

# PLAT OF SURVEY

TRACT SURVEYED BY  
R. CURTIS MCADAMS  
PLS 2005019225  
ON 10/30/2012

BOOK 3674  
PAGE 719

TRACT SURVEYED BY  
R. CURTIS MCADAMS  
PLS 2005019225  
ON 11/14/2017

BOOK 3667  
PAGE 73

CENTER SECTION 22  
T-56N; R-34W. FOUND  
5/8" IRON BAR &  
ALUMINUM CAP  
STAMPED LC 000120.

FOUND 1/2" IRON  
BAR & LC 000120  
CAP

E 1/4 CORNER SECTION 22  
T-56N; R-34W. FOUND 5/8"  
IRON BAR.

FOUND 1/2" IRON  
BAR & LC 000120  
CAP 12.1" W. OF  
CORNER

SET WITNESS  
MONUMENT 20"  
W. OF CORNER

SET WITNESS  
MONUMENT 25"  
E. OF CORNER

S 1/4 CORNER SECTION 22  
T-56N; R-34W. SET 5/8"  
IRON BAR & ALUMINUM CAP  
STAMPED LC 000120.

SE CORNER SECTION 22  
T-56N; R-34W. FOUND  
5/8" IRON BAR.  
DNR DOC.#600-40555

TRACT 3  
244.30 ACRES  
RURAL PROPERTY

TRACT 4  
77.29 ACRES  
RURAL PROPERTY

BOOK 3792  
PAGES 668-669

TRACT SURVEYED BY  
R. CURTIS MCADAMS  
PLS 2005019225  
ON 11/16/2023

SET WITNESS  
MONUMENT 25"  
E. OF CORNER

SET WITNESS  
MONUMENT 25"  
E. OF CORNER

SET WITNESS  
MONUMENT 25"  
W. OF CORNER

FOUND 1/2" IRON BAR  
& LC 000120 CAP 30"  
W. OF CORNER

SE CORNER SECTION 27  
T-56N; R-34W. FOUND  
STONE AS REFERENCED  
BY R. GENE BUZZARD  
LS 1463 ON 01/09/1991

## PROPERTY DESCRIPTIONS:

**Tract 1:** Beginning at the Center of Section 22, Township 56 North, Range 34 West, Buchanan County, Missouri; thence along the North line of the Southeast Quarter of said section South 89 degrees 35 minutes 14 seconds East, 1286.38 feet; thence departing from said line South 00 degrees 49 minutes 33 seconds East, 1208.66 feet; thence North 89 degrees 45 minutes 43 seconds West, 1277.94 feet to the West line of the Southeast Quarter of said section; thence along said line North 00 degrees 25 minutes 32 seconds East, 1212.53 feet to the Point of Beginning.

The above described tract of land contains 35.63 acres, more or less, inclusive of 90th Road right-of-way, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

**Tract 2:** Beginning at the East Quarter Corner of Section 22, Township 56 North, Range 34 West, Buchanan County, Missouri; thence along the East line of the Southeast Quarter of said section South 00 degrees 30 minutes 14 seconds West, 1204.54 feet; thence departing from said line North 89 degrees 45 minutes 43 seconds West, 1340.34 feet; thence North 00 degrees 49 minutes 33 seconds East, 1208.66 feet to the North line of the Southeast Quarter of said section; thence along said line South 89 degrees 35 minutes 14 seconds East, 1333.54 feet to the Point of Beginning.

The above described tract of land contains 37.03 acres, more or less, inclusive of 95th Road right-of-way, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

**Tract 3:** Beginning at the Northeast Corner of Section 27, Township 56 North, Range 34 West, Buchanan County, Missouri; thence along the East line of the Northeast Quarter of said section South 00 degrees 27 minutes 11 seconds West, 2320.36 feet to the Southerly right-of-way of the Former Atchison, Topeka and Santa Fe Railroad; thence departing from said line and continuing along said right-of-way 508.18 feet by arc distance along a curve to the right having a radius of 1095.92 feet and a chord bearing and distance of South 52 degrees 29 minutes 52 seconds East, 503.64 feet to the North right-of-way of Missouri State Route H; thence departing from said Railroad right-of-way and continuing along the North right-of-way of Missouri State Route H the following courses and distances: North 89 degrees 24 minutes 12 seconds West, 356.11 feet; thence South 89 degrees 30 minutes 12 seconds West, 176.25 feet; thence North 87 degrees 38 minutes 03 seconds West, 100.12 feet; thence South 89 degrees 30 minutes 12 seconds West, 200.00 feet; thence South 86 degrees 38 minutes 27 seconds West, 100.12 feet; thence South 89 degrees 30 minutes 12 seconds West, 400.00 feet; thence South 00 degrees 29 minutes 48 seconds East, 5.00 feet; thence South 89 degrees 30 minutes 12 seconds West, 99.96 feet; thence South 89 degrees 41 minutes 21 seconds West, 349.94 feet; thence North 84 degrees 36 minutes 01 seconds East, 100.50 feet; thence South 89 degrees 41 minutes 21 seconds West, 100.00 feet; thence South 86 degrees 49 minutes 36 seconds West, 100.12 feet; thence South 89 degrees 41 minutes 21 seconds West, 100.12 feet; thence South 86 degrees 49 minutes 36 seconds West, 100.12 feet; thence South 89 degrees 41 minutes 21 seconds West, 401.34 feet to the West line of the Northeast Quarter of said section; thence along said line North 00 degrees 46 minutes 41 seconds East, 2627.74 feet to the South Quarter Corner of Section 22, Township 56 North, Range 34 West, Buchanan County, Missouri; thence along the West line of the Southeast Quarter of said Section 22 North 00 degrees 25 minutes 32 seconds East, 1422.22 feet; thence departing from said line South 89 degrees 45 minutes 43 seconds East, 2618.28 feet to the East line of the Southeast Quarter of said Section 22; thence along said line South 00 degrees 30 minutes 14 seconds West, 1392.65 feet to the Point of Beginning.

