

LOCATION MAP:
SECTION 7, TOWNSHIP 27 NORTH, RANGE 21 WEST
SCALE: 1" = 2000'

- LEGEND:**
- = EXISTING 5/8" IRON PIN CAPPED "LC 383" FOUND (EXCEPT AS NOTED)
 - = 5/8" IRON PIN SET, CAPPED "LC 383" (EXCEPT AS NOTED)
 - ◻ = EXISTING PERMANENT MON. CAPPED "LC 383" FOUND (EXCEPT AS NOTED)
 - ◻ = PERMANENT MON. SET (5/8" x 24" REBAR W/ ALUM. CAP STAMPED "LC 383")
 - (M) = MEASURED DATA
 - (P) = PLATTED DATA
 - BSL = BUILDING SETBACK LINE
 - UE = UTILITY EASEMENT
 - UDE = UTILITY AND DRAINAGE EASEMENT
 - DE = DRAINAGE EASEMENT
 - N = NORTH
 - S = SOUTH
 - E = EAST
 - W = WEST

MINOR SUBDIVISION MURPHY FARM

IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI

BEING A PART OF THE NE1/4 OF THE SE1/4 SECTION 20
AND A PART OF THE NW1/4 OF THE SW1/4 SECTION 21
ALL IN TOWNSHIP 27 NORTH, RANGE 23 WEST

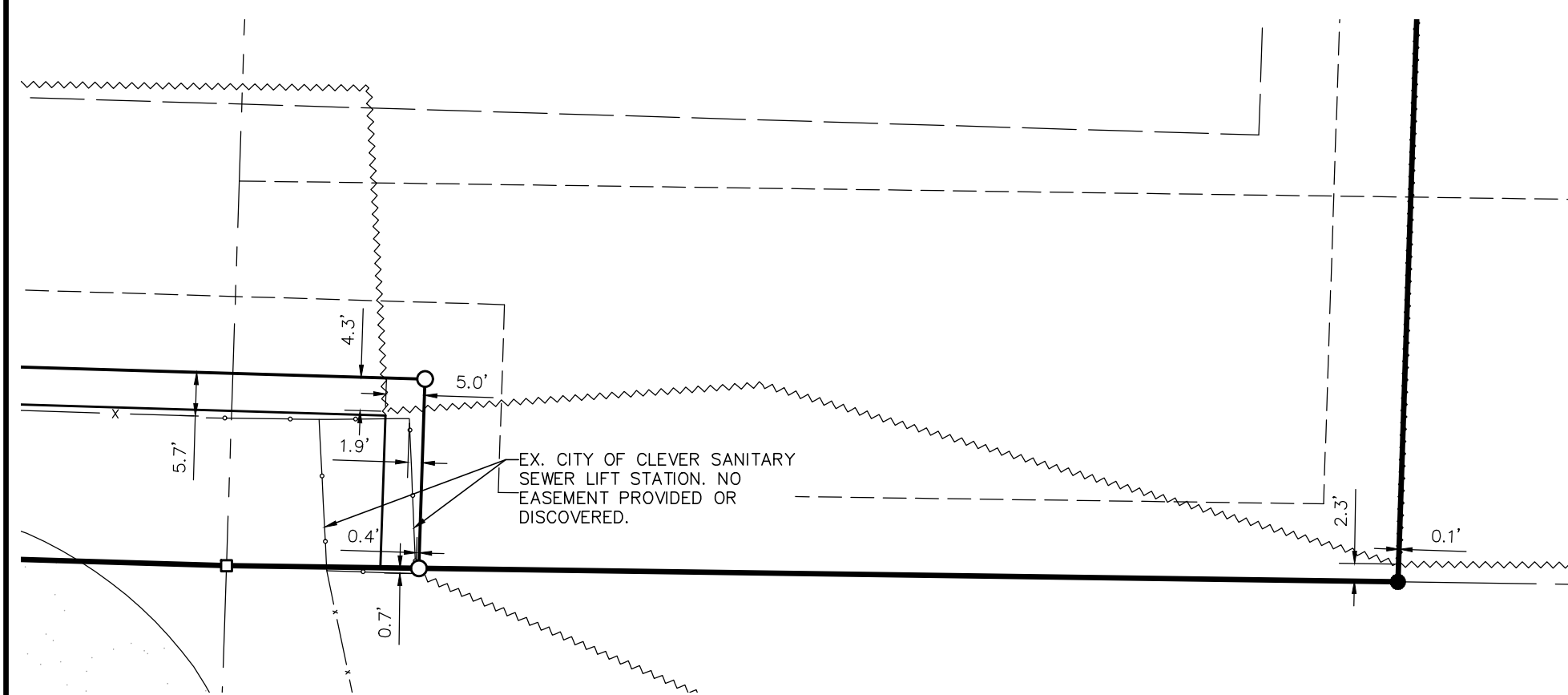
CHRISTIAN COUNTY RECORDER'S OFFICE:

RECORDER _____ DEPUTY _____

DATE:	
REVISION / ISSUE	
NO.	

