

# BOUNDARY SURVEY

PARENT DESCRIPTION BK.171 PG.167

Northwest Quarter of Section 22, Township 65, Range 32, Worth County, Missouri

## RECOMMENDED PROPERTY DESCRIPTION: TRACT 1

All that part of the Northwest Quarter of Section 22, Township 65, Range 32, Worth County, Missouri described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 00 degrees 10 minutes 59 seconds West, along the West line of said Northwest Quarter, a distance of 1000.70' to the Point of Beginning of the tract of land herein to be described; thence South 86 degrees 06 minutes 57 seconds East, a distance of 314.49 feet; thence South 00 degrees 06 minutes 25 seconds West, a distance of 455.11 feet; thence North 86 degrees 42 minutes 06 seconds West, a distance of 314.90 feet to said West line; thence North 00 degrees 10 minutes 59 seconds East, along said West line, a distance of 458.30 feet to the Point of Beginning. Said tract contains 143,460.68 square feet or 3.29 acres more or less, subject to that part in right-of-way if any.

## RECOMMENDED PROPERTY DESCRIPTION: TRACT 2

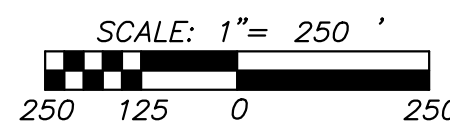
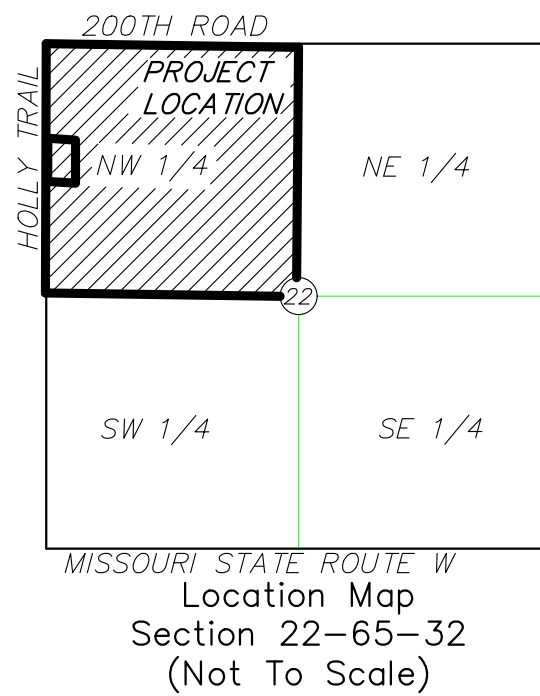
All that part of the Northwest Quarter of Section 22, Township 65, Range 32, Worth County, Missouri, subject to that part in right-of-way if any. EXCEPT: All that part of the Northwest Quarter of Section 22, Township 65, Range 32 Worth County, Missouri described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence South 00 degrees 10 minutes 59 seconds West, along the West line of said Northwest Quarter, a distance of 1000.70' to the Point of Beginning of the tract of land herein to be described; thence South 86 degrees 06 minutes 57 seconds East, a distance of 314.49 feet; thence South 00 degrees 06 minutes 25 seconds West, a distance of 455.11 feet; thence North 86 degrees 42 minutes 06 seconds West, a distance of 314.90 feet to said West line; thence North 00 degrees 10 minutes 59 seconds East, along said West line, a distance of 458.30 feet to the Point of Beginning. Said tract contains 6,903,570.99 square feet or 158.48 acres more or less, subject to that part in right-of-way if any.

