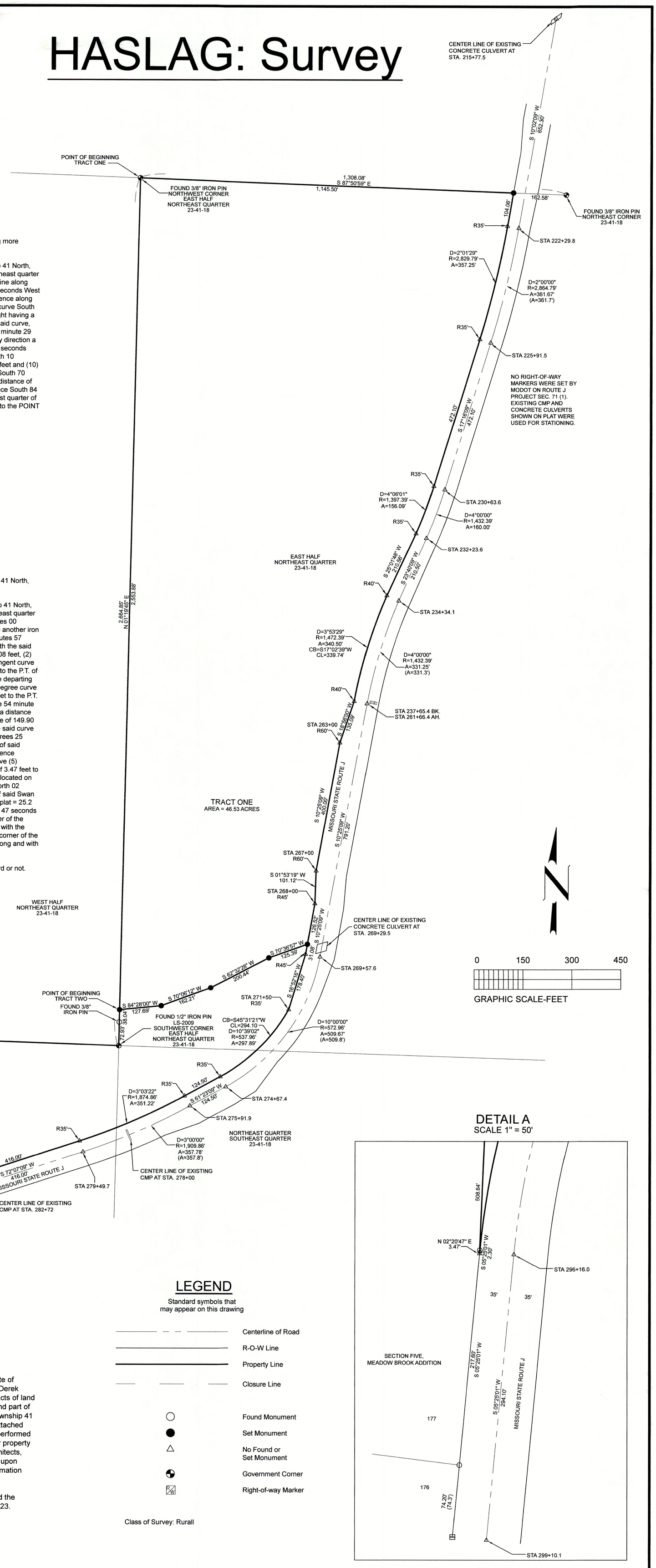
"Commencing at an existing iron pin marking the northwest corner of the east half of the northeast quarter of Section 23, Township 41 North, Range 18 West and running South 01 degree 19 minutes 45 seconds West along and with the west line of the said east half of the northeast quarter a distance of 2,553.88 feet to an iron pin, for the POINT OF BEGINNING; thence departing the said west line North 84 degrees 28 minutes 00 seconds West a distance of 127.69 feet to an iron pin; thence North 70 degrees 06 minutes 12 seconds East a distance of 162.21 feet to another iron pin; thence North 62 degrees 32 minutes 28 seconds East a distance of 200.44 feet to another iron pin; thence North 70 degrees 36 minutes 57 seconds East a distance of 125.39 feet to an iron pin located on the westerly right-of-way of Missouri State Route J; thence along and with the said westerly right-of-way the following ten (10) bearings and distances: (1) South 10 degrees 25 minutes 09 seconds West a distance of 31.08 feet, (2) South 16 degrees 52 minutes 16 seconds West a distance of 178.40 feet to the P.C. of a 10 degree 39 minute 02 second degree non-tangent curve to the left having a radius of 537.96 feet, (3) thence along and with the said curve in a southwesterly direction a distance of 297.89 feet to the P.T. of the said curve, said curve having a chord bearing and distance of South 45 degrees 31 minutes 21 seconds West 294.10 feet, (4) thence departing the said curve South 61 degrees 23 minutes 09 seconds West a distance of 124.50 feet to the P.C. of a 3 degree 03 minute 22 second degree curve to the right having a radius of 1,874.86 feet, (5) thence along and with the said curve in a southwesterly direction a distance of 351.22 feet to the P.T. of the said curve, (6) thence departing South 72 degrees 07 minutes 09 seconds West a distance of 416.00 feet to the P.C. of a 3 degree 54 minute 17 second degree curve to the left having a radius of 1,467.39 feet, (7) thence along and with the said curve in a southwesterly direction a distance of 355.99 feet to the P.T. of the said curve, (8) thence departing the said curve South 58 degrees 13 minutes 09 seconds West a distance of 149.90 feet to the P.C. of a 6 degrees 43 minute 13 second degree curve to the left having a radius of 852.57 feet, (9) thence along and with the said curve in a southwesterly direction a distance of 785.71 feet to the P.T. of the said curve and (10) thence departing the said curve South 05 degrees 25 minutes 01 second West a distance of 2.30 feet to a point located on the west line of the said northwest quarter of the southeast quarter of said Section 23 and the east line of Section Five, Meadow Brook Addition, a subdivision of record at the Morgan County Recorder's Office; thence departing the said right-of-way along with the said east line of the subdivision and the west line of the said quarter quarter the following five (5) bearings and distances: (1) North 02 degrees 20 minutes 47 seconds East (record plat = North 01 degree 37 minutes West) a distance of 3.47 feet to an existing iron pin, (2) thence continuing North 02 degrees 20 minutes 47 seconds East a distance of 508.64 feet to an existing iron pin located on the southerly right-of-way of a 50 feet wide road known as Swan Drive, (3) thence departing the said southerly right-of-way continuing North 02 degrees 20 minutes 47 seconds East a distance of 25.22 feet (record plat = 25.2 feet) to an existing iron pipe located on the centerline of said Swan Drive, (4) thence departing the said centerline continuing North 02 degrees 20 minutes 47 seconds East a distance of 25.99 feet (record plat = 25.2 feet) to an iron pin located near the northerly right-of-way of the said Swan Drive and (5) thence continuing North 02 degrees 20 minutes 47 seconds East a distance of 781.30 feet (record plat = 784.47 feet) to an existing iron pin marking the northwest corner of the said northwest quarter of the southeast quarter of Section 23; thence departing the said east and west lines South 87 degrees 53 minutes 29 seconds East along and with the north line of the said northwest quarter of the southeast quarter a distance of 1,311.84 feet to an existing iron pin marking the southwest corner of the said east half of the northeast quarter of Section 23; thence departing the said north line North 01 degree 19 minutes 45 seconds East along and with the said west line of the east half of the northeast quarter a distance of 110.97 feet, returning to the POINT OF BEGINNING."

