LOCATION SURVEY
PHELPS MAINTENANCE SHED

MoDOT

SURVEY PLAT

BASIS OF BEARINGS
GRID NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983
WESTERN ZONE

LEGEND

- SET 5/8" X 24" IP W/ ALUM CAP
- FOUND ALUMINUM MONUMENT
- FOUND 1" PIPE
- FOUND COTTON SPINDLE
- FOUND AXLE
- FOUND 60D NAIL
- FOUND SQUARE BOLT
- FOUND STONE
- FOUND EXISTING IP
- FOUND STEEL BOUNDARY MARKER
- (M) - MEASURED
- (D) - DEED
- (GLO) - GENERAL LAND OFFICE
- ℄ OF ROADWAY
- NEW MHTC BOUNDARY
- PUBLIC LAND LINE
- EXISTING MHTC BOUNDARY

TYPE RURAL PROPERTY.

APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.

SUBJECT TO ALL EASEMENTS OF RECORD.

CONVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.

PROPERTY WAS SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

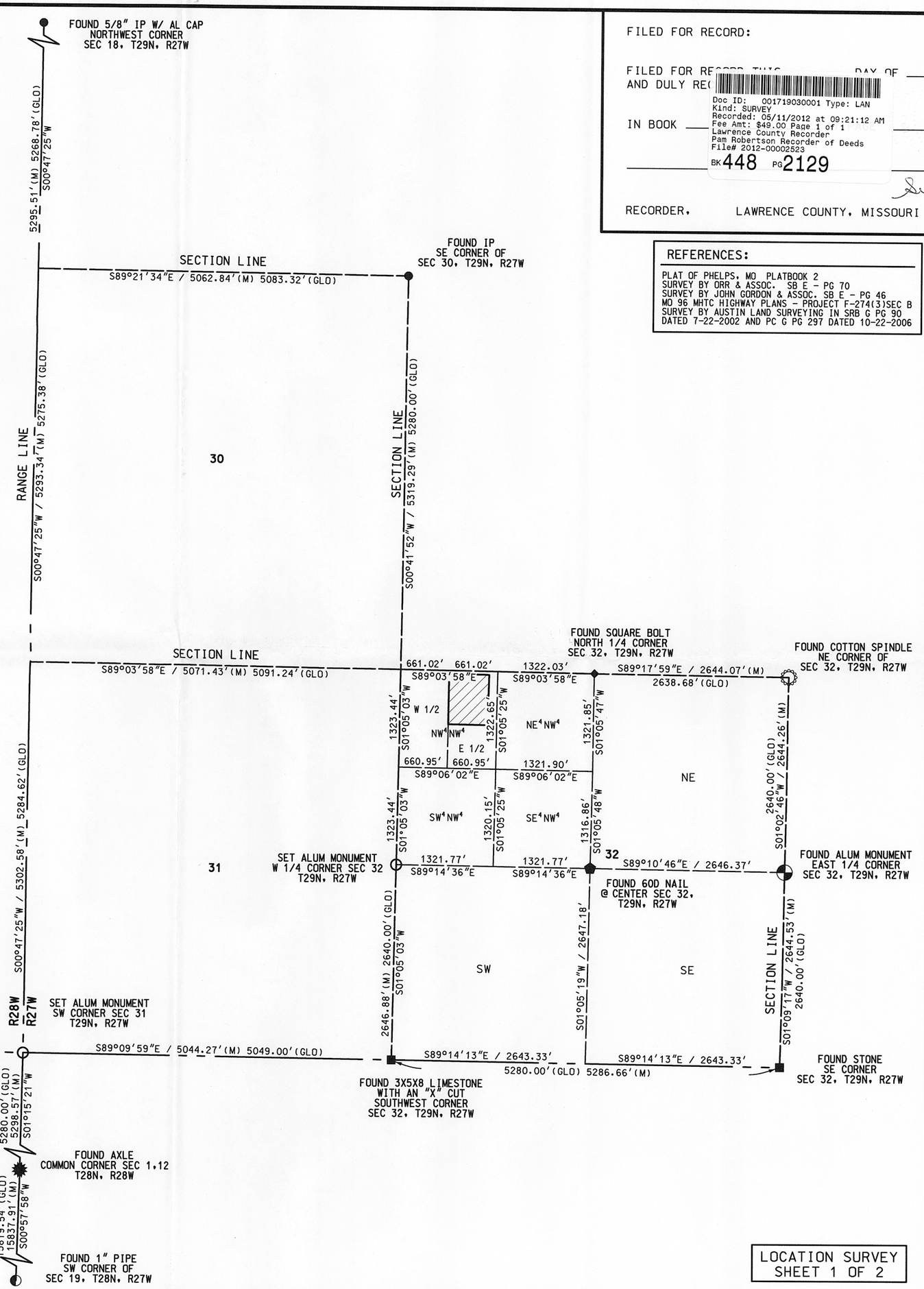
DATE OF SURVEY 2-02-2012

SURVEY NOTES:

ESTABLISHED THE POSITION OF THE COMMON CORNER TO SECTION 29,30,31,& 32 USING THE EXISTING MONUMENT AT NORTH QUARTER CORNER OF SECTION 32. THE CALCULATED POSITION OF THE NORTHWEST CORNER OF SECTION 31 AND POSITION AS SHOWN ON OLD ROUTE 66 PLANS. I DID NOT USE DOUBLE PROPORTION MEASURE FROM EXISTING STONE @ SOUTHWEST CORNER OF SECTION 32 AND THE NORTHWEST CORNER OF SECTION 29 BECAUSE THE RESULTS WOULD HAVE MOVED THE POSITION OF THIS CORNER TO THE NORTH SIDE OF THE EXISTING CART PATH AND WOULD BE INCONSISTENT WITH THE OTHER DIMENSIONS IN THE AREA.

MHTC PROPERTY DESCRIPTION

BEING THAT PART OF THE NW^4 NW^4 SECTION 32, TOWNSHIP 29, RANGE 27, DESCRIBED AS FOLLOWS:
THE NORTH 11.0 ACRES OF THE E^2 NW^4 NW^4 OF SECTION 32, EXCEPT BEGINNING AT THE NORTHEAST CORNER OF THE E^2 NW^4 NW^4 OF SECTION 32; THENCE SOUTH 716.0 FEET, MORE OR LESS TO THE NORTH LINE OF THE SOUTH 9.0 ACRES OF THE E^2 NW^4 NW^4 OF SECTION 32; THENCE WEST 100.0 FEET; THENCE NORTH 716.0 FEET TO THE NORTH LINE OF THE E^2 NW^4 NW^4; THENCE EAST 100.0 FEET TO BEGINNING. ALSO EXCEPT BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROUTE 96, 60 FEET RIGHT OF CENTERLINE STATION 430+59.9; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID NW 1/4 NW 1/4, SECTION 32, A DISTANCE OF 383 FEET; THENCE WEST 20 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE OF THE NW 1/4 NW 1/4, SECTION 32, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROUTE 96 (SAID POINT ON THE RIGHT-OF-WAY LINE IS LOCATED 60 FEET SOUTHERLY OF AND AT RIGHT ANGLES TO THE HEREINAFTER CENTERLINE); THENCE EAST PARALLEL WITH THE CENTERLINE TO THE POINT OF BEGINNING CONTAINING 0.176 OF AN ACRE, MORE OR LESS.



FILED FOR RECORD:

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AND DULY RECORDED

IN BOOK _____

Doc ID: 001719030001 Type: LAN
Kind: SURVEY
Recorded: 05/11/2012 at 09:21:12 AM
Fee Amt: $49.00 Page 1 of 1
Lawrence County Recorder
Pam Robertson Recorder of Deeds
File# 2012-00002523
BK 448 PG 2129

Survey Book 6-355

RECORDER, LAWRENCE COUNTY, MISSOURI

REFERENCES:

PLAT OF PHELPS, MO PLATBOOK 2
SURVEY BY ORR & ASSOC. SB E - PG 70
SURVEY BY JOHN GORDON & ASSOC. SB E - PG 46
MO 96 MHTC HIGHWAY PLANS - PROJECT F-274(3)SEC B
SURVEY BY AUSTIN LAND SURVEYING IN SRB G PG 90
DATED 7-22-2002 AND PC G PG 297 DATED 10-22-2006

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

DISTRICT: SW
SCALE: 1" = 1000'
DATE PREPARED: 5/9/2012
SHEET: 1 OF 2
ROUTE: 96
PROJECT:
COUNTY: LAWRENCE
TOWNSHIP: 29N RANGE: 27W
PROJECT SURVEYOR: MIKE JOHNSON

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION THE TRACT SHOWN HERON WAS SURVEYED UNDER MY DIRECT SUPERVISION. SAID SURVEY WAS EXECUTED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
IN WITNESS THEREOF, I HEREUNTO SET MY SEAL AND SIGNATURE

THIS 9TH DAY OF MAY A.D., 2012

STATE OF MISSOURI
MICHAEL ALAN JOHNSON
NUMBER LS-2298
REGISTERED LAND SURVEYOR

MIKE JOHNSON MO P.L.S. 2298

LOCATION SURVEY
SHEET 1 OF 2

001 Phelps Maint j1000.dgn 8:41:31 AM 5/9/2012

SURVEY PLAT

BASIS OF BEARINGS
GRID NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983
WESTERN ZONE

FOUND 5/8" IRON PIN
NORTHWEST CORNER
SEC 29, T29N, R27W

5280 (GLO)
5319.29' (M)
N00°41'52"E

EXIST MHTC BOUNDARY

5071.43' (M)
5091.24' (GLO)
N89°03'58"W

SECTION LINE

CENTERLINE RTE 96

661.02'

CALC CORNER
NORTHWEST CORNER
SEC 32, T29N, R27W

CALC CORNER
NORTHWEST CORNER
SEC 31, T29N, R27W

SECTION LINE

2640.00' (GLO)
2646.88' (M)
S01°05'03"W

ON LINE
EXIST MHTC BOUNDARY
1.8'
1.5'
NOT TO SCALE

SW⁴SW⁴
29-29-27

S89°03'58"E / 1322.04'

