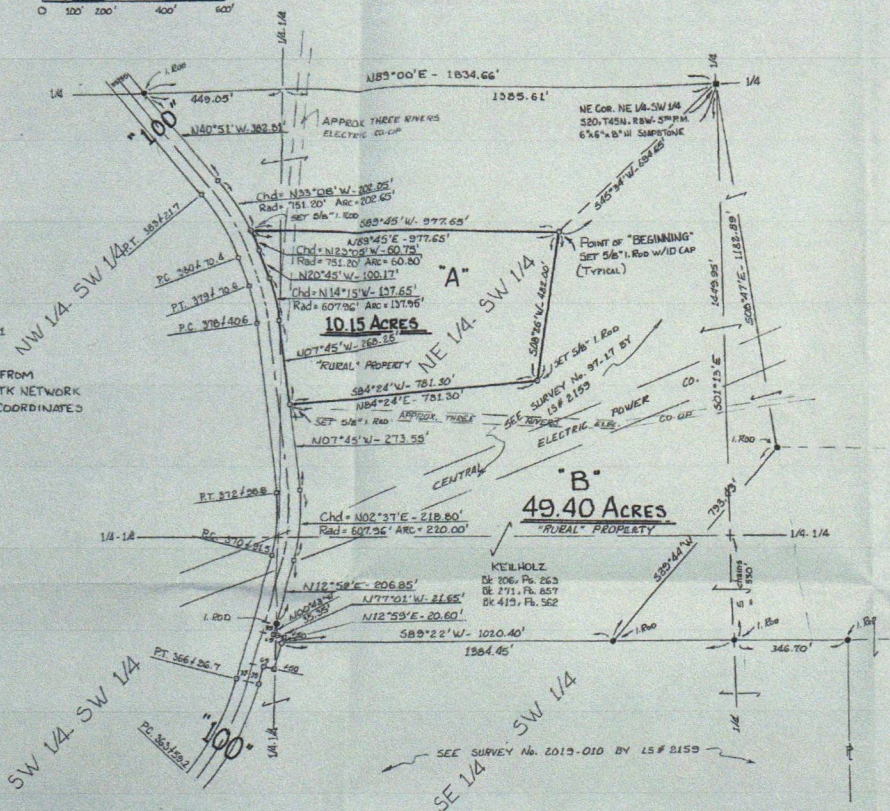


DATE: JANUARY 26, 2021
BEARING NOTE: BEARINGS ARE FROM MODOT VRS-RTK NETWORK STATE PLANE COORDINATES
CONFLICT:

EASEMENTS: 1/4" 100' UTILITIES



PROPERTY DESCRIPTIONS FOR SURVEY No. 2021-001
TRACT "A" - 10.15 ACRES
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 14 WEST OF THE 9TH PRINCIPAL MERIDIAN IN PLAT OF HIGH COASTINGS AND GOING SOUTH 88 DEGREES, 47 MINUTES EAST, 1.1828 FEET TO AN IRON ROD THENCE SOUTH 88 DEGREES, 44 MINUTES WEST, 75.43 FEET TO AN IRON ROD THENCE SOUTH 88 DEGREES, 22 MINUTES WEST, 1.0248 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" THENCE GOING NORTH 12 DEGREES, 59 MINUTES EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, 20.48 FEET TO A POINT THENCE NORTH 77 DEGREES, 52 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 31.81 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" AND GOING NORTH 89 DEGREES, 43 MINUTES WEST, ALONG THE QUARTER-QUARTER SECTION LINE, 35.38 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" THENCE LEAVING THE QUARTER-QUARTER SECTION LINE AND GOING NORTH 12 DEGREES, 59 MINUTES EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, 20.48 FEET THENCE ALONG A CURVE TO THE LEFT FOR 208.08 FEET (CHORD = NORTH 88 DEGREES, 37 MINUTES EAST, 218.80 FEET AND A RADIUS OF 807.84 FEET), THENCE NORTH 88 DEGREES, 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 38.81 FEET TO AN IRON ROD ON THE NORTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" AND GOING NORTH 89 DEGREES, 59 MINUTES EAST, ALONG THE QUARTER SECTION LINE, 1.1848 FEET BACK TO THE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD AND THOSE NOT OF RECORD AND CONTAINS 10.15 ACRES PER SURVEY No. 2021-001 BY MAP LINE 18.