## GENERAL NOTES

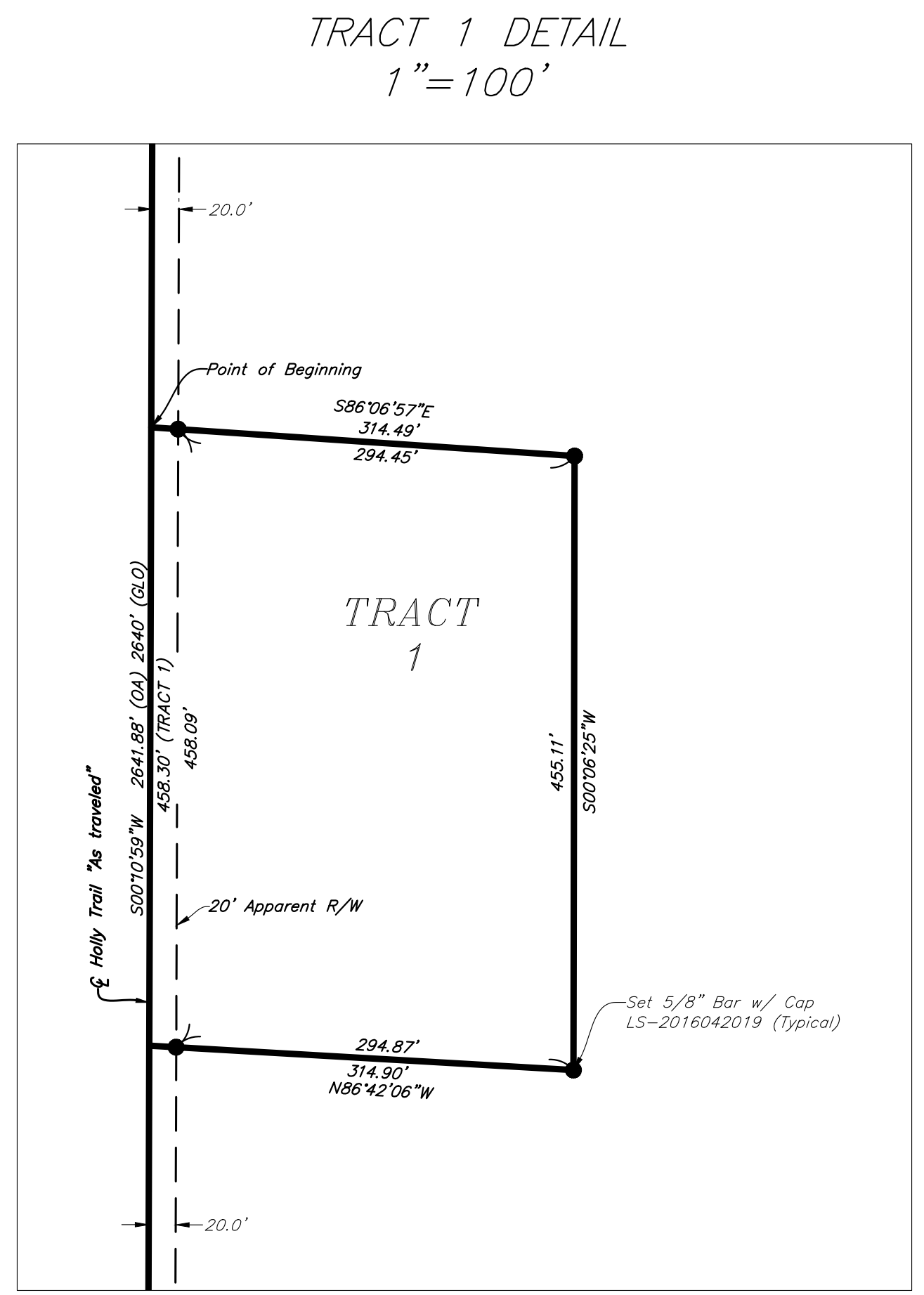
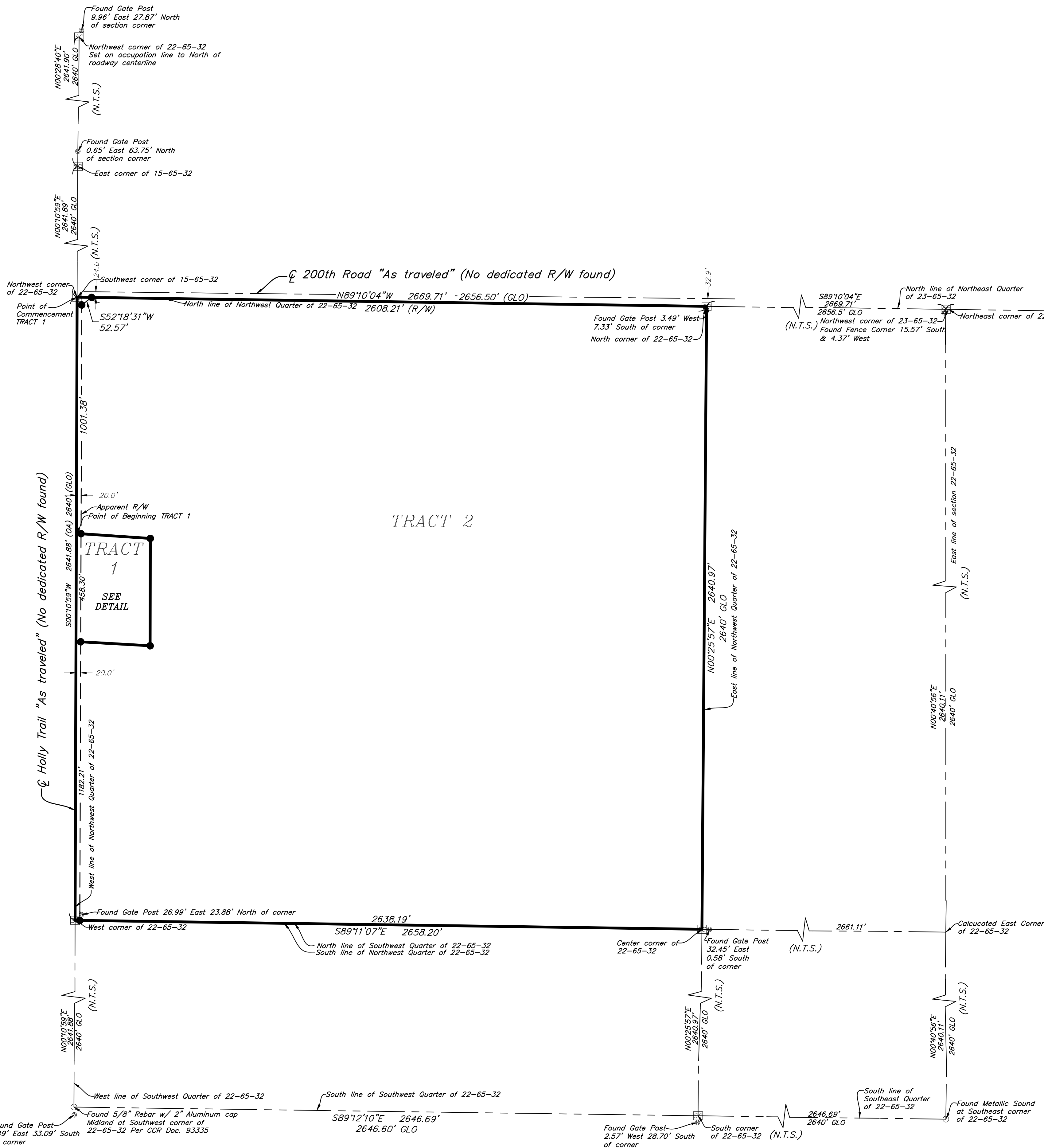
- No Title Report was provided for this survey. Therefore, all easements of record may not be shown.
- Basis of Bearing: GPS OBSERVATION
- No underground utilities were located for this survey. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
- Tract 1 contains 143,460.68 square feet or 3.29 acres, more or less including right-of-way and 134,296.77 square feet or 3.08 acres more or less excluding right-of-way.  
Tract 2 contains 6,892,866.44 square feet or 158.23 acres, more or less including right-of-way and 6,848,072.11 square feet or 157.21 acres more or less excluding right-of-way.  
Parent TRACT contains 7,036,327.12 square feet or 161.53 Acres, more or less.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