Subject to the right-of-way of Missouri State Route J, Swan Drive and to any other rights-of-way, easements or restrictions either of record or not.

"TRACT TWO" is for identification purposes only and is not part of the above description.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

END OF DESCRIPTION



LEGEND

Standard symbols that may appear on this drawing

- Centerline of Road
- R-O-W Line
- Property Line
- Closure Line
- Found Monument
- Set Monument
- No Found or Set Monument
- Government Corner
- Right-of-way Marker

Class of Survey: Rurall

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of August, 2023, by order of Derek Haslag, did survey, monument, describe and plat two tracts of land located in part of the east half of the northeast quarter and part of the south half of the southeast quarter of Section 23, Township 41 North, Range 18 West, Morgan County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 17 day of August, 2023.

Ricky L Wilson

Ricky L. Wilson
MO. REG. NO. L.S. 2638

FILE LOCATION: S:\Projects\PROJECTS\HASLAG, DEREK\23182\23182.dwg

STATE OF MISSOURI LS-2638 RICKY L WILSON REGISTERED LAND SURVEYOR

SEAL

MILLER COMPANIES
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www.themillercos.com

Part of the east 1/2 of the northeast 1/4 and part of the south 1/2 of the southeast 1/4
Section 23, Township 41 North, Range 18 West, Morgan County, MO

MO LSC NO. 2011027104

FIELD BOOK: M-307 PG 17

SHEET: 1 OF 1

PROJECT #: MC 23-182

SCALE: 1" = 150'

DRAWN BY: N.F.W.

REVISIONS:

SURVEY DATE: 8/16/23