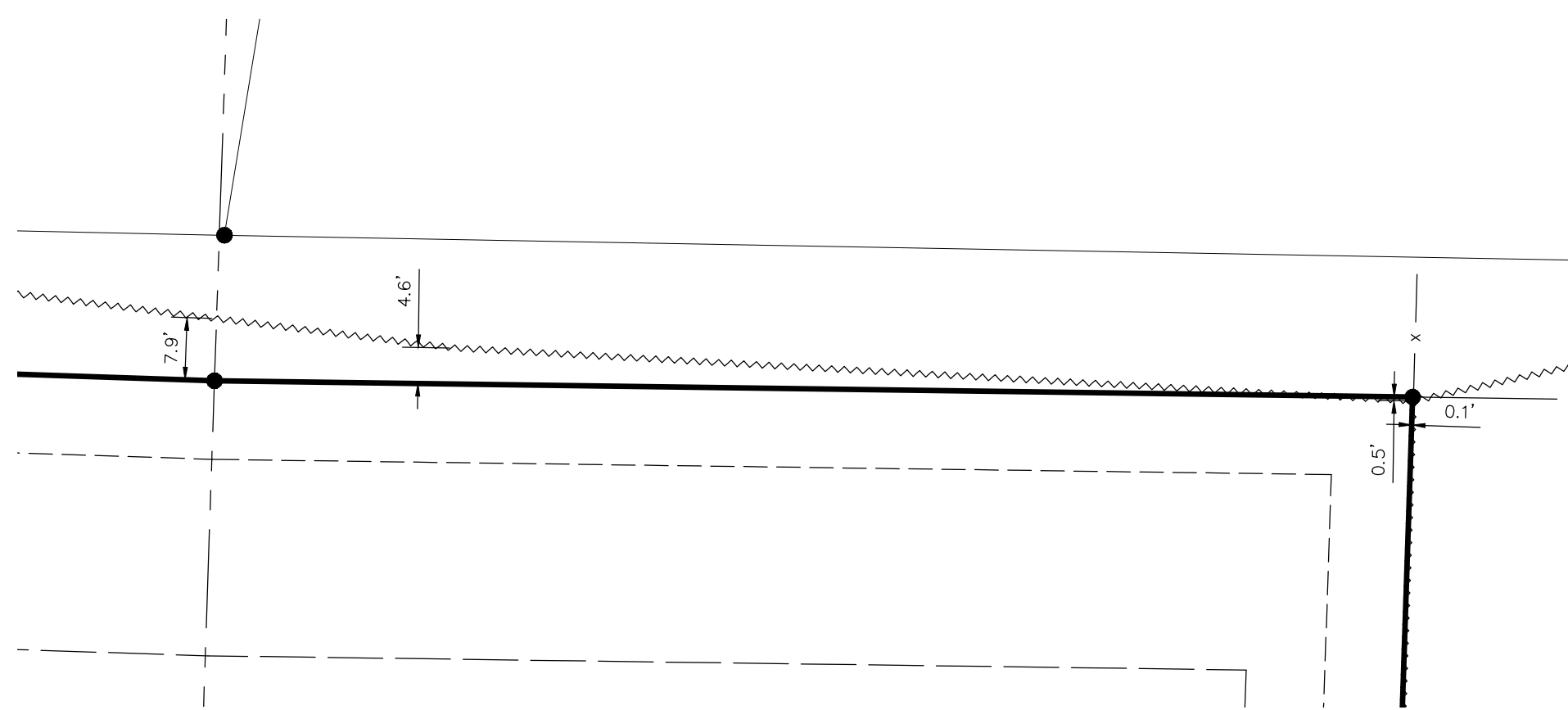
DETAIL NO. 1

SCALE: 1" = 20'



