

Notes:

BEARINGS SHOWN ON THIS DRAWING ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM 1983, WEST ZONE AND ESTABLISHED USING GPS OBSERVATIONS. ORIGINATING FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION JA-86.
 NORTH: 297744.762 METERS
 EAST: 878248.024 METERS
 DATE OF ADJUSTMENT: 2002
 GRID FACTOR: .9999089

ALL DISTANCES SHOWN ON THIS SURVEY ARE HORIZONTAL GROUND DISTANCES IN FEET.
 THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PARENT TRACT DESCRIPTION DOCUMENT NO. 2018E0031835
 LOCATED IN THE OFFICE OF THE RECORDER OF DEEDS, JACKSON COUNTY, MISSOURI.

RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY COFFETT LAND TITLE, INC. COMMITMENT NUMBER 19020935 REV. 2, DATED APRIL 2, 2018.

THIS SURVEYOR HAS RELIED ON SAID COMMITMENT FOR TITLE INSURANCE AND MADE NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC/Private SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29095C0577G WITH AN EFFECTIVE DATE OF JANUARY 20, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED.

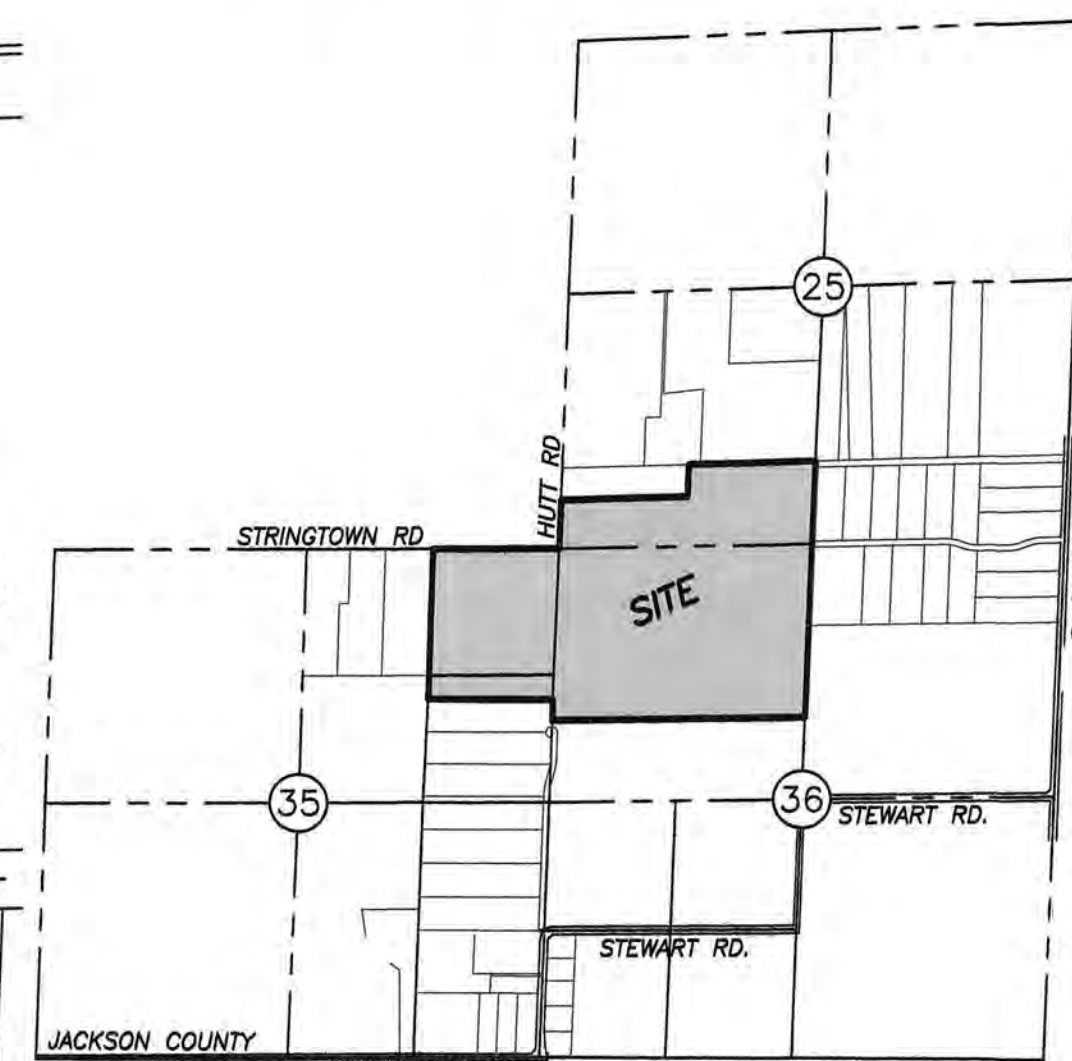
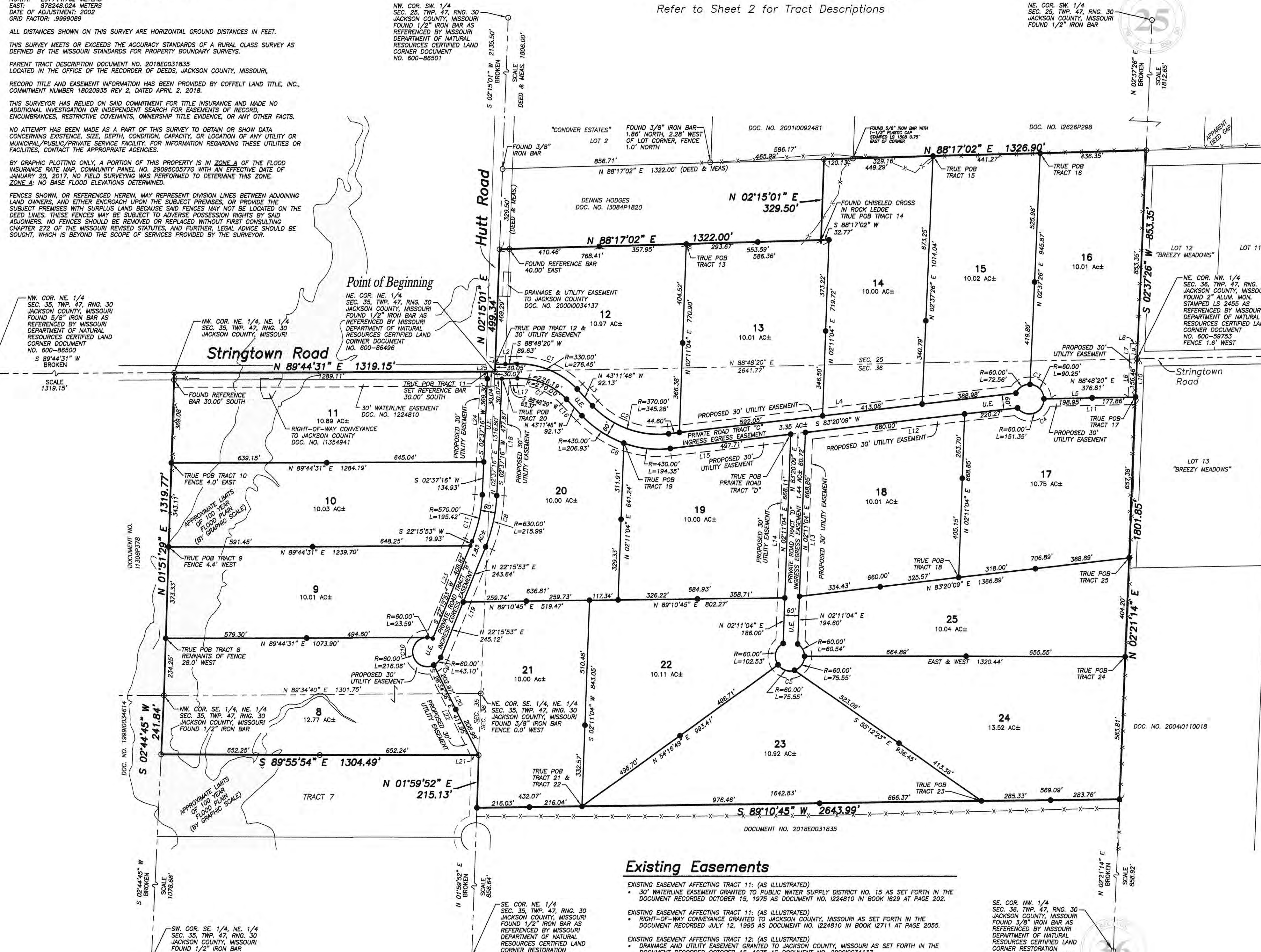
FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCRUMB UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BE SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.