The above described tract of land contains 244.30 acres, more or less, inclusive of 90th Road and 95th Road right-of-way and exclusive of Missouri State Route H right-of-way, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

**Tract 4:** Commencing at the Southeast Corner of Section 27, Township 56 North, Range 34 West, Buchanan County, Missouri; thence along the East line of the Southeast Quarter of said section North 00 degrees 17 minutes 15 seconds East, 1331.96 feet to the Point of Beginning said point being the Southeast Corner of the North Half of the Southeast Quarter of said section; thence along the South line of the North Half of the Southeast Quarter of said section South 89 degrees 54 minutes 08 seconds West, 2646.33 feet to the Southwest Corner of the North Half of the Southeast Quarter of said section; thence along the West line of the Southeast Quarter of said section North 00 degrees 55 minutes 53 seconds East, 1274.11 feet to the South right-of-way of Missouri State Route H; thence departing from said line and continuing along said right-of-way the following courses and distances: North 89 degrees 41 minutes 21 seconds East, 952.60 feet; thence South 84 degrees 36 minutes 01 seconds East, 100.50 feet; thence North 83 degrees 58 minutes 43 seconds East, 50.25 feet; thence North 89 degrees 41 minutes 21 seconds East, 250.00 feet; thence North 86 degrees 49 minutes 36 seconds East, 100.12 feet; thence North 89 degrees 41 minutes 21 seconds East, 100.05 feet; thence North 89 degrees 30 minutes 12 seconds East, 500.05 feet; thence South 00 degrees 29 minutes 48 seconds East, 20.00 feet; thence North 89 degrees 30 minutes 12 seconds East, 100.00 feet; thence North 86 degrees 38 minutes 27 seconds East, 100.12 feet; thence North 89 degrees 30 minutes 12 seconds East, 229.23 feet to the East line of the Southeast Quarter of said section; thence along said line South 00 degrees 17 minutes 15 seconds West, 1272.06 feet to the Point of Beginning.

The above described tract of land contains 77.29 acres, more or less, inclusive of 90th Road and 95th Road right-of-way and exclusive of Missouri State Route H right-of-way, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

