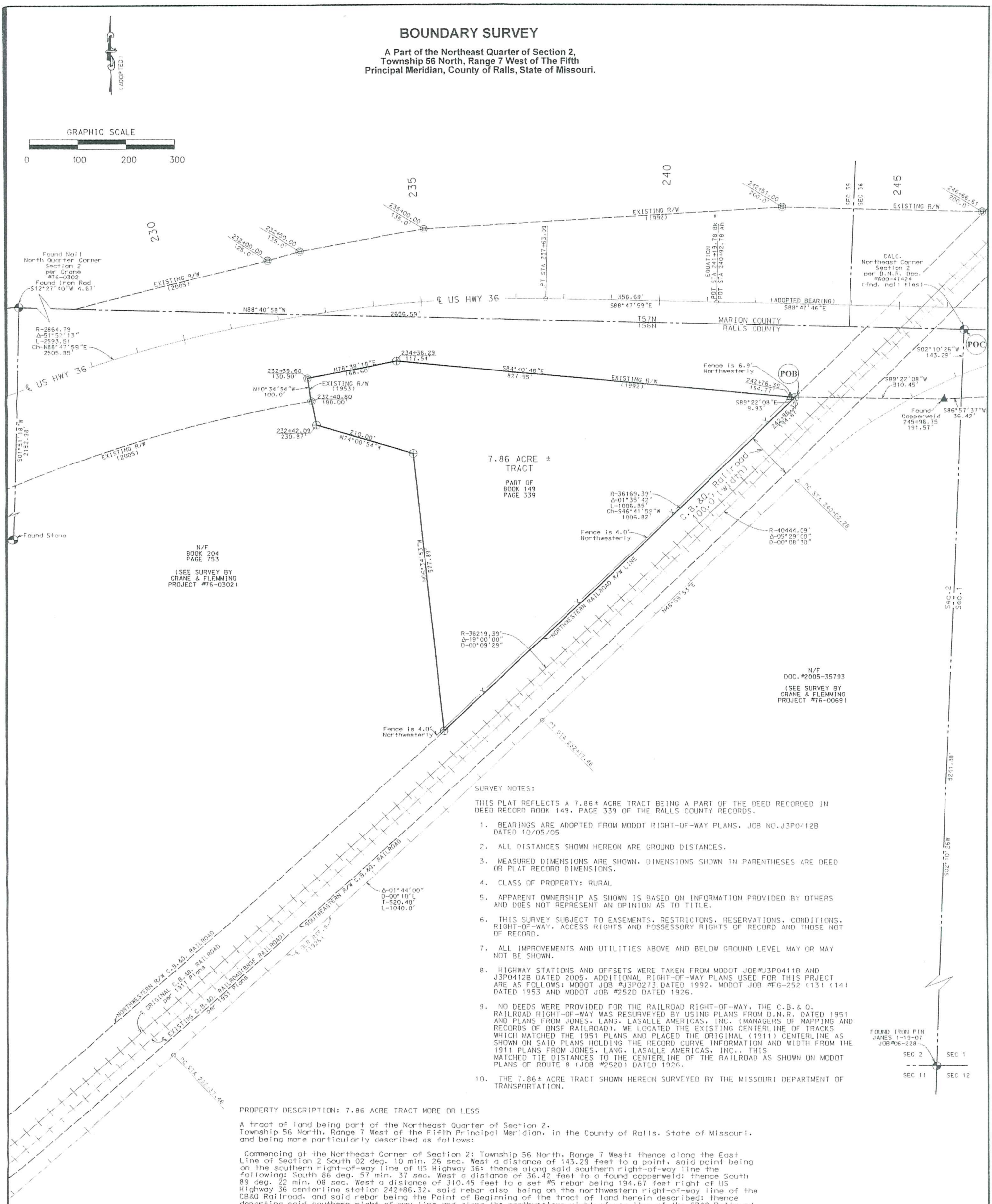
BOUNDARY SURVEY

A Part of the Northeast Quarter of Section 2,
Township 56 North, Range 7 West of The Fifth
Principal Meridian, County of Ralls, State of Missouri.



SURVEY NOTES:

THIS PLAT REFLECTS A 7.86± ACRE TRACT BEING A PART OF THE DEED RECORDED IN DEED RECORD BOOK 149, PAGE 339 OF THE RALLS COUNTY RECORDS.

1. BEARINGS ARE ADOPTED FROM MODOT RIGHT-OF-WAY PLANS, JOB NO.J3P0412B DATED 10/05/05
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. MEASURED DIMENSIONS ARE SHOWN. DIMENSIONS SHOWN IN PARENTHESES ARE DEED OR PLAT RECORD DIMENSIONS.
4. CLASS OF PROPERTY: RURAL
5. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
6. THIS SURVEY SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, RIGHT-OF-WAY, ACCESS RIGHTS AND POSSESSORY RIGHTS OF RECORD AND THOSE NOT OF RECORD.
7. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL MAY OR MAY NOT BE SHOWN.
8. HIGHWAY STATIONS AND OFFSETS WERE TAKEN FROM MODOT JOB#J3P0411B AND J3P0412B DATED 2005. ADDITIONAL RIGHT-OF-WAY PLANS USED FOR THIS PRJECT ARE AS FOLLOWS: MODOT JOB #J3P0273 DATED 1992. MODOT JOB #FG-252 (13) (14) DATED 1953 AND MODOT JOB #252D DATED 1926.
9. NO DEEDS WERE PROVIDED FOR THE RAILROAD RIGHT-OF-WAY. THE C.B.& Q. RAILROAD RIGHT-OF-WAY WAS RESURVEYED BY USING PLANS FROM D.N.R. DATED 1951 AND PLANS FROM JONES, LANG, LASALLE AMERICAS, INC. (MANAGERS OF MAPPING AND RECORDS OF BNSF RAILROAD). WE LOCATED THE EXISTING CENTERLINE OF TRACKS WHICH MATCHED THE 1951 PLANS AND PLACED THE ORIGINAL (1911) CENTERLINE AS SHOWN ON SAID PLANS HOLDING THE RECORD CURVE INFORMATION AND WIDTH FROM THE 1911 PLANS FROM JONES, LANG, LASALLE AMERICAS, INC.. THIS MATCHED TIE DISTANCES TO THE CENTERLINE OF THE RAILROAD AS SHOWN ON MODOT PLANS OF ROUTE 8 (JOB #252D) DATED 1926.
10. THE 7.86± ACRE TRACT SHOWN HEREON SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

