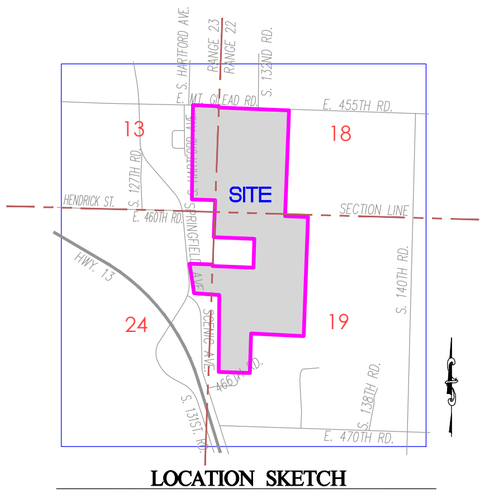


LOCATION SKETCH
SECTIONS 18 & 19, T33N, R22W
SECTIONS 13 & 24, T33N, R23W
NOT TO SCALE

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

1"=300'
300' 0 150' 300'

GRID

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOLIVAR, MISSOURI, HEREBY CERTIFIES THAT THE LOT SPLIT SHOWN HEREIN WAS APPROVED ON THE _____ DAY OF _____, 20 ____, AND THAT THIS LOT SPLIT MEETS ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION REGULATIONS OF THE CITY OF BOLIVAR, MISSOURI.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF BOLIVAR, MISSOURI, HEREBY CERTIFY THAT THE FOREGOING CERTIFICATE OF APPROVAL OF LOT SPLIT IS A TRUE AND CORRECT COPY OF THE SAME AS IT APPEARS IN THE RECORDS OF THE CITY OF BOLIVAR, MISSOURI, IN TESTIMONY, WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 20 ____.

CITY CLERK _____ DATE _____

CERTIFICATE OF THE RECORDER OF DEEDS OFFICE

IN THE RECORDER'S OFFICE
STATE OF MISSOURI)
) SS
COUNTY OF POLK)

AS RECORDER OF DEEDS OF SAID COUNTY, I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THIS _____ DAY OF_____, 20_____, A.D. AT O'CLOCK ___M. DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK _____, PAGE _____. IN WITNESS HEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE CITY OF BOLIVAR, MISSOURI, THIS _____DAY OF _____, 20 ____, A.D.

TRACT 1 DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 23 WEST AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST; THENCE ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF OF LOT 2 SOUTH 87°39'31" EAST, 942.18 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 23°58'38" WEST, 461.01 FEET; THENCE NORTH 87°39'31" WEST, 107.70 FEET; THENCE SOUTH 29°19'38" WEST, 681.31 FEET; THENCE NORTH 87°39'31" WEST, 150.81 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 771, PAGE 1736 OF THE POLK COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 00°24'41" EAST, 318.49 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE NORTH 86°13'08" WEST, 630.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 83; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 05°59'46" WEST, 334.97 FEET; THENCE NORTH 25°30'44" WEST, 132.72 FEET; THENCE NORTH 04°24'47" WEST, 289.12 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2015L, PAGE 4628 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID SOUTH LINE SOUTH 88°01'22" EAST, 580.96 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 19; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE SOUTH 02°29'31" WEST, 38.06 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 23 WEST AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH RANGE 22 WEST, IN THE CITY OF BOLIVAR, POLK COUNTY, MISSOURI CONTAINING 22.76 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

TRACT 2 DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 23 WEST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 23 WEST; THENCE ALONG THE EAST LINE OF SAID SECTION 13 NORTH 02°07'55" EAST, 283.99 FEET TO AN IRON PIN SAID PIN ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE NORTH 88°01'08" WEST, 583.20 FEET; THENCE NORTH 00°35'14" EAST, 2363.49 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE SOUTH 88°00'59" EAST. 651.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF LOT 13 SOUTH 02°14'22" WEST, 41.12 FEET TO THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 18 SOUTH 87°36'33" EAST, 523.87 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 05°30'10" WEST, 2004.69 FEET; THENCE NORTH 86°52'39" WEST, 409.79 FEET; THENCE SOUTH 02°14'22" WEST, 325.15 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 23 WEST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH RANGE 22 WEST, IN THE CITY OF BOLIVAR, POLK COUNTY, MISSOURI CONTAINING 54.91 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

TRACT 3 DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST; THENCE ALONG NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 87°36'33" EAST, 523.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 87°36'33" EAST, 548.71 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 02°43'03" WEST, 1295.01 FEET; THENCE NORTH 87°03'38" WEST, 611.44 FEET; THENCE NORTH 05°30'10" EAST, 1291.04 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 IN THE CITY OF BOLIVAR, POLK COUNTY, MISSOURI CONTAINING 17.21 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