## SURVEYOR'S CERTIFICATION:

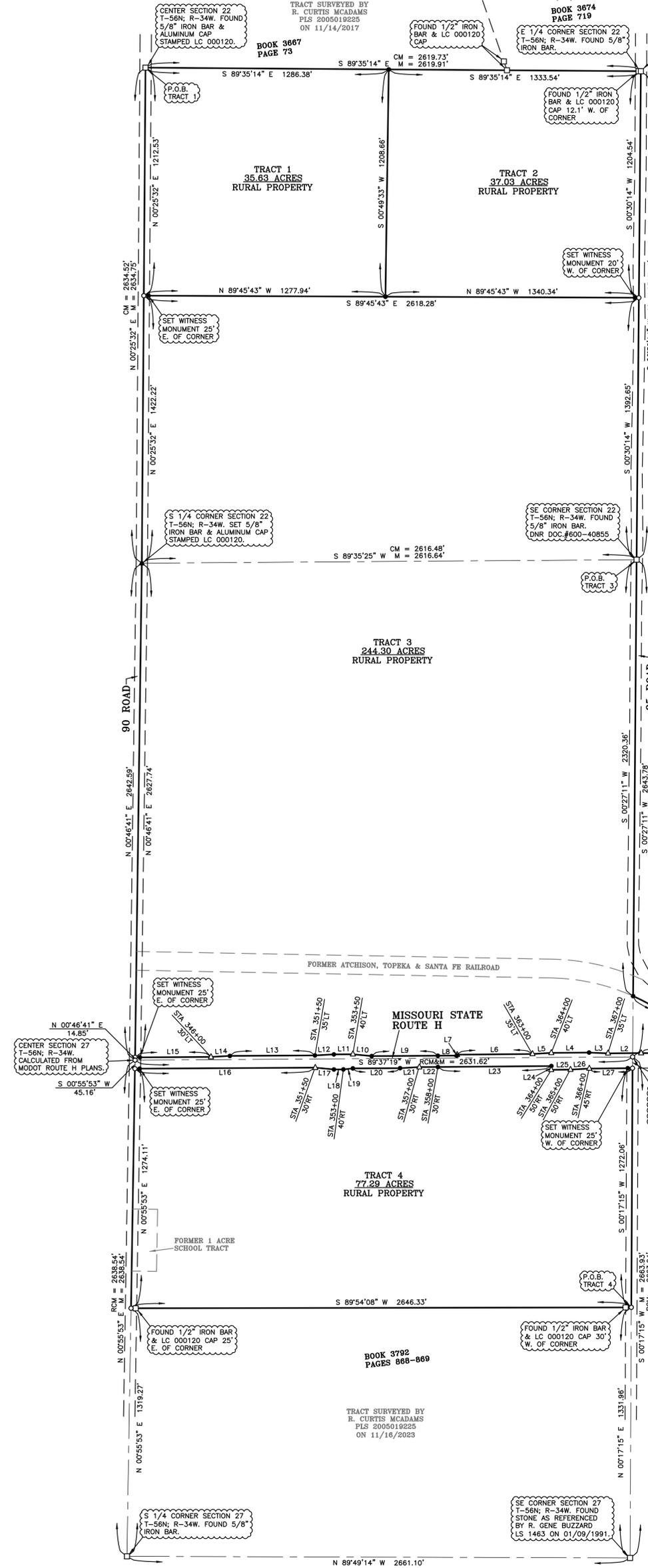
I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Twenty-eighth (28th) day of December, 2023.

R. Curtis McAdams  
Missouri P.L.S. 2005019225

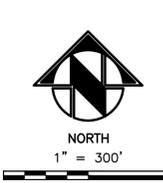
## SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
- Surveyor has made no investigation or 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.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Bearings for the attached survey are in reference to Missouri West Zone Grid Bearings NAD 83 as determined from the Missouri Department of Transportation Virtual Reference Network with a grid factor of 0.99990368.



**LEGEND**

- ▲ = DENOTES 5/8" BAR & LC 000120 ALUMINUM CAP SET
- = DENOTES 1/2" BAR & LC 000120 CAP SET
- = DENOTES CALCULATED CORNER
- = DENOTES FOUND MONUMENT
- △ = DENOTES FOUND RIGHT-OF-WAY MARKER
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- GLO = ORIGINAL GOVERNMENT SURVEY DISTANCE
- CM = MEASURED DISTANCE BY R. CURTIS MCADAMS PLS 2005019225 ON 08/19/2021
- RCM = MEASURED DISTANCE BY R. CURTIS MCADAMS PLS 2005019225 ON 11/16/2023



**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1095.92'	508.18'	503.64'	S 52°29'52" E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°24'12" W	356.11'
L2	S 89°30'12" W	176.25'
L3	N 87°38'03" W	100.12'
L4	S 89°30'12" W	200.00'
L5	S 86°38'27" W	100.12'
L6	S 89°30'12" W	400.00'
L7	S 00°29'48" E	5.00'
L8	S 89°30'12" W	99.96'
L9	S 89°41'21" W	349.94'
L10	N 84°36'01" W	100.50'
L11	S 89°41'21" W	100.00'
L12	S 86°49'36" W	100.12'
L13	S 89°41'21" W	450.00'
L14	S 86°49'36" W	100.12'

**LINE TABLE**

LINE	BEARING	DISTANCE
L15	S 89°41'21" W	401.34'
L16	N 89°41'21" E	352.60'
L17	S 84°36'01" E	100.50'
L18	N 89°41'21" E	50.00'
L19	N 83°58'43" E	50.25'
L20	N 89°41'21" E	250.00'
L21	N 86°49'36" E	100.12'
L22	N 89°41'21" E	100.05'
L23	N 89°30'12" E	600.05'
L24	S 00°29'48" E	20.00'
L25	N 89°30'12" E	100.00'
L26	N 86°38'27" E	100.12'
L27	N 89°30'12" E	229.23'

PREPARED FOR:  
**DAVID LAFOLLETTE**  
SECTIONS 22, 26 & 27, T-56N; R-34W  
BUCHANAN COUNTY, MISSOURI

**MIDLAND SURVEYING**  
Midland Surveying, Inc.  
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS  
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FILE: LAFOLLETTE\_DAVI  
DATE: DEC. 28, 2023  
SCALE: 1" = 300'  
REVISED:  
SHEET NO. 1 OF 1