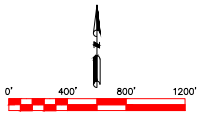
DocuSign Verified - 94c42e89-2896-455d-ba59-687265318d39

PROPERTY SPLIT SURVEY

In the North Fractional Half of Section 7 & the West Half of the West Half of Section 8, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Daviess County, Missouri



LEGEND:

LINES:
SECTION
PROPERTY
CL ACCESS EASEMENT

MONUMENTS:
USPLS CORNER (MARKED)
USPLS CORNER (NOT MARKED)
SET BAR & CAP
COMPUTED (NOT MARKED)

MEASUREMENTS
MEASURED XXXX.XX'
GENERAL LAND OFFICE XXXX.XX' GLO
RECORD UNRECORDED XXXX.XX' RU
MAGEE (PLS 2136) XXXX.XX' M

Surveyed Description - Tract One:

All the land in the East Half of the North Half of the Northwest Fractional Quarter of Section 7, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri.

The above described tract of land being split from Gary & Joan Brown's land (Book 665, Page 714 – Livingston County Recorder of Deeds Office), is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and contains 1,085,601.57 square Feet and 24.922 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Tract Two:

All the land in the West Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 7, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri.

The above described tract of land being split from Gary & Joan Brown's land (Book 665, Page 714 – Livingston County Recorder of Deeds Office), is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and contains 5,216,803.42 square Feet and 119.761 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Tract Three:

All the land lying South & West of Lake Creek in the Southwest Quarter of the Northwest Quarter and all the land lying South & West of Lake Creek and North of the Grand River in the Northwest Quarter of the Southwest Quarter of Section 8, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri.

The above described tract of land being split from Gary & Joan Brown's land (Book 665, Page 714 – Livingston County Recorder of Deeds Office), is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and contains 1,967,455.87 square Feet and 45.167 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Tract Four:

All the land lying in the North Half of the Grand River in the Northwest Quarter of the Southwest Quarter of Section 8, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri.

The above described tract of land being split from Gary & Joan Brown's land (Book 665, Page 714 – Livingston County Recorder of Deeds Office), is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and contains 119,300.86 square Feet and 2.739 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Tract Five:

All the land lying North & East of Lake Creek in the Northwest Quarter of the Southwest Quarter of Section 8, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri.

The above described tract of land being split from Gary & Joan Brown's land (Book 665, Page 714 – Livingston County Recorder of Deeds Office), is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and contains 219,902.40 square Feet and 5.048 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Access Easement One:

A 30-foot-wide strip of land, located in the East Half of Section 12, Township 57 North, Range 25 West and the Southwest Fractional Quarter of Section 7, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri and being more particularly described as follows:

Commencing at a bar & cap (PLS 2005000080) set at the South Quarter Corner of said Section 12; thence N 00°52'42" E, along the North – South quarter section line of said Section 12, a distance of 3997.19 feet to the POINT OF BEGINNING; thence N 89°16'34" E, a distance of 179.67 feet; thence along a tangent curve to the right with an arc length of 307.15 feet, a radius of 618.77 feet, a chord bearing of S 76°30'12" E and a chord length of 304.01 feet; thence S 62°16'07" E, a distance of 267.09 feet; thence along a tangent curve to the right with an arc length of 700.57 feet, a radius of 717.97 feet, a chord bearing of S 34°19'45" E and a chord length of 673.1 feet; thence S 06°22'32" E, a distance of 541.91 feet; thence along a tangent curve to the left with an arc length of 79.25 feet, a radius of 80.49 feet, a chord bearing of S 34°34'47" E and a chord length of 76.09 feet; thence S 62°47'02" E, a distance of 160.51 feet; thence along a tangent curve to the left with an arc length of 216.79 feet, a radius of 613.98 feet, a chord bearing of S 72°53'58" E and a chord length of 215.67 feet; thence S 83°00'54" E, a distance of 507.06 feet; thence along a tangent curve to the right with an arc length of 171.35 feet, a radius of 562.02 feet, a chord bearing of S 74°16'51" E and a chord length of 170.68 feet; thence S 65°32'49" E, a distance of 225.43 feet; thence along a tangent curve to the left with an arc length of 61.34 feet, a radius of 126.13 feet, a chord bearing of S 79°28'47" E and a chord length of 60.74 feet; thence N 86°35'15" E, a distance of 85.71 feet; thence S 75°51'16" E, a distance of 222.73 feet; thence S 71°04'34" E, a distance of 342.23 feet; thence along a tangent curve to the right with an arc length of 87.9 feet, a radius of 183.4 feet, a chord bearing of S 57°20'48" E and a chord length of 87.06 feet; thence S 43°37'01" E, a distance of 274.79 feet; thence along a tangent curve to the left with an arc length of 92.55 feet, a radius of 177.72 feet, a chord bearing of S 58°32'08" E and a chord length of 91.51 feet; thence S 73°27'16" E, a distance of 195.48 feet; thence along a tangent curve to the left with an arc length of 115.54 feet, a radius of 359.43 feet, a chord bearing of S 82°39'48" E and a chord length of 115.04 feet; thence N 88°07'39" E, a distance of 275.16 feet; thence along a tangent curve to the right with an arc length of 43.4 feet, a radius of 165.64 feet, a chord bearing of S 84°21'44" E and a chord length of 43.27 feet; thence S 76°51'07" E, a distance of 127.11 feet; thence along a tangent curve to the left with an arc length of 61.36 feet, a radius of 72.5 feet, a chord bearing of N 78°54'08" E and a chord length of 59.54 feet to its terming on the North – South quarter section line of said Section 7. The sidelines should be lengthened or shortened to intersect said section line.