TRACT 4 DESCRIPTION

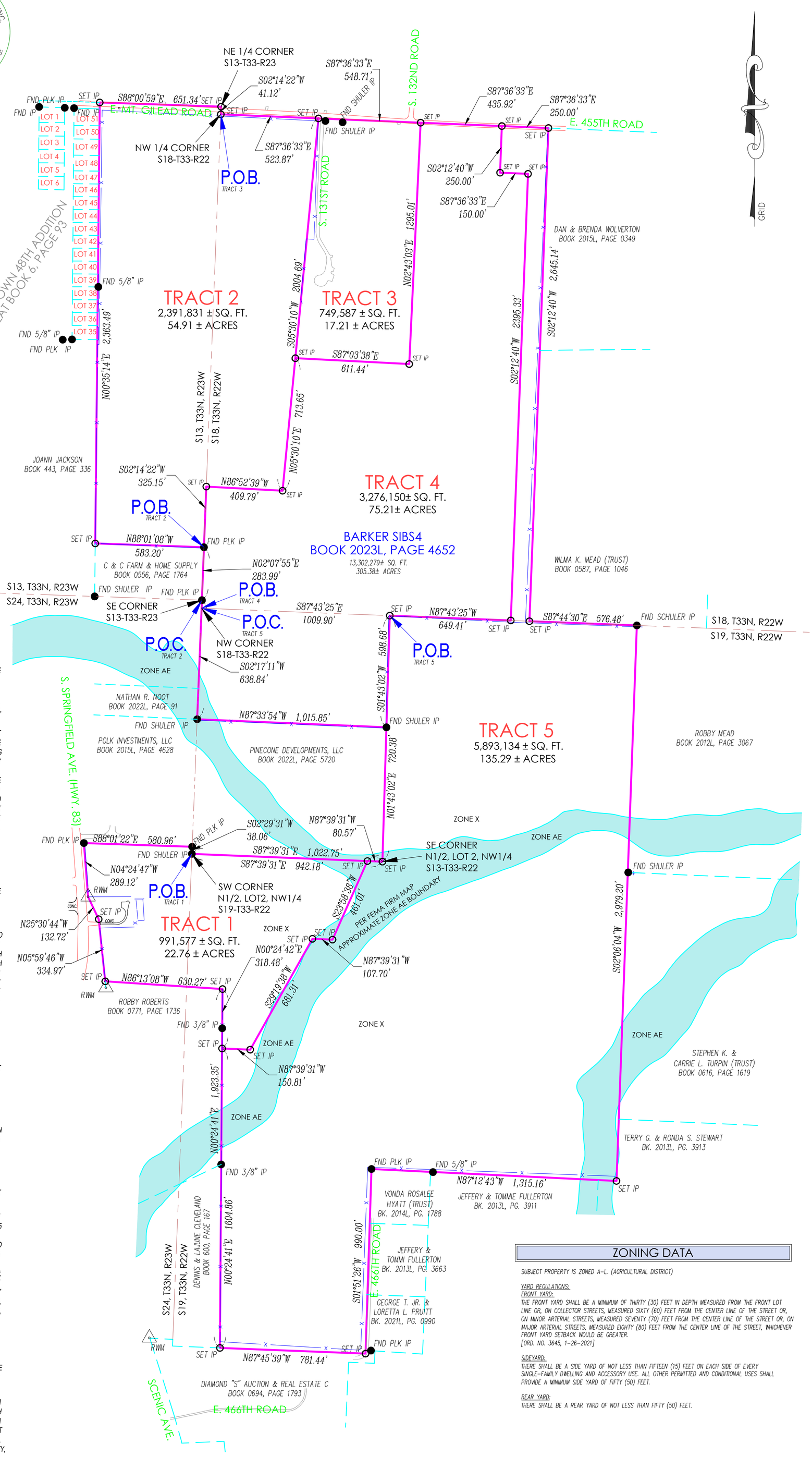
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST THENCE ALONG THE WEST LINE OF SAID SECTION 18 NORTH 02°07'55" EAST, 283.99 FEET TO A PIN ALONG SAID WEST LINE; THENCE NORTH 02°14'22", EAST 325.15 FEET; THENCE LEAVING SAID EAST LINE SOUTH 86°52'39" EAST, 409.79 FEET; THENCE NORTH 05°30'10" EAST, 713.65 FEET; THENCE SOUTH 87°03'38" EAST, 611.44 FEET; THENCE NORTH 02°43'03" EAST, 1295.01 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 18; THENCE ALONG SAID NORTH LINE SOUTH 87°36'33" EAST, 435.92 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 02°12'40" WEST, 250.00 FEET; THENCE SOUTH 87°36'33" EAST, 150.00 FEET; THENCE SOUTH 02°12'40" WEST, 2395.33 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID SECTION 18; THENCE ALONG SAID SOUTH LINE NORTH 87°43'25" WEST, 649.41 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 01°43'02" WEST, 598.68 FEET, THENCE NORTH 87°33'54" WEST, 1015.85 FEET TO A POINT ON THE WEST LINE OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST; THENCE ALONG SAID WEST LINE NORTH 02°17'11" EAST, 638.84 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST IN THE CITY OF BOLIVAR, POLK COUNTY, MISSOURI CONTAINING 75.21 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

