BOUNDARY LINE ADJUSTMENT SURVEY

PARTS OF THE NW¼ SW¼ AND SW¼ NW¼
SEC. 27, T26N, R22W
CHRISTIAN COUNTY, MISSOURI

OWNERS/SUBDIVIDERS:

JOSEPH W. & LORI R. RADFORD TRUST
DATED 10/09/2008
HIGHLANDVILLE, MO

GRID NORTH

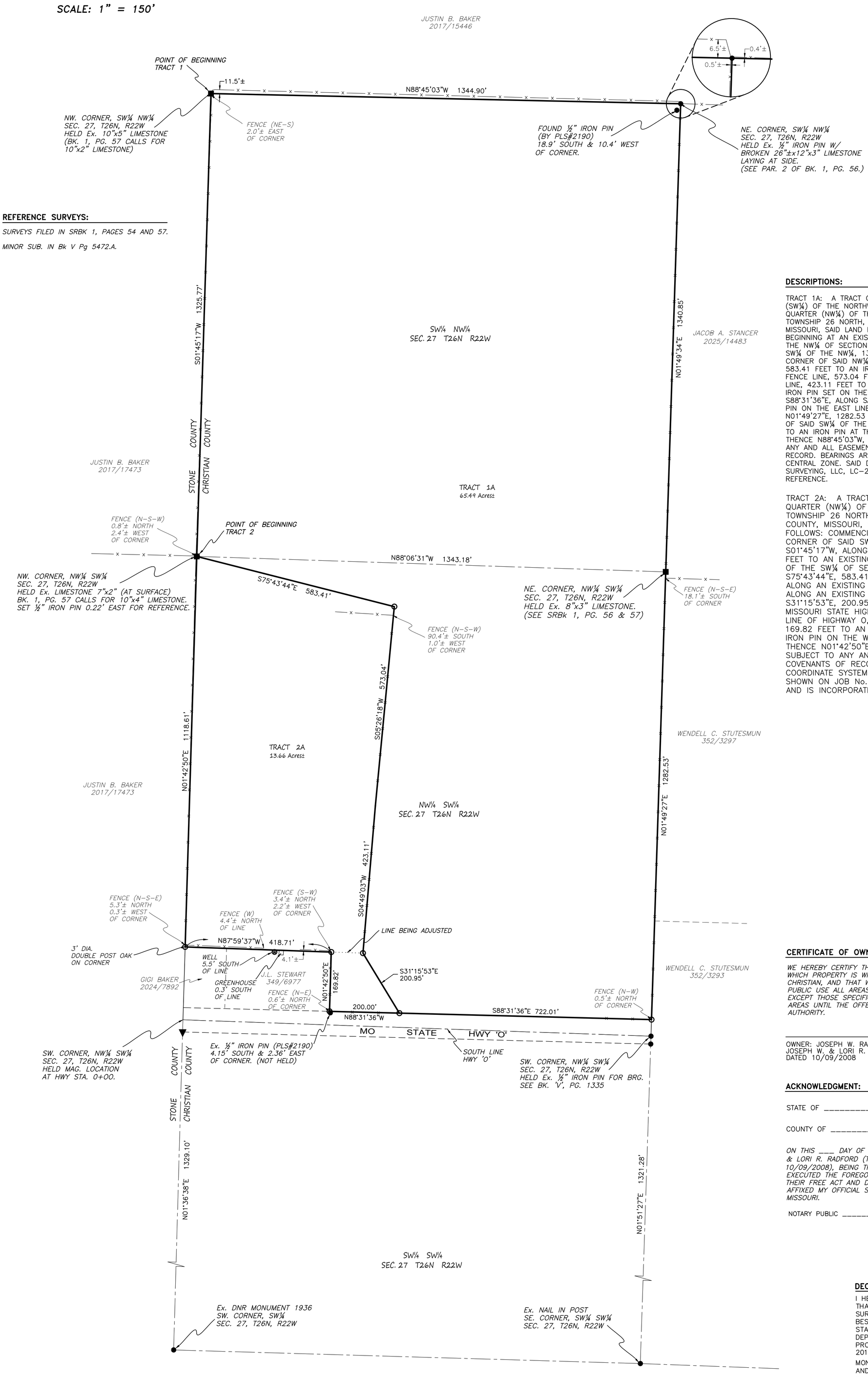
NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