The above described strip of land is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Access Easement Two:

A 30-foot-wide strip of land, located in the Northwest of the Southeast Quarter of Section 7, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri and being more particularly described as follows:

Commencing at a bar & cap (PLS 2005000080) set at the Center Quarter Corner of said Section 7; thence S 00°23'28" W, along the North – South quarter section line of said Section 7, a distance of 1278.4 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the left with an arc length of 26.48 feet, a radius of 72.5 feet, a chord bearing of N 44°11'36" E and a chord length of 26.33 feet; thence N 33°43'50" E, a distance of 142.03 feet; thence N 05°48'24" E, a distance of 260.33 feet; thence N 00°52'44" W, a distance of 588.32 feet; thence along a tangent curve to the right with an arc length of 209.8 feet, a radius of 152.58 feet, a chord bearing of N 38°30'45" E and a chord length of 193.66 feet; thence N 77°54'13" E, a distance of 81.71 feet; thence along a tangent curve to the left with an arc length of 62.8 feet, a radius of 46.69 feet, a chord bearing of N 39°22'05" E and a chord length of 58.17 feet; thence N 00°49'57" E, a distance of 75.5 feet to its terminus on the East – West quarter section line of said Section 7. The sidelines should be lengthened or shortened to intersect said section line.

The above described strip of land is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Access Easement Three:

A 30-foot-wide strip of land, located in the West Half of the Northeast Quarter of Section 7, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri and being more particularly described as follows:

Commencing at a bar & cap (PLS 2005000080) set at the Center Quarter Corner of said Section 7; thence S 89°10'03" E, along the East – West quarter section line of said Section 7, a distance of 344.33 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the left with an arc length of 28.67 feet, a radius of 20.0 feet, a chord bearing of N 40°14'12" W and a chord length of 26.28 feet; thence N 81°16'18" W, a distance of 268.58 feet; thence along a tangent curve to the right with an arc length of 60.99 feet, a radius of 42.37 feet, a chord bearing of N 40°45'10" W and a chord length of 55.86 feet; thence N 00°28'56" E, a distance of 232.19 feet; thence along a tangent curve to the right with an arc length of 69.27 feet, a radius of 105.89 feet, a chord bearing of N 19°13'24" E and a chord length of 68.04 feet; thence N 37°57'52" E, a distance of 117.63 feet; thence along a tangent curve to the left with an arc length of 337.62 feet, a radius of 268.12 feet, a chord bearing of N 01°53'24" E and a chord length of 315.75 feet; thence N 34°11'05" W, a distance of 145.99 feet; thence along a tangent curve to the right with an arc length of 79.22 feet, a radius of 131.38 feet, a chord bearing of N 16°54'34" W and a chord length of 78.03 feet; thence N 00°21'58" E, a distance of 297.28 feet; thence along a tangent curve to the left with an arc length of 76.58 feet, a radius of 137.34 feet, a chord bearing of N 15°36'26" W and a chord length of 75.59 feet to its terminus on the North – South quarter section line of said Section 7. The sidelines should be lengthened or shortened to intersect said section line.

The above described strip of land is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