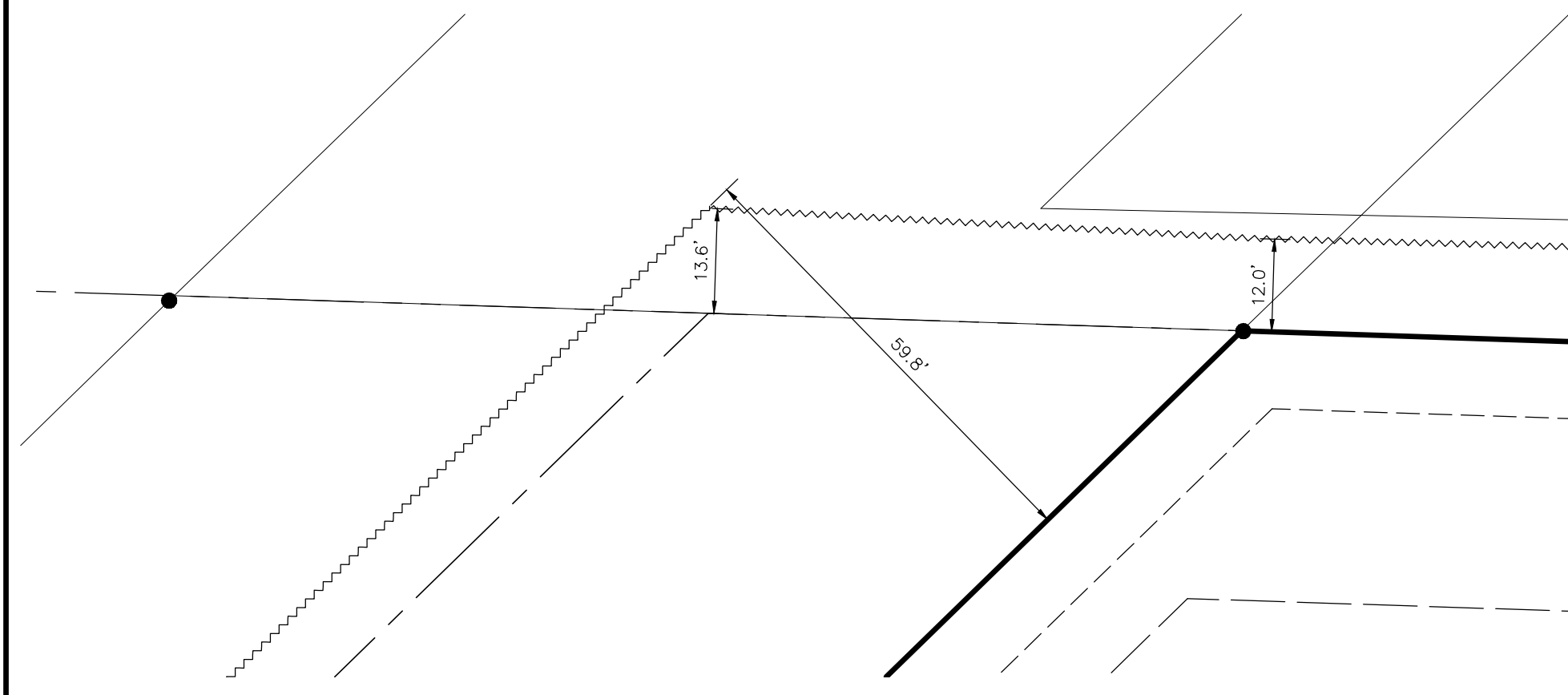
DETAIL NO. 2

SCALE: 1" = 20'