## LEGEND

- Set Monument—5/8" Iron Bar w/ Cap 2016042019 (Unless otherwise noted)
- Found Monument
- Gate/Fence Post
- Set Section Corner
- R/W Right of Way
- O/A Overall Distance
- N.T.S. Not To Scale
- GLO Government Land Office



BEFORE YOU DIG - DRILL - BLAST



NOTE: This survey meets the accuracy requirements for an Urban Class of Property.  
I hereby state that this Boundary Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Survey Standards for Property Boundary Surveys as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

NO.	DATE	REVISIONS	BY	APPROV
1				
2				
3				
4				
5				
6				
7				

**SNYDER & ASSOCIATES**  
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING  
201 N. 72ND ST., GLADSTONE, MO 64119  
PH. (816) 438-0732 ~ FAX (816) 438-0767

**NORTHWEST QUARTER OF SECTION 22-65-32**  
GRANT CITY, WORTH COUNTY, MISSOURI

**BOUNDARY SURVEY**

SURVEYOR'S SEAL

Zachary A. Brinker, PLS #2016042019  
CERTIFICATE OF AUTHORITY #S-201802132

PROJECT NO.: 123.0446.13  
DRAWING DATE: 04/21/2023  
CLIENT NAME: Russell Burns  
CLIENT ADDRESS: 20213 Holly Trail  
COUNTY: Worth CITY: Grant City, MO  
DRAWN BY: DDG CHKD. BY: ZAB

XREF FILES

FILE INFORMATION  
FILE NAME: 123.0446.13BNA  
PLOTTED:  
TIME: XX:XX X.M.