

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL OF THE PROPERTY DESCRIPTION SHOWN ON THE FACE OF THIS SURVEY. A LOT SPLIT OF LAND LOCATED IN HENRY COUNTY, MISSOURI. THE PROPERTY DESCRIBED BY LAND DESCRIPTION HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_

ACKNOWLEDGMENT:

STATE OF MISSOURI )  
S.S. )  
COUNTY OF HENRY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,

BEFORE ME PERSONALLY APPEARED, \_\_\_\_\_  
ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES CONTAINED  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL  
IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PROPERTY DESCRIPTION TRACT 1:  
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 26 WEST,  
DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST  
QUARTER; THENCE NORTH 89°13'58" EAST, A DISTANCE OF 228.01 FEET; THENCE SOUTH 00°05'13"  
WEST, A DISTANCE OF 80.19 FEET; THENCE SOUTH 88°53'21" EAST, A DISTANCE OF 62.94 FEET; THENCE  
SOUTH 01°27'43" WEST, A DISTANCE OF 201.02 FEET; THENCE SOUTH 85°54'45" EAST, A DISTANCE OF  
17.02 FEET; THENCE SOUTH 01°27'43" WEST, A DISTANCE OF 145.71 FEET; THENCE SOUTH 44°13'58"  
WEST, A DISTANCE OF 110.70 FEET; THENCE SOUTH 89°13'58" WEST, A DISTANCE OF 214.91 FEET TO A  
POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°46'02"  
WEST, A DISTANCE OF 508.43 FEET TO THE POINT OF BEGINNING, ALL IN HENRY COUNTY, MISSOURI.

SAID TRACT OF LAND CONTAINS 3.20 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS,  
RESERVATIONS AND CONDITIONS OF RECORD, AND TO ALL EXISTING ROADS AND POWER LINES,  
WHETHER OF RECORD OR NOT.

PROPERTY DESCRIPTION TRACT 2:  
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 26 WEST,  
DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST  
QUARTER; THENCE NORTH 89°13'58" EAST, A DISTANCE OF 228.01 FEET TO THE POINT OF BEGINNING  
OF THE TRACT OF LAND HEREIN AND HEREBY DESCRIBED; THENCE NORTH 89°13'58" EAST, A DISTANCE  
OF 1091.99 FEET TO THE EAST LINE OF SAID SECTION 22; THENCE SOUTH 00°46'02" EAST, A DISTANCE  
OF 763.94 FEET; THENCE SOUTH 48°25'39" WEST, A DISTANCE OF 594.50 FEET; THENCE SOUTH  
89°13'58" WEST, A DISTANCE OF 870.00 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF  
THE SOUTHEAST QUARTER; THENCE NORTH 00°46'02" WEST ALONG SAID WEST LINE, A DISTANCE OF  
644.01 FEET; THENCE NORTH 89°13'58" EAST, A DISTANCE OF 214.91 FEET; THENCE NORTH 44°13'58"  
EAST, A DISTANCE OF 110.70 FEET; THENCE NORTH 01°27'43" EAST, A DISTANCE OF 145.71 FEET;  
THENCE NORTH 85°54'45" WEST, A DISTANCE OF 17.02 FEET; THENCE NORTH 01°27'43" EAST, A  
DISTANCE OF 201.02 FEET; THENCE NORTH 88°53'21" WEST, A DISTANCE OF 62.94 FEET; THENCE  
NORTH 00°05'13" EAST, A DISTANCE OF 80.19 FEET TO THE POINT OF BEGINNING, ALL IN HENRY  
COUNTY, MISSOURI.

SAID TRACT OF LAND CONTAINS 29.71 ACRES AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS,  
RESERVATIONS AND CONDITIONS OF RECORD, AND TO ALL EXISTING ROADS AND POWER LINES,  
WHETHER OF RECORD OR NOT.

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION"; 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.

DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO  
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT  
PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC.  
AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT  
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS,  
OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS,  
IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE  
AND CURRENT TITLE SEARCH MAY DISCLOSE.

AS OF JANUARY 04, 2023 WE HAVE MADE NO INVESTIGATION FOR,  
OR LOCATIONS OF, POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE  
LAND OR PUBLIC WAYS.

ALL INFORMATION PROVIDED BY THE CLIENT.  
BASIS OF BEARINGS; WEST LINE, EAST HALF, SOUTHEAST QUARTER, N00°46'02"W.

