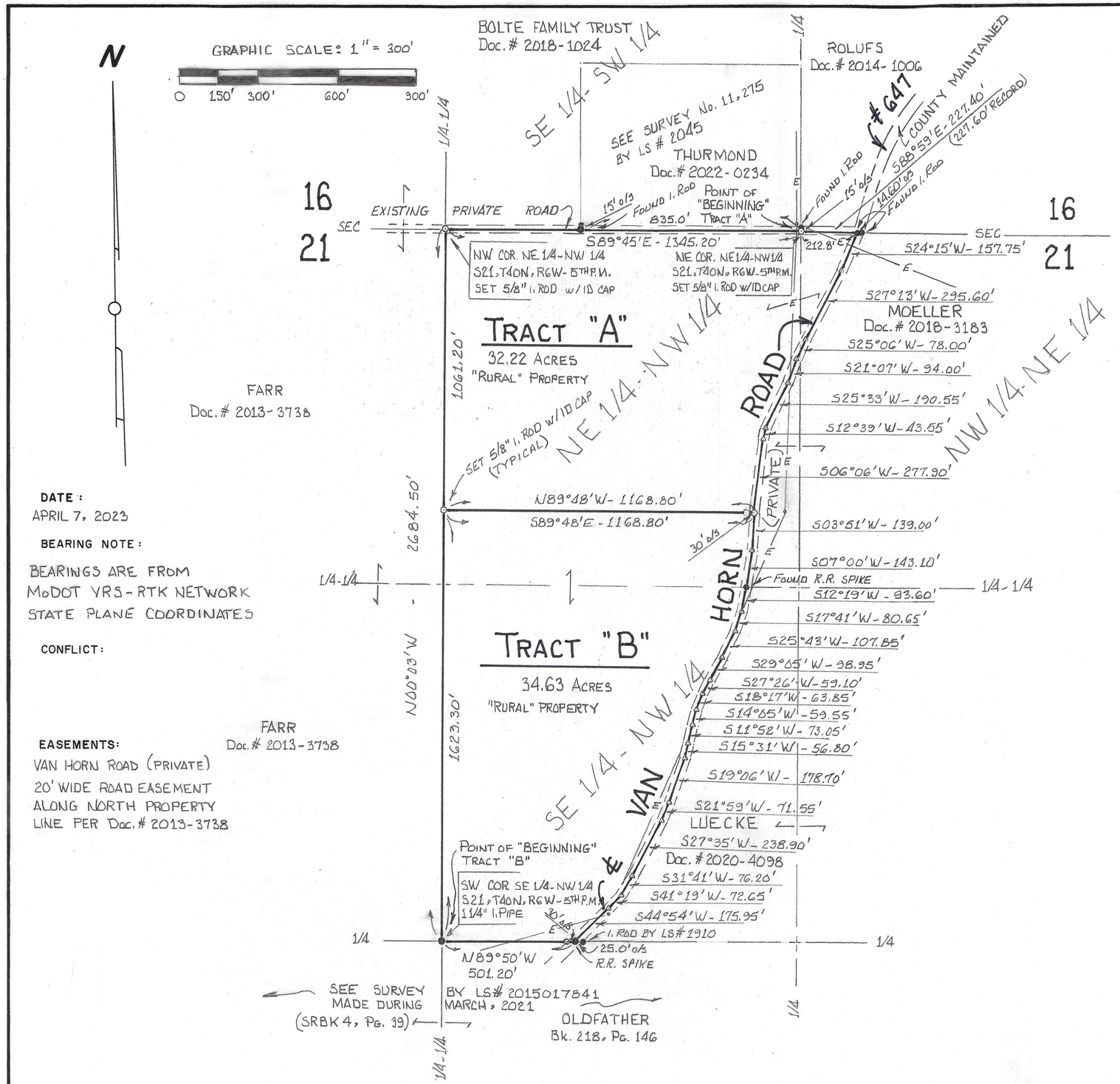

DATE :
APRIL 7, 2023

BEARING NOTE :

BEARINGS ARE FROM MoDOT VRS-RTK NETWORK STATE PLANE COORDINATES

CONFLICT :

EASEMENTS:

VAN HORN ROAD (PRIVATE)
20' WIDE ROAD EASEMENT ALONG NORTH PROPERTY LINE PER Doc.# 2013-3738

THE PROFESSIONAL SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. CLIENT HAS NOT PROVIDED UP-TO-DATE TITLE SEARCH INFORMATION TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD OR NOT OF RECORD MAY EXIST THAT MAY AFFECT THIS SURVEYED PARCEL.

