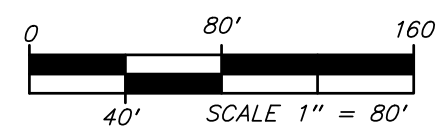


LOCATION SKETCH
SCALE 1" = 2000'

TOWNSHIP
27
NORTH



BASIS OF BEARINGS
GRID NORTH
MISSOURI GEOGRAPHIC
REFERENCE SYSTEM
CENTRAL ZONE
STATION CH-52

OWNER
THE ROAD CHURCH IN CLEVER
P O BOX 244
CLEVER MO 65631

LOT SPLIT
THE ROAD CHURCH IN CLEVER
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 27 NORTH, RANGE 23 WEST
CHRISTIAN COUNTY, MISSOURI

LITTLE ROAD, CLEVER

CURRENT ZONING A-1 AGRICULTURE

SOURCE OF DESCRIPTIONS

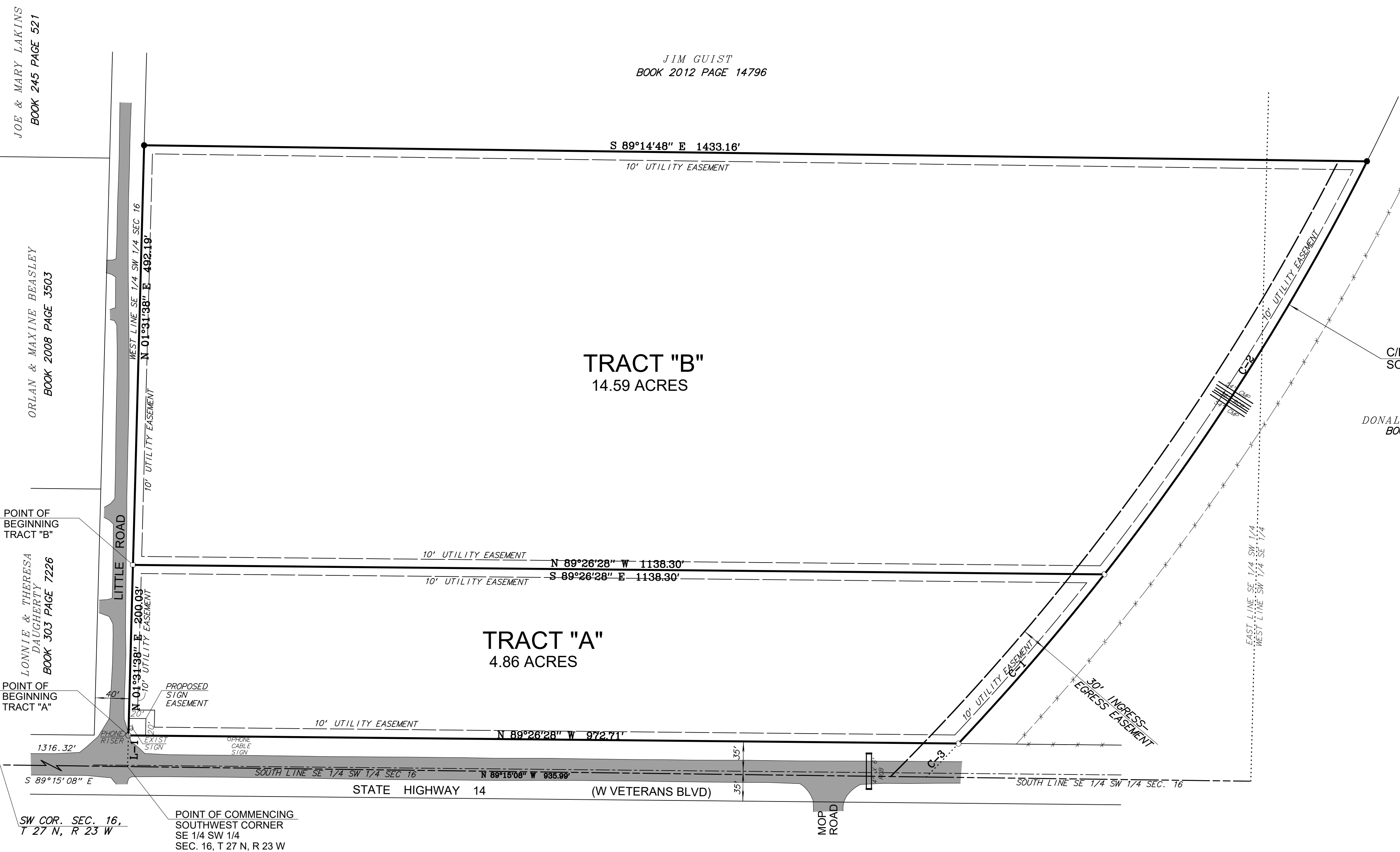
BOOK 2017 PAGE 6943

PROPERTY DESCRIPTION TRACT "A"