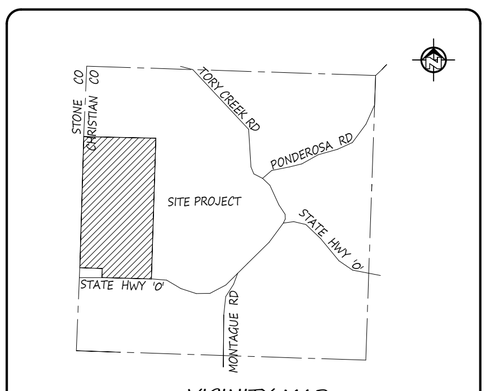
LEGEND

- ● = EXISTING IRON PIN OR PIPE. (EIP)
- ▼ = EXISTING RIGHT-OF-WAY POST.
- ■ = EXISTING STONE AS NOTED.
- ○ = SET IRON PIN (CORP#2022004477)
- (D) = REF. DEED (M) = MEASURED
- ——x——x—— EXISTING FENCE.

0 150 300 450

SCALE: 1" = 150'





VICINITY MAP
SEC. 27, T26N, R22W
SCALE: 1" = 2000'

REFERENCE SURVEYS:

SURVEYS FILED IN SRBK 1, PAGES 54 AND 57.

MINOR SUB. IN Bk V Pg 5472.A.

DESCRIPTIONS: SOURCE OF TITLE: BK. 2015, PG. 013578

TRACT 1A: A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) AND A PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼), ALL IN SECTION 27, TOWNSHIP 26 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID SW¼ OF THE NW¼ OF SECTION 27, THENCE S01°45'17"W, ALONG THE WEST LINE OF SAID SW¼ OF THE NW¼, 1325.77 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID NW¼ OF THE SW¼ OF SECTION 27; THENCE S75°43'44"E, 583.41 FEET TO AN IRON PIN; THENCE S05°26'18"W, AND ALONG AN EXISTING FENCE LINE, 573.04 FEET; THENCE S04°49'03"W, ALONG AN EXISTING FENCE LINE, 423.11 FEET TO AN IRON PIN; THENCE S31°15'53"W, 200.95 FEET TO AN IRON PIN SET ON THE NORTH LINE OF MISSOURI STATE HIGHWAY O; THENCE S88°31'36"E, ALONG SAID NORTH LINE OF HIGHWAY O, 722.01 FEET TO AN IRON PIN ON THE EAST LINE OF SAID NW¼ OF THE SW¼ OF SECTION 27; THENCE N01°49'27"E, 1282.53 FEET TO AN EXISTING STONE AT THE SOUTHEAST CORNER OF SAID SW¼ OF THE NW¼ OF SECTION 27; THENCE N01°49'34"E, 1340.85 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID SW¼ OF THE NW¼; THENCE N88°45'03"W, 1344.90 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. SAID DESCRIPTION IS SHOWN ON JOB No. 251258-2 BY O&M SURVEYING, LLC, LC-2022004477 AND IS INCORPORATED FULLY HEREIN BY REFERENCE.