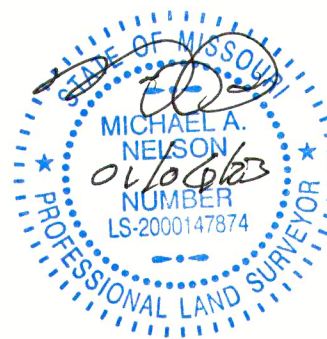
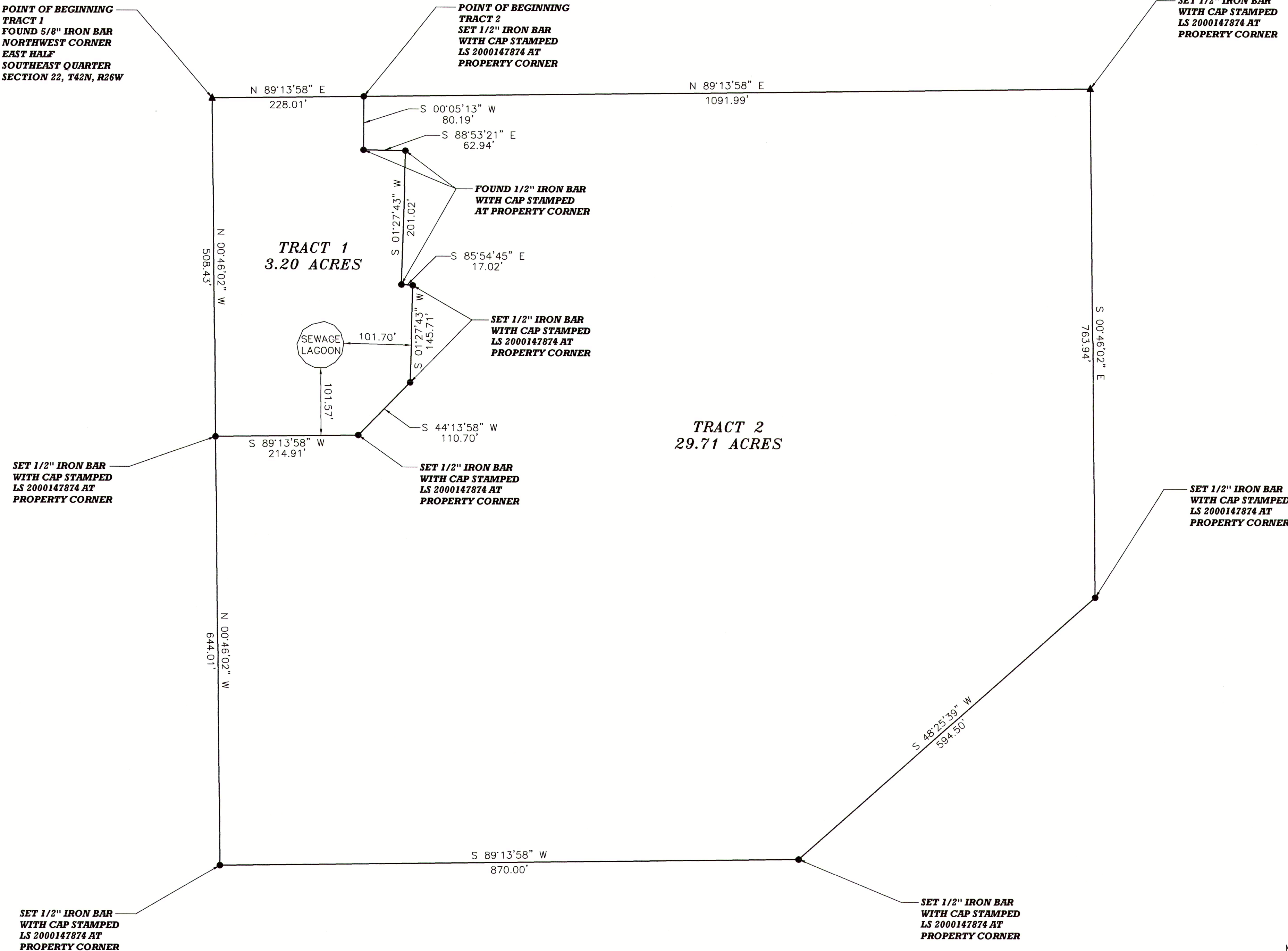
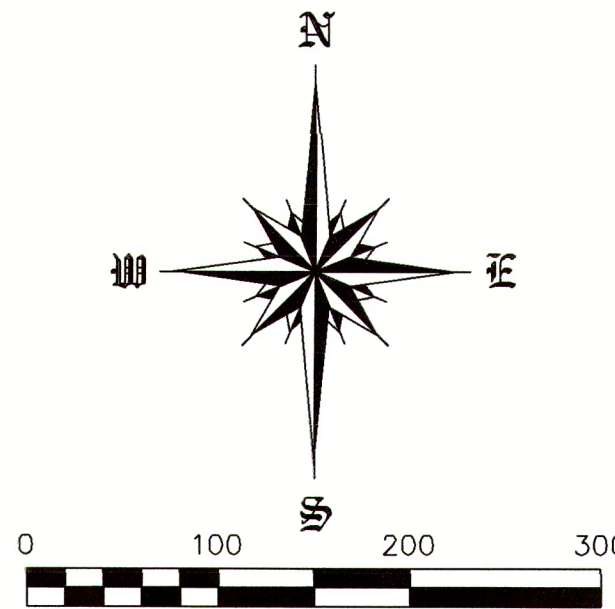
#### SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND  
THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY  
WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY  
SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS,  
20 CSR 2030-16.040

# LOT SPLIT SURVEY

## A LOT SPLIT OF LAND LOCATED IN HENRY COUNTY, MISSOURI

### SECTION 22, TOWNSHIP 42 NORTH, RANGE 26 WEST



MICHAEL A. NELSON, MO. L.S. NO. 2000147874  
IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR,  
THEN THE SURVEY IS A COPY THAT SHOULD BE  
ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.  
THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT  
SHALL NOT APPLY.

Recorded In Henry County, Missouri  
Recording Date/Time: 01/06/2023 at 10:16:31 AM  
Book: 8 Page: 115  
Instr #: 202300057  
Pages: 1  
Fee: \$29.00 S 20230000051  
Gail A. Perryman  
Recorder of Deeds

LOT SPLIT		
DRAWN MAN	DATE 12/07/22	FOR: DOUGLAS AND
APPROVED NLS	DATE 01/04/23	DeANNE SUTHOFF
SCALE 1" = 100'	SHEET 1	PROJECT NO. 2022116