Plat of Survey

Refer to Sheet 2 for Tract Descriptions



- = FOUND 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62, UNLESS OTHERWISE NOTED
- = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED A/E INC LC 62
- - - = EXISTING FENCE LINE
- TRUE POB = TRUE POINT OF BEGINNING



LOCATION MAP
 SECTIONS 25, 35 & 36, TOWNSHIP 47, RANGE 30
 JACKSON COUNTY, MISSOURI
 SCALE: 1" = 2000'

UTILITY EASEMENT DIMENSION TABLES

LINE	BEARING	DISTANCE
L1	N 02°15'01" E	60.10'
L2	N 88°48'20" E	87.82'
L3	S 43°11'46" E	92.13'
L4	N 83°20'09" E	1423.58'
L5	N 88°48'20" E	316.75'
L6	N 02°11'04" E	158.39'
L7	N 02°37'26" E	60.20'
L8	S 87°22'34" E	30.00'
L9	S 02°37'26" W	60.13'
L10	S 02°21'14" W	186.51'
L11	S 88°48'20" W	350.09'
L12	S 83°20'09" W	839.46'
L13	S 02°11'04" W	622.64'
L14	N 02°11'04" E	803.96'
L15	S 83°20'09" W	462.68'
L16	N 43°11'46" W	92.13'
L17	S 88°48'20" W	35.30'
L18	S 02°37'16" W	449.60'
L19	S 22°15'53" W	488.76'
L20	S 26°34'36" E	381.95'
L21	N 89°55'54" W	33.56'
L22	N 86°54'56" W	372.04'
L23	N 22°15'53" E	403.90'
L24	N 02°37'16" E	502.72'
L25	N 89°44'31" E	60.08'

CURVE	RADIUS	ARC LENGTH
C1	360.00'	301.58'
C2	340.00'	317.28'
C3	90.00'	225.66'
C4	90.00'	177.89'
C5	90.00'	434.14'
C6	460.00'	429.27'
C7	240.00'	201.06'
C8	660.00'	226.28'
C9	90.00'	64.65'
C10	90.00'	238.29'
C11	540.00'	185.14'

Existing Easements

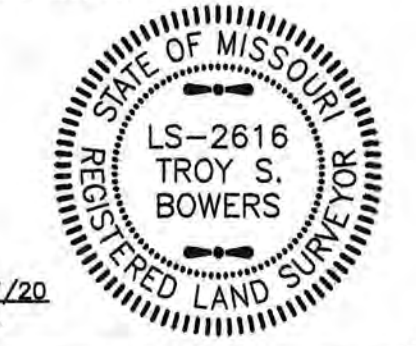
- EXISTING EASEMENT AFFECTING TRACT 11: (AS ILLUSTRATED)
 - 30' WATERLINE EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 15 AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 15, 1975 AS DOCUMENT NO. 1224810 IN BOOK 1629 AT PAGE 202.
- EXISTING EASEMENT AFFECTING TRACT 11: (AS ILLUSTRATED)
 - RIGHT-OF-WAY CONVEYANCE GRANTED TO JACKSON COUNTY, MISSOURI AS SET FORTH IN THE DOCUMENT RECORDED JULY 12, 1995 AS DOCUMENT NO. 1224810 IN BOOK 12711 AT PAGE 2055.
- EXISTING EASEMENT AFFECTING TRACT 12: (AS ILLUSTRATED)
 - DRAINAGE AND UTILITY EASEMENT GRANTED TO JACKSON COUNTY, MISSOURI AS SET FORTH IN THE DOCUMENT RECORDED OCTOBER 15, 1975 AS DOCUMENT NO. 200010034137.

THIS PLAT OF SURVEY WAS PREPARED FOR MR. DAVID BARKER AND MR. DANNY BARKER AND IS EXPRESSLY FOR THEIR USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HIS DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPLETED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 28, 2018.

ANDERSON ENGINEERING, INC. L.C. 62

TROY S. BOWERS, P.L.S. 2616
 DATE: 2/27/20



ANDERSON ENGINEERING
 ENGINEER OWNED
 EMPLOYEE OWNED

LABORATORIES DRILLING
 SURVEYORS
 106 E PEARL STREET - HANCOCK, MISSOURI 64082
 PHONE (816) 380-4621

DRAWING INFO.	
BY	DATE
TB	2/27/20
REVISIONS	
NO.	DESCRIPTION
1	REVISED 30' UTILITY EASEMENT

MR. DAVID BARKER & MR. DANNY BARKER
 14925 BYNUM ROAD
 LONE JACK, MISSOURI 64070

PLAT OF SURVEY

SECS. 25, 35 & 36, TWP. 47, RANG. 30
 JACKSON COUNTY, MISSOURI

DRAWING NO. 18HA20058F2-R
 SHEET NUMBER 1 OF 2