THE 'DEGREE OF PRECISION' OF THE MEASUREMENTS SHOWN IS FOR MATHMATICAL CLOSURE. THE 'POSITIONAL ACCURACY' OF THIS SURVEY'S MEASUREMENTS MEETS THE CURRENT "MISSOURI STANDARDS" FOR "SUBURBAN PROPERTY SURVEYS".

Document No. _____

STATE OF MISSOURI)
) ss
COUNTY OF GASCONADE)

Filed for record this ____day of _____, 2023,

at _____ O'clock and _____ minutes ____ M.,

Recorded in Book _____, Page _____.

Jenny Schneider, Gasconade County Recorder

BY: _____
Deputy

LEGEND

- IRON MARKER FOUND
- IRON MARKER SET
- STONE FOUND
- R.O.W. MARKER
- PILE OF ROCKS FOUND
- PILE OF ROCKS SET
- POINT
- WOOD STAKE SET

NOTE

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.

PROPERTY DESCRIPTIONS FOR SURVEY No. 2023-019

TRACT "A" — 32.22 ACRES

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, GASCONADE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS.

"BEGINNING" AT AN IRON ROD AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE GOING SOUTH 88 DEGREES, 59 MINUTES EAST, ALONG THE SECTION LINE, 212.80 FEET TO AN IRON ROD IN THE CENTER OF AN EXISTING PRIVATE ROAD KNOWN AS "VAN HORN ROAD" (FROM THIS POINT AN IRON ROD BEARS SOUTH 88 DEGREES, 59 MINUTES, EAST, 14.60 FEET); THENCE LEAVING THE SECTION LINE AND FOLLOWING THE CENTERLINE OF SAID PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES – SOUTH 24 DEGREES, 15 MINUTES WEST, 157.75 FEET; THENCE SOUTH 27 DEGREES, 13 MINUTES WEST, 295.60 FEET; THENCE SOUTH 25 DEGREES, 06 MINUTES WEST, 78.00 FEET; THENCE SOUTH 21 DEGREES, 07 MINUTES WEST, 94.00 FEET; THENCE SOUTH 25 DEGREES, 33 MINUTES WEST, 190.55 FEET; THENCE SOUTH 12 DEGREES, 39 MINUTES WEST, 43.55 FEET; THENCE SOUTH 06 DEGREES, 06 MINUTES WEST, 277.90 FEET TO A RAILROAD SPIKE (FROM THIS POINT AN IRON ROD BEARS NORTH 89 DEGREES, 48 MINUTES WEST, 30.00 FEET); THENCE LEAVING THE CENTERLINE OF "VAN HORN ROAD" AND GOING NORTH 89 DEGREES, 48 MINUTES WEST – 1,168.80 FEET TO AN IRON ROD ON THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE GOING NORTH 00 DEGREES, 03 MINUTES WEST, ALONG THE QUARTER-QUARTER SECTION LINE – 1,061.20 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12; THENCE GOING SOUTH 89 DEGREES, 45 MINUTES EAST – 1,345.20 FEET BACK TO THE POINT OF **"BEGINNING"**.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD AND THOSE NOT OF RECORD AND CONTAINS 32.22 ACRES.

TRACT "B" — 34.63

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, GASCONADE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS.