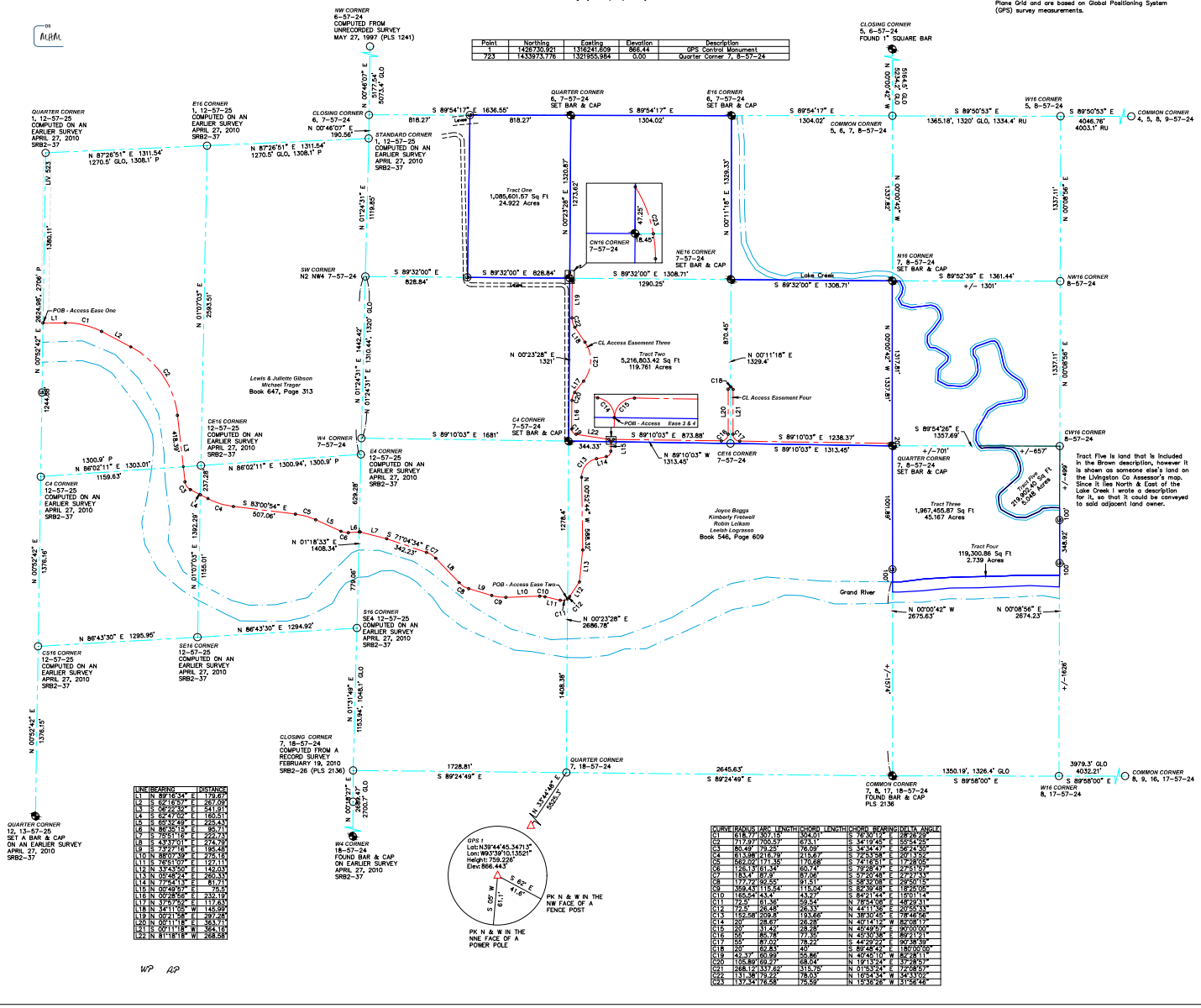
Surveyed Description - Access Easement Four:

A 30-foot-wide strip of land, located in the South Half of the Northeast Quarter of Section 7, Township 57 North, Range 24 West, of the 5th Principal Meridian, In Livingston County, Missouri and being more particularly described as follows:

Commencing at a bar & cap (PLS 2005000080) set at the Center Quarter Corner of said Section 7; thence S 89°10'03" E, along the East – West quarter section line of said Section 7, a distance of 344.33 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the right with an arc length of 31.42 feet, a radius of 20.0 feet, a chord bearing of N 45°49'57" E and a chord length of 28.28 feet; thence S 89°10'03" E, a distance of 873.88 feet; thence along a tangent curve to the left with an arc length of 85.78 feet, a radius of 55.0 feet, a chord bearing of N 45°30'38" E and a chord length of 77.35 feet; thence N 00°11'18" E, a distance of 363.71 feet; thence along a tangent curve to the right with an arc length of 62.83 feet, a radius of 20.0 feet, a chord bearing of S 89°48'42" E and a chord length of 40.0 feet; thence S 00°11'18" W, a distance of 364.16 feet; thence along a tangent curve to the left with an arc length of 85.0 feet, a radius of 55.0 feet, a chord bearing of S 44°29'22" E and a chord length of 78.22 feet; thence S 89°10'03" E, a distance of 1,238.37 feet to its terminus on the East line of said Section 7. The sidelines should be lengthened or shortened to intersect said section line.

The above described strip of land is in accordance with a survey signed by Richard T Hattesohl, PLS, on November 20, 2019 and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.