DESCRIPTION OF BEGINNING TRACT
TRACT "B" - 49.40 ACRES
BEGINNING AT THE INTERIOR 1/4 SECTION CORNER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 14 WEST OF THE 9TH PRINCIPAL MERIDIAN IN PLAT OF HIGH COASTINGS AND GOING SOUTH 88 DEGREES, 47 MINUTES EAST, 1.1828 FEET TO AN IRON ROD THENCE SOUTH 88 DEGREES, 44 MINUTES WEST, 75.43 FEET TO AN IRON ROD THENCE SOUTH 88 DEGREES, 22 MINUTES WEST, 1.0248 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" THENCE GOING NORTH 12 DEGREES, 59 MINUTES EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, 20.48 FEET TO A POINT THENCE NORTH 77 DEGREES, 52 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 31.81 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" AND GOING NORTH 89 DEGREES, 43 MINUTES WEST, ALONG THE QUARTER-QUARTER SECTION LINE, 35.38 FEET TO AN IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" THENCE LEAVING THE QUARTER-QUARTER SECTION LINE AND GOING NORTH 12 DEGREES, 59 MINUTES EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, 20.48 FEET THENCE ALONG A CURVE TO THE LEFT FOR 208.08 FEET (CHORD = NORTH 88 DEGREES, 37 MINUTES EAST, 218.80 FEET AND A RADIUS OF 807.84 FEET), THENCE NORTH 88 DEGREES, 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 38.81 FEET TO AN IRON ROD ON THE NORTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF HIGHWAY "100" AND GOING NORTH 89 DEGREES, 59 MINUTES EAST, ALONG THE QUARTER SECTION LINE, 1.1848 FEET BACK TO THE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD AND THOSE NOT OF RECORD AND CONTAINS 49.40 ACRES PER SURVEY No. 2021-001 BY MAP LINE 18.

SURVEYOR'S CERTIFICATE
I, RALPH P. KLIEHNER, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THAT THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY COMPLETED BY ME OR UNDER MY DIRECTION DURING JANUARY, 2021, ALL IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND BY THE DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS, MEASURES AND CONSUMER PROTECTION, LAND SURVEY PROGRAM.
RALPH P. KLIEHNER
JANUARY 26, 2021
DATE

OCLS, LLC
OSAGE COUNTY LAND SURVEYING, LLC
1014C EAST MAIN STREET, PO BOX 201
LINN, MISSOURI 65051-0201
(573) 897-3644 www.ocls_llc@yahoo.com

MISSOURI STATE CERTIFICATE OF AUTHORITY # 2011037892
RALPH P. KLIEHNER - PROFESSIONAL LAND SURVEYOR
MapLS2021001

Property Subdivision Survey for
Jeffrey W. & Jennifer R. Keilholz
pt. S 20, T 45 N, R 8 W - 5TH P.M.
OSAGE COUNTY, MISSOURI

DEED OF RECORD:
page, Osage County Recorder's Office
DATE: JANUARY 26, 2021 SURVEY No 2021-001
SCALE: 1" = 200' DRAWN BY: R. P. K.

LEGEND	NOTE
● IRON MARKER FOUND	Surveyor accepts no responsibility for any easements not furnished by the owner or not included in the abstract which was furnished by the owner unless physical evidence exists during field work.
○ IRON MARKER SET	
■ STONE FOUND	
□ R.O.W. MARKER	
● PILE OF ROCKS FOUND	
○ PILE OF ROCKS SET	
▲ POINT	
▲ WOOD STAKE SET	

THIS SURVEY VALID ONLY FOR CLIENT NAMED ABOVE