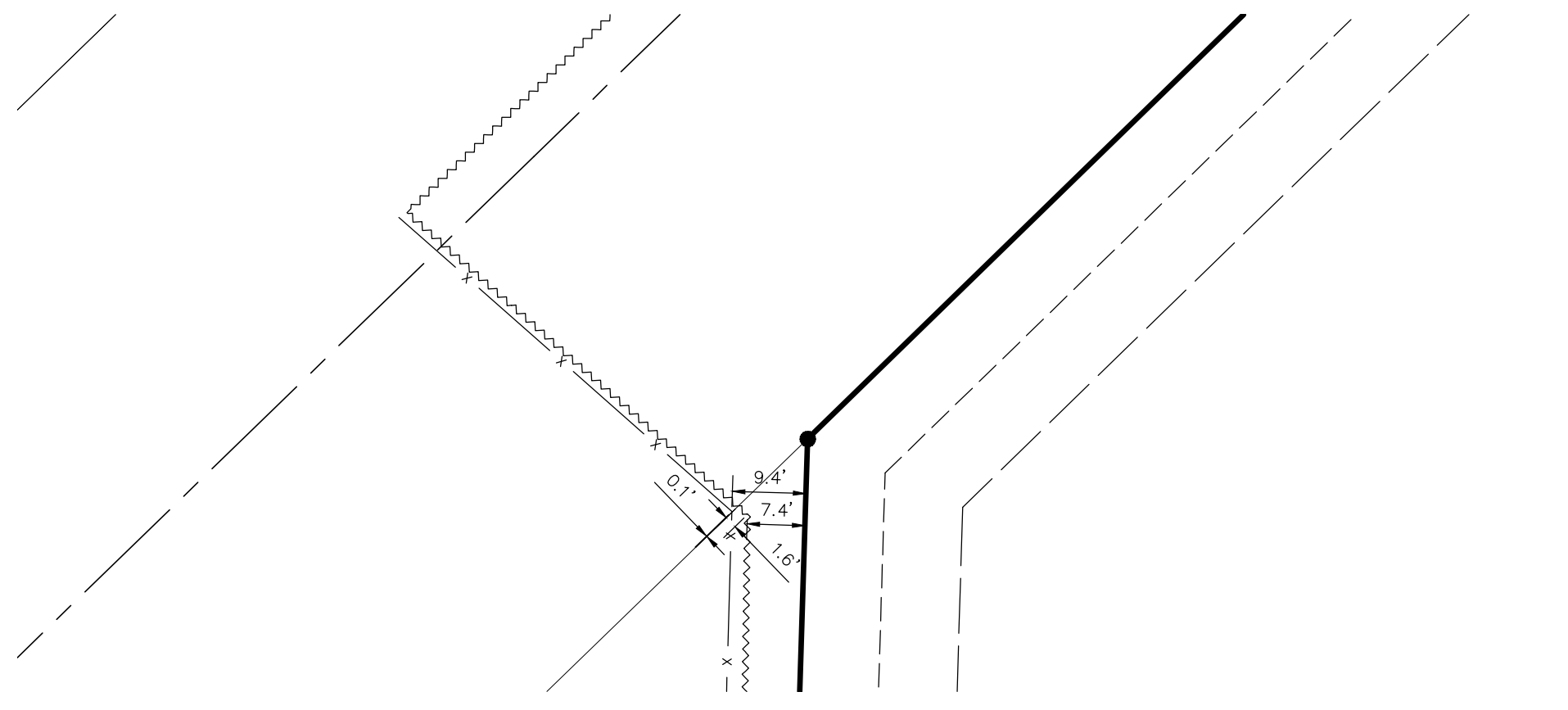
DETAIL NO. 3

SCALE: 1" = 20'