TRACT 2A: A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 22 WEST OF THE 5TH P.M. IN CHRISTIAN COUNTY, MISSOURI, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID SW¼ OF THE NW¼ OF SECTION 27, THENCE S01°45'17"W, ALONG THE WEST LINE OF SAID SW¼ OF THE NW¼, 1325.77 FEET TO AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID NW¼ OF THE SW¼ OF SECTION 27 FOR THE POINT OF BEGINNING; THENCE S75°43'44"E, 583.41 FEET TO AN IRON PIN; THENCE S05°26'18"W, AND ALONG AN EXISTING FENCE LINE, 573.04 FEET; THENCE S04°49'03"W, ALONG AN EXISTING FENCE LINE, 423.11 FEET TO AN IRON PIN; THENCE S31°15'53"E, 200.95 FEET TO AN IRON PIN SET ON THE NORTH LINE OF MISSOURI STATE HIGHWAY O; THENCE N88°31'36"W, ALONG SAID NORTH LINE OF HIGHWAY O, 200.00 FEET TO AN IRON PIN; THENCE N01°42'50"E, 169.82 FEET TO AN IRON PIN; THENCE N87°59'37"W, 418.71 FEET TO AN IRON PIN ON THE WEST LINE OF SAID NW¼ OF THE SW¼ OF SECTION 27; THENCE N01°42'50"E, 1118.61 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. SAID DESCRIPTION IS SHOWN ON JOB No. 251258-2 BY O&M SURVEYING, LLC, LC-2022004477 AND IS INCORPORATED FULLY HEREIN BY REFERENCE.

CERTIFICATE OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE COUNTY OF CHRISTIAN, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT-OF-WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

OWNER: JOSEPH W. RADFORD TRUSTEE OF JOSEPH W. & LORI R. RADFORD TRUST DATED 10/09/2008

OWNER: LORI R. RADFORD TRUSTEE OF JOSEPH W. & LORI R. RADFORD TRUST DATED 10/09/2008

ACKNOWLEDGMENT:

STATE OF _____
} SS
COUNTY OF _____

ON THIS ___ DAY OF _____, 2026, BEFORE ME PERSONALLY APPEARED JOSEPH W. & LORI R. RADFORD (TRUSTEES OF THE JOSEPH W. & LORI R. RADFORD TRUST DATED 10/09/2008), BEING THE LEGAL OWNERS OF THE ABOVE DESCRIBED TRACT AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HAVING ACKNOWLEDGED THE SAME AS BEING THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST WRITTEN ABOVE IN CHRISTIAN COUNTY, MISSOURI.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DECLARATION BY SURVEYOR

I HEREBY DECLARE TO JOSEPH W. & LORI R. RADFORD, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY THE CLIENTS.

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW AND SUPERVISION.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.

APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CHRISTIAN COUNTY PLANNING AND ZONING DEPARTMENT.

_____
(PLANNING AND ZONING ADMINISTRATOR)

_____
DATE

COLLECTOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE TAXES FOR THE PROPERTY SHOWN HEREON DESIGNATED AS PARCEL No. 19-08-27-000-000-006.000 AND 19-08-27-000-000-006.001 IN CHRISTIAN COUNTY, MISSOURI, HAVE BEEN PAID AND THERE ARE NO BACK TAXES DUE ON THE PROPERTY DESCRIBED HEREIN.

_____
TED NICHOLS
CHRISTIAN COUNTY COLLECTOR

DATE: _____

SURVEYOR'S NOTE:

ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES ARE BASED UPON INFORMATION OBTAINED FROM THE CHRISTIAN COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)

EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.

TYPE OF SURVEY: RURAL.

O&M SURVEYING LLC
(417) 832-1405
(417) 830-1171

LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING
472 TROUT ROAD
OZARK, MISSOURI 65721

PROFESSIONAL LAND SURVEYOR
REG. NUMBER: PLS-2007017965
CORPORATION# 2022004477

STATE OF MISSOURI
BARRY D. MACKEY
NUMBER PLS-2007017965
PROFESSIONAL LAND SURVEYOR

CLIENT: JOSEPH W. & LORI R. RADFORD	JOB No.: 251258-2
DESCRIPTION: BOUNDARY LINE ADJ SURVEY	DATE: 06-01-2026
LOCATION: W½, SEC. 27, T26N, R22W CHRISTIAN COUNTY, MO	SCALE: 1" = 150'
	DRAWN BY: JES CHECKED BY: BDM
ORDERED BY: CLIENTS	DWG. No.: 251258-2