Point	Northing	Easting	Elevation	Description
1	1428730.921	1316241.609	866.44	GPS Control Monument
723	1433973.776	1321855.984	0.00	Quarter Corner 7, 8–57–24

LINE	BEARING	DISTANCE
L1	N 89°16'34" E	179.67'
L2	S 62°16'07" E	267.09'
L3	S 06°22'32" E	541.91'
L4	S 62°47'02" E	160.51'
L5	S 83°00'54" E	465.43'
L6	N 86°35'15" E	85.71'
L7	S 75°51'16" E	222.73'
L8	S 43°37'01" E	274.79'
L9	S 73°27'16" E	195.48'
L10	N 88°07'39" E	275.16'
L11	S 76°51'07" E	127.11'
L12	N 33°43'50" E	142.03'
L13	N 05°48'24" E	260.33'
L14	N 77°54'13" E	81.71'
L15	N 00°49'57" E	75.5'
L16	N 00°28'56" E	232.19'
L17	N 37°57'52" E	117.63'
L18	N 34°11'05" W	145.99'
L19	N 00°21'58" E	297.28'
L20	N 00°11'18" E	363.71'
L21	S 00°11'18" W	364.16'
L22	N 81°16'18" W	268.58'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	618.77'	307.15'	304.01'	S 76°30'12" E	28°26'29"
C2	717.97'	700.57'	673.1'	S 34°19'45" E	55°54'25"
C3	80.49'	79.25'	76.09'	S 34°34'47" E	56°24'50"
C4	613.98'	216.79'	215.67'	S 72°53'58" E	20°13'50"
C5	562.02'	171.35'	170.68'	S 74°16'51" E	17°28'06"
C6	126.13'	61.34'	60.74'	S 79°28'47" E	27°51'34"
C7	359.43'	87.9'	87.06'	S 57°20'48" E	14°00'29"
C8	177.72'	92.55'	91.51'	S 58°32'08" E	29°50'15"
C9	359.43'	115.54'	115.04'	S 82°39'48" E	18°25'06"
C10	165.64'	43.4'	43.27'	S 84°21'44" E	15°01'14"
C11	20'	61.36'	59.54'	N 78°54'08" E	175°39'31"
C12	72.5'	26.48'	26.33'	N 44°11'36" E	20°55'33"
C13	152.58'	209.8'	193.66'	N 38°30'45" E	78°46'56"
C14	20'	28.67'	26.28'	N 40°14'12" W	82°08'17"
C15	20'	31.42'	28.28'	N 45°49'57" E	90°00'00"
C16	55'	85.78'	77.35'	N 45°30'38" E	89°21'21"
C17	55'	87.02'	78.22'	S 44°29'22" E	90°38'39"
C18	20'	62.83'	40'	N 88°48'42" E	180°00'00"
C19	42.37'	60.99'	55.86'	N 40°45'10" W	82°28'11"
C20	105.89'	69.27'	68.04'	N 19°13'24" E	37°28'52"
C21	268.12'	337.62'	315.75'	N 01°53'24" E	72°08'57"
C22	131.38'	79.22'	78.03'	N 16°54'34" W	34°33'02"
C23	137.34'	76.58'	75.59'	N 15°36'26" W	31°56'46"

Hattesohl Surveying, LLC
Mapping North Central Missouri One Corner at a Time

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Job Number	201980
Drawn By	RTH
Checked By	RTH
Sheet	1 of 1

Surveyor's Notes:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. Other documents of record may exist that would affect this parcel. 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. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land–use regulations.
- POB – Point of Beginning
- The boundaries along Lake Creek and the Grand River will move with the creek and river, which means the areas of Tracts 3 thru 5 will also change as said boundaries move. The areas shown are current as of the date of survey and will not be accurate once said boundaries move.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- This copy of the survey is considered valid if the seal is signed in blue ink by the surveyor.
- The word "certify" or "certificate" as shown and used here on means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Bearings were determined by GPS measurements using the MODOT VRS Network and are Missouri State Plane Grid (Central Zone). Coordinate values are US Survey Feet and are part of the Missouri Coordinate System 1983. Missouri Standards for Property Boundary Surveys requests that coordinate values be shown in metric units. Multiply the ground coordinate values shown hereon by the combined factor of 1.00001716 and then divide by 3.280833333 to obtain metric state plane coordinate values.

Survey Ordered By: Gary Brown

Date of Survey: September 9, 2019
Class of Survey: Rural
Property Deed(s): Book 665, Page 714

Surveyors Certification:

This is to certify that at the request of Gary Brown, a survey was executed under my personal supervision and I hereby declare that to the best of my knowledge and belief at this time, this survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys (2 CSR 90–60) and the results are represented on this Property Split Survey.

Date: November 20, 2019

By: Richard T. Hattesohl, P.L.S.
Missouri #2005000080