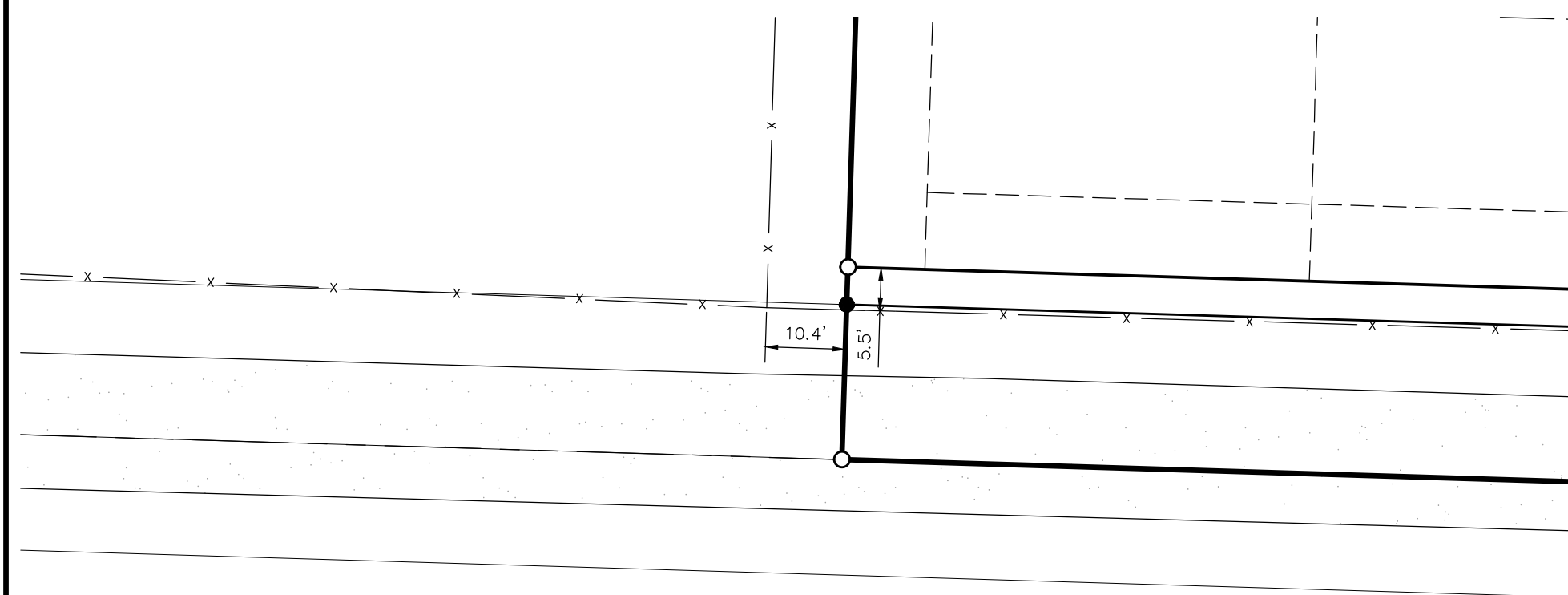
DETAIL NO. 4

SCALE: 1" = 20'



DETAIL NO. 5

SCALE: 1" = 20'



TRACT 1 DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 21, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET; THENCE N88°05'45"W, A DISTANCE OF 1081.54 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631, ALSO BEING THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2009 AT PAGE 10952 IN SAID RECORDER'S OFFICE; THENCE N01°46'49"E, ALONG SAID EAST LINE, A DISTANCE OF 136.90 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2009 AT PAGE 10952, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SPRINGFIELD SOUTHWESTERN RAILROAD; THENCE N45°46'49"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 926.63 FEET TO A POINT ON THE NORTH LINE OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631; THENCE S88°07'23"E, ALONG THE NORTH LINE OF SAID NE1/4 OF THE SE1/4, A DISTANCE OF 287.30 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 15.072 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

AND ALSO,

TOGETHER WITH A 50.00 FEET WIDE INGRESS-EGRESS EASEMENT, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET; THENCE N88°05'45"W, A DISTANCE OF 1021.54 FEET FOR A POINT OF BEGINNING; THENCE S01°46'49"E, A DISTANCE OF 497.96 FEET; THENCE N88°15'51"W, A DISTANCE OF 50.00 FEET; THENCE N01°46'49"E, A DISTANCE OF 498.11 FEET; THENCE S88°05'45"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID INGRESS-EGRESS EASEMENT CONTAINS 0.572 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

TRACT 2 DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 21, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING S01°54'33"W, ALONG SAID EAST LINE, A DISTANCE OF 517.44 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631, SAID POINT BEING ON THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4; THENCE N89°12'42"W, A DISTANCE OF 127.29 FEET; THENCE N01°54'15"E, A DISTANCE OF 24.59 FEET; THENCE N88°15'51"W, PARALLEL WITH SOUTH LINE OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, A DISTANCE OF 953.16 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631, ALSO BEING THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2021 AT PAGE 1497 IN SAID RECORDER'S OFFICE; THENCE N01°46'49"E, ALONG SAID EAST LINE, A DISTANCE OF 498.13 FEET; THENCE S88°05'45"E, A DISTANCE OF 1081.54 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 12.931 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

AND ALSO,

BEING SUBJECT TO A 50.00 FEET WIDE INGRESS-EGRESS EASEMENT, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 808.00 FEET; THENCE N88°05'45"W, A DISTANCE OF 1021.54 FEET FOR A POINT OF BEGINNING; THENCE S01°46'49"E, A DISTANCE OF 497.96 FEET; THENCE N88°15'51"W, A DISTANCE OF 50.00 FEET; THENCE N01°46'49"E, A DISTANCE OF 498.11 FEET; THENCE S88°05'45"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, SAID INGRESS-EGRESS EASEMENT CONTAINS 0.572 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

DEDICATED RIGHT-OF-WAY DESCRIPTION:

SOURCE OF DESCRIPTION: BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE.