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 01°31'38" EAST, ALONG THE WEST LINE OF SAID QUARTER-QUARTER, 36.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE CONTINUING NORTH 01°31'38" EAST ALONG SAID WEST LINE A DISTANCE OF 200.03 FEET TO A POINT FOR CORNER; THENCE SOUTH 89°26'28" EAST A DISTANCE OF 1,138.30 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF THE ABANDONED SPRINGFIELD SOUTHWESTERN RAILROAD; THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,886.75 FEET, A DELTA OF 05°11'54", AN ARC LENGTH OF 261.91 FEET, AND A CHORD WHICH BEARS SOUTH 40°45'07" WEST HAVING A CHORD DISTANCE OF 261.82 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE NORTH 89°26'28" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 972.71 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.86 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

PROPERTY DESCRIPTION TRACT "B"

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 23 WEST, CHRISTIAN COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE NORTH 01°31'38" EAST, ALONG THE WEST LINE OF SAID QUARTER-QUARTER, 236.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°31'38" EAST ALONG SAID WEST LINE A DISTANCE OF 492.19 FEET TO A POINT FOR CORNER; THENCE SOUTH 89°14'48" EAST A DISTANCE OF 1,433.16 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF THE ABANDONED SPRINGFIELD SOUTHWESTERN RAILROAD; THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,886.75 FEET, A DELTA OF 11°24'32", AN ARC LENGTH OF 574.82 FEET, AND A CHORD WHICH BEARS SOUTH 32°26'54" WEST HAVING A CHORD DISTANCE OF 573.87 FEET TO A POINT ON A LINE; THENCE NORTH 89°26'28" WEST A DISTANCE OF 1,138.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.59 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



JOE & MARY LAKINS
BOOK 245 PAGE 521

ORLAN & MAXINE BEASLEY
BOOK 2008 PAGE 3503

LOWNIE & THERESA
DAUGHERTY
BOOK 303 PAGE 7226

JIM GUIST
BOOK 2012 PAGE 14796

DONALD & JANICE PAYNE
BOOK 266 PAGE 201

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	2886.75'	05°11'54"	261.91'	261.82'	131.05'	S 40°45'07" W
2	2886.75'	11°24'32"	574.82'	573.87'	288.38'	S 32°26'54" W
3	2886.75'	01°04'48"	54.42'	54.41'	27.21'	N 43°53'29" E

L-1 N 01°31'38" E 36.50'

POINT OF COMMENCING
SOUTHWEST CORNER
SE 1/4 SW 1/4
SEC. 16, T 27 N, R 23 W

REFERENCE SURVEYS

SURVEY BY:
GARY BUTCHER, PLS 1911
DATED 2-12-2010

SURVEY BY:
GLOBAL PRECISION SURVEYING, LLC
LAWRENCE E. JANSEN PLS 2385
DATED 12-26-2012

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY
DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER
MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE
PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH
THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CLEVER, MISSOURI.

Lawrence E. Jansen 8-19-20
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS "URBAN" SURVEY

EP ● -- EXISTING IRON PIN
SIP ○ -- SET IRON PIN
--X--X-- FENCELINE
P -- PLAT DISTANCE
M -- MEASURED DISTANCE
D -- DEED DISTANCE

Job No.: 2008-008
Date: 8-19-2020
Location: LITTLE ROAD
CLEVER

REGISTERED LAND SURVEYOR
LAWRENCE E. JANSEN
NUMBER LS-2385
8-19-20

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD
HAZARD AREA AS DETERMINED BY THE FLOOD
INSURANCE RATE MAP # 28043 C 0050 C
DATED 12-17-2010

GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0300 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-201000563