52.2'

70.0'
60.0'

D 1°13'38"
L 162.34'
R 7579.50'
CL 162.33'

CALC CORNER
NORTH 1/16 CORNER
SEC 32, T29N, R27W

47.8'

N89°43'51"W / 381.49'

428+74.1
60.0'

QC DEED
BK 305 PG 464

20.0'

120.0'

226.8'

63.80'

109.4'

85.6'

317.5' TO PL

316.5'
TO PL

495.4'

N01°23'13"E / 383.09'

MARK &
CHARLOTTE
CARTER
BK 347
PG 343

728.77'
1/4 1/4 SECTION LINE

100.0'

18.0'

N01°17'48"E / 298.67'

S01°05'13"W / 677.48'

313.8'

MISSOURI HIGHWAY & TRANSPORTATION COMMISSION
BOOK 204 - PAGE 406
BOOK 221 - PAGE 59
BOOK 221 - PAGE 250

TOTAL 8.60 ACRES

NW⁴NW⁴
32-29-27

JO ANN KINGSLEY ET AL
BK 416 - PG 460

SOUTH LINE OF THE
NORTH 11 ACRES
E 1/2 NW⁴ NW⁴

FOUND 1/2" IP
DISTURBED

S89°06'01"E / 560.45'

S01°05'15"W / 593.33'

S01°05'25"W / 1322.65'

S00°14'11"E / 598.16'

JUDY M LUTHER
BK 418 - PG 506

FOUND 3X5X8 LIMESTONE
WITH AN "X" CUT
SOUTHWEST CORNER
SEC 32, T29N, R27W

SCALE 1"= 100'

0 100 200 300 400 500

SE⁴SW⁴
29-29-27

FOUND SQUARE BOLT
NORTH 1/4 CORNER
SEC 32, T29N, R27W

1322.03'
S89°03'58"E

EXIST MHTC BOUNDARY

NE⁴NW⁴
32-29-27

15.7'
1.2'
EXIST MHTC
BOUNDARY
0.2'
2.3'
1/4 1/4 SEC LINE
NOT TO SCALE

4.7'
(1)
(2)
(3)
103.3' TO PL
114.4'
TO PL
19.9'
19.6'
86.9'
TO PL
17.0'
111.0' TO PL
NOT TO SCALE

20.2'
20.00' (D)
19.77' (M)
2.4'
N89°09'02"W
2.3'
NOT TO SCALE

5.7'
6.0'
NOT TO SCALE

1.6'
5.9'
NOT TO SCALE

0.7'
0.9'
NOT TO SCALE

FOUND 1/2" IP
DID NOT HOLD, HELD CALC POSITION
SOUTH CORNER OF THE NW⁴NW⁴
SEC 32, T29N, R27W
7.7'
1.6'
1.0'
5.1'
NOT TO SCALE

FOUND 1/2" ORR PIN
DID NOT HOLD, HELD CALC POSITION
SE CORNER OF THE NW⁴NW⁴
SEC 32, T29N, R27W
6.8'
4.2'
NOT TO SCALE

FILED FOR RECORD:

FILED FOR RECORD THIS _____ DAY OF _____
AND DULY RECORDED

IN BOOK _____ AT PAGE _____

RECORDER, LAWRENCE COUNTY, MISSOURI

Approved MHTC

LEGEND

- SET 5/8" X 24" IP W/ ALUM CAP
- FOUND ALUMINUM MONUMENT
- FOUND 1" PIPE
- FOUND COTTON SPINDLE
- FOUND AXLE
- FOUND 60D NAIL
- FOUND SQUARE BOLT
- FOUND STONE
- FOUND EXISTING IP
- FOUND STEEL BOUNDARY MARKER
- (M) - MEASURED
- (D) - DEED
- (GLO) - GENERAL LAND OFFICE
- ℄ OF ROADWAY
- NEW MHTC BOUNDARY
- PUBLIC LAND LINE
- EXISTING MHTC BOUNDARY

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

ROUTE: 96	DISTRICT: SW
PROJECT:	SCALE: 1" = 100'
COUNTY: LAWRENCE	DATE PREPARED: 5/9/2012
TOWNSHIP: 29N	RANGE: 27W
	SHEET: 2 OF 2
	PROJECT SURVEYOR: MIKE JOHNSON

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

(1) ONE STORY CONC SHOP	(36' x 90')
(2) CONC WELL HOUSE	(7' x 7')
(3) CONC STORAGE BLDG	(29' X 65')
(4) CONC FUEL CONTAINMENT	(15' x 17')
(5) CHEMICAL BLDG	(15' x 22')
(6) SALT BARN	(31' x 48')

STATE OF MISSOURI
MICHAEL ALAN JOHNSON
NUMBER LS-2298
REGISTERED LAND SURVEYOR

THIS 9TH DAY OF MAY A.D., 2012

MIKE JOHNSON MO P.L.S. 2298

LOCATION SURVEY
SHEET 2 OF 2