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) IN SECTION 20, TOWNSHIP 27 NORTH, RANGE 23 WEST, AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) IN SECTION 21, TOWNSHIP 27 NORTH, RANGE 23 WEST, IN THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID NE1/4 OF THE SE1/4 IN SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID NW1/4 OF THE SW1/4 IN SAID SECTION 21; THENCE S89°13'15"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4, A DISTANCE OF 152.41 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631 IN THE CHRISTIAN COUNTY RECORDER'S OFFICE; THENCE S01°54'33"W, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1325.44 TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631, SAID POINT BEING ON THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4; THENCE N89°12'42"W, ALONG SAID SOUTH LINE, A DISTANCE OF 152.29 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID NE1/4 OF THE SE1/4 OF SAID SECTION 20 FOR A POINT OF BEGINNING; THENCE N88°15'51"W, ALONG THE SOUTH LINE OF SAID NE1/4 OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 928.10 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2008 AT PAGE 15631; THENCE N01°46'49"E, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET; THENCE S88°15'51"E, A DISTANCE OF 953.16 FEET TO AN IRON PIN SET; THENCE S01°54'15"W, A DISTANCE OF 24.59 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 OF SAID SECTION 21; THENCE N89°12'42"W, ALONG SAID SOUTH LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 0.547 ACRES (MORE OR LESS), AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

STATE PLANE COORDINATES:

ALL COORDINATES ARE IN METERS		
CORNER	NORTHING	EASTING
CH-52	134139.862	411232.155
A	133237.4892	414231.5010
B	133236.7052	414277.9745
C	132833.1008	414264.4917
D	132833.7395	414218.0783
E	132842.3088	413935.3310
F	133043.3836	413941.5810
G	133240.3573	414143.9827

BEARINGS ARE BASED ON GRID NORTH, 1983 MISSOURI COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE GIVEN IN METERS AND ARE BASED ON THE 1983 MISSOURI COORDINATE SYSTEM. COORDINATES WERE ESTABLISHED FROM MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENT: CH-52 DATE OF ADJUSTMENT: DECEMBER, 2004. GRID FACTOR: 0.9999704. SITE GRID FACTOR: 0.999965113. METER = 3.28083333.

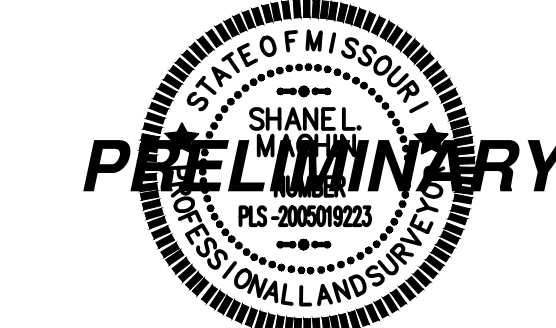
COLLECTOR'S STATEMENT:
I HEREBY CERTIFY ON THIS _____ DAY OF _____, 20____, THAT ALL TAXES OWED ON PARCEL NO. 09-0.4-20-004-002-001.000, 09-0.4-20-004-001-001.000, 09-0.5-21-000-000-012.002, AND 09-0.5-21-000-000-012.001 HAVE BEEN PAID.

APPROVAL BY THE CITY COUNCIL:
_____, CITY CLERK OF THE CITY OF CLEVER, CHRISTIAN COUNTY, MISSOURI, DO HEREBY CERTIFY THAT ON THE PLAT OF MURPHY FARM WAS PRESENTED TO, AND ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF CLEVER, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____.

_____, TED NICHOLS - COUNTY COLLECTOR

_____, CITY CLERK _____, DATE _____

DECLARATION BY SURVEYOR:
THAT I, SHANE L. MACHIN, DO HEREBY CERTIFY THAT HIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY SHAFER & HINES, INC., DATED 12-22-2021 AND SIGNED BY SHANE L. MACHIN, P.L.S. NO. 2005019223 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI, DEPARTMENT OF NATURAL RESOURCES' STANDARDS FOR PROPERTY BOUNDARY SURVEYS."



SHANE L. MACHIN, MO P.L.S. #2005019223 _____ DATE _____

PREPARED FOR:
RONNIE & CYNTHIA MURPHY
3717 E. DRIVE STREET
CLEVER, MO 65651

DATE: 12-23-2021
DRAWN BY: SLM
CHECKED BY: SLM
CLASS OF PROPERTY: URBAN
DRAWING: 018IN0042.DWG
SCALE: SEE DETAILS
JOB NO. _____

210042

SHEET
2 OF 2