"BEGINNING" AT A 1-1/4" IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE GOING NORTH 00 DEGREES, 03 MINUTES WEST, ALONG THE QUARTER-QUARTER SECTION LINE – 1,623.30 FEET TO AN IRON ROD; THENCE LEAVING THE QUARTER-QUARTER SECTION LINE AND GOING SOUTH 89 DEGREES, 48 MINUTES EAST – 1,168.80 FEET TO A RAILROAD SPIKE IN THE CENTER OF AN EXISTING PRIVATE ROAD KNOWN AS "VAN HORN ROAD" (FROM THIS POINT AN IRON ROD BEARS NORTH 89 DEGREES, 48 MINUTES WEST, 30.00 FEET); THENCE FOLLOWING THE CENTERLINE OF SAID PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES – SOUTH 03 DEGREES, 51 MINUTES WEST, 139.00 FEET; THENCE SOUTH 07 DEGREES, 00 MINUTES WEST, 143.10 FEET; THENCE SOUTH 12 DEGREES, 19 MINUTES WEST, 93.60 FEET; THENCE SOUTH 17 DEGREES, 41 MINUTES WEST, 80.65 FEET; THENCE SOUTH 25 DEGREES, 43 MINUTES WEST, 107.85 FEET; THENCE SOUTH 29 DEGREES, 05 MINUTES WEST, 98.95 FEET; THENCE SOUTH 27 DEGREES, 26 MINUTES WEST, 59.10 FEET; THENCE SOUTH 18 DEGREES, 17 MINUTES WEST, 63.85 FEET; THENCE SOUTH 14 DEGREES, 05 MINUTES, WEST, 59.55 FEET; THENCE SOUTH 11 DEGREES, 52 MINUTES WEST, 73.05 FEET; THENCE SOUTH 15 DEGREES, 31 MINUTES WEST, 56.80 FEET; THENCE SOUTH 19 DEGREES, 06 MINUTES WEST, 178.70 FEET; THENCE SOUTH 21 DEGREES, 59 MINUTES WEST, 71.55 FEET; THENCE SOUTH 27 DEGREES, 35 MINUTES WEST, 238.90 FEET; THENCE SOUTH 31 DEGREES, 41 MINUTES WEST, 76.20 FEET; THENCE SOUTH 41 DEGREES, 19 MINUTES WEST, 72.65 FEET; THENCE SOUTH 44 DEGREES, 54 MINUTES WEST, 175.95 FEET TO A RAILROAD SPIKE ON THE SOUTH BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21 (FROM THIS POINT AN IRON ROD BEARS SOUTH 89 DEGREES, 50 MINUTES EAST, 25.00 FEET AND AN IRON ROD BEARS NORTH 89 DEGREES, 50 MINUTES WEST, 30.00 FEET); THENCE LEAVING THE CENTERLINE OF "VAN HORN ROAD" AND GOING NORTH 89 DEGREES, 50 MINUTES WEST, ALONG THE QUARTER SECTION LINE, 501.20 FEET BACK TO THE POINT OF **"BEGINNING"**.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD AND THOSE NOT OF RECORD AND CONTAINS 34.63 ACRES.

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 # **2011037862**

RALPH P. KLIETHERMES – PROFESSIONAL LAND SURVEYOR
MoPLS#2159

Property Subdivision Survey for John Richard Pruitt

Pt. S 21, T 40 N, R 6 W - 5TH P.M.
GASCONADE COUNTY, MISSOURI

DEED OF RECORD:
Deed Book 2021, page 4163, Gasconade County Recorder's Office

DATE: APRIL 6, 2023	SURVEY No. 2023-019
SCALE: 1" = 300'	DRAWN BY: R. P. K.

SURVEYOR'S CERTIFICATE

I, RALPH P. KLIETHERMES, MISSOURI PROFESSIONAL LAND SURVEYOR No. 2159, HEREBY CERTIFY THAT THIS PLAT TO ACCURATELY ILLUSTRATE A SURVEY COMPLETED BY ME OR UNDER MY DIRECTION DURING APRIL, 2023, 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. KLIETHERMES

_____
DATE

Océ-Bruning 80849 Form 13077