PROPERTY DESCRIPTION: 7.86 ACRE TRACT MORE OR LESS

A tract of land being part of the Northeast Quarter of Section 2, Township 56 North, Range 7 West of the Fifth Principal Meridian, in the County of Ralls, State of Missouri, and being more particularly described as follows:

Commencing at the Northeast Corner of Section 2; Township 56 North, Range 7 West; thence along the East Line of Section 2 South 02 deg. 10 min. 26 sec. West a distance of 143.29 feet to a point, said point being on the southern right-of-way line of US Highway 36; thence along said southern right-of-way line the following: South 86 deg. 57 min. 37 sec. West a distance of 36.42 feet to a found copperweld; thence South 89 deg. 22 min. 08 sec. West a distance of 310.45 feet to a set #5 rebar being 194.67 feet right of US Highway 36 centerline station 242+86.32, said rebar also being on the northwestern right-of-way line of the CB&Q Railroad, and said rebar being the Point of Beginning of the tract of land herein described; thence departing said southern right-of-way line and along the northwestern right-of-way line of the CB&Q Railroad on a curve to the right having a radius of 36169.39 feet, a delta of 01 deg. 35 min. 42 sec., a length of 1006.85 feet, a chord which bears South 46 deg. 41 min. 59 sec. West a length of 1006.82 feet to a set #5 rebar; thence departing said northwestern right-of-way line of the CB&Q Railroad North 06 deg. 34 min. 53 sec. West, a distance of 577.89 feet to a set #5 rebar; thence North 74 deg. 00 min. 54 sec. West a distance of 210.00 feet to a set #5 rebar being 230.87 feet right of US Highway 36 centerline station 232+42.09, thence North 10 deg. 34 min. 54 sec. West, a distance of 100.00 feet to a found #5 rebar being 130.90 feet right of US Highway 36 centerline station 232+39.60, said rebar being on the southern right-of-way line of US Highway 36; thence North 78 deg. 38 min. 18 sec. East along said southern right-of-way line a distance of 188.60 feet to a set #5 rebar being 117.54 feet right of US Highway 36 centerline station 234+36.29; thence continuing along said right-of-way line South 84 deg. 40 min. 48 sec. East a distance of 827.95 to a found steel right-of-way marker post being 194.77 feet right of US Highway 36 centerline station 242+76.39, and thence South 89 deg. 22 min. 08 sec. East a distance of 9.93 feet to the Beginning Point and containing 7.86 acres more or less, and being a part of the tract of land as previously conveyed to the State of Missouri acting by and through the State Highway Commission of Missouri by Deed Record book 149, page 339 of the Ralls County Records.

Legend:

- △ - Steel Right of Way Marker Post Found
- - Iron Pin or Pipe Found
- - Land Corner
- ▲ - Found Copperweld
- ⊕ - Set #5 rebar w/plastic cap
- - New Boundary Line
- - Existing Right of Way
- - Not to Scale
- (R) - Per Record Documents
- (M) - Measured this Survey
- POC - Point of Commencement
- POB - Point of Beginning
- MHTC - Missouri Highways and Transportation Commission

STATE OF MISSOURI
HOMER C. BUSSE
NUMBER
PLS-2410
PROFESSIONAL LAND SURVEYOR
12-13-11

Surveyor's Certificate:

This is to certify that we have, during the month of December,2011 executed a Boundary Survey on a tract of land being part of the Northeast Quarter of Section 2, Township 56 North, Range 7 West of the Fifth Principal Meridian, Ralls County, Missouri. Said Boundary Survey has been executed in accordance with the current "Missouri Minimum Standards for Property Boundary Surveys" as per 20 CSR 2030-16 and the results of said Boundary Survey are as shown hereon.

Homer Busse 12-13-11

Homer Busse, P.L.S. #2410 — Date
State of Missouri
For the Missouri Highways and Transportation Commission

Field Book 552A

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

A tract of land being part of Section 2,Township 56 North, Range 7 West of the Fifth Principal Meridian, in the County of Ralls, State of Missouri.

MISSOURI DEPARTMENT OF TRANSPORTATION
105 WEST CAPITAL AVE
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT

ROUTE: 36		TOWNSHIP 56 N	R 7 W
PROJECT: E3-0494		SCALE: 1"= 100'	
COUNTY: RALLS		DATE: DECEMBER, 2011	
DISTRICT: NORTHEAST		PROJECT	
SHEET:	1 of 1	SURVEYOR:	HOMER C. BUSSE

2011-00101

SEAL OF RALLS COUNTY, MO RECORDER OF DEEDS - MO -

FILED FOR RECORD
DEC 14 2011
Gary Whitaker
Circuit Clerk & Recorder
Ralls County, MO