TRACT 5 DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 19 SOUTH 87°43'25", 1009.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 87°43'25" EAST, 649.41 FEET; THENCE LEAVING SAID NORTH LINE NORTH 02°12'40" EAST, 2395.33 FEET; THENCE NORTH 87°36'33" WEST, 150.00 FEET; THENCE NORTH 02°12'40" EAST, 250.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 22 WEST; THENCE ALONG SAID NORTH LINE SOUTH 87°36'33" EAST, 250.00 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2015L, PAGE 349 OF THE POLK COUNTY, MISSOURI RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE SOUTH 02°12'40" WEST, 2645.14 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 587, PAGE 1046 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE SOUTH 87°44'30" EAST, 576.48 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2012L, PAGE 3067 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE SOUTH 02°06'04" WEST, 2979.20 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2013L, PAGE 3913 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE NORTH 87°12'43" WEST, 1315.16 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2014L, PAGE 1788; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE SOUTH 01°51'26" WEST, 990.00 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 694, PAGE 1793 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE NORTH 87°45'39" WEST, 781.44 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 600, PAGE 167 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE NORTH 00°24'41" EAST, 1604.86 FEET; THENCE LEAVING SAID EAST LINE SOUTH 87°39'31" EAST, 150.81 FEET; THENCE NORTH 29°19'38" EAST, 681.31 FEET; THENCE SOUTH 87°39'31" EAST, 107.70 FEET; THENCE NORTH 23°58'38" EAST, 461.01 FEET; THENCE SOUTH 87°39'31" EAST, 80.57 FEET; THENCE NORTH 01°43'02" EAST, 1319.06 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 22 WEST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH RANGE 22 WEST, IN THE CITY OF BOLIVAR, POLK COUNTY, MISSOURI CONTAINING 135.29 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND ZONE AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29167C0300D, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 17, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ZONING DATA

SUBJECT PROPERTY IS ZONED A-L. (AGRICULTURAL DISTRICT)

YARD REGULATIONS:
FRONT YARD:
THE FRONT YARD SHALL BE A MINIMUM OF THIRTY (30) FEET IN DEPTH MEASURED FROM THE FRONT LOT LINE OR, ON COLLECTOR STREETS, MEASURED SIXTY (60) FEET FROM THE CENTER LINE OF THE STREET OR, ON MINOR ARTERIAL STREETS, MEASURED SEVENTY (70) FEET FROM THE CENTER LINE OF THE STREET OR, ON MAJOR ARTERIAL STREETS, MEASURED EIGHTY (80) FEET FROM THE CENTER LINE OF THE STREET, WHICHEVER FRONT YARD SETBACK WOULD BE GREATER.
[ORD. NO. 3645, 1-26-2021]

SIDEYARD:
THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIFTEEN (15) FEET ON EACH SIDE OF EVERY SINGLE-FAMILY DWELLING AND ACCESSORY USE. ALL OTHER PERMITTED AND CONDITIONAL USES SHALL PROVIDE A MINIMUM SIDE YARD OF FIFTY (50) FEET.

REAR YARD:
THERE SHALL BE A REAR YARD OF NOT LESS THAN FIFTY (50) FEET.

SURVEYOR'S DECLARATION

I, THE UNDERSIGNED, DO HEREBY DECLARE THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE INFORMATION IS AS SHOWN AND IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR RURAL PROPERTY SURVEYS, DRAWING LAST REVISED ON JULY 15, 2024.

OWN, INC.
BY:

STATE OF MISSOURI
ROBERT A. POWELL
NUMBER PLS-2008016663
PROFESSIONAL LAND SURVEYOR

ROBERT A. POWELL P.L.S. 2008016663

07-15-2024
DATE

SHEET TITLE
LOT SLPIT

SHEET NUMBER
1/1

ISSUED BY: SURVEYOR
LICENSE NO: PLS No. #2008016667

A licensed Missouri
Engineering Corporation
COA 00062

3213 S. West Bypass
Springfield, MO 65807
417.866.2741
weareown.com

DRAWING INFORMATION

PROJECT NO:	23SP20142
DRAWING NO:	111975.DWG
DRAWN BY:	GAS
CHECK BY:	-
FIELD BOOK:	-
FIELD BY:	-
ISSUED DATE:	10/06/2023

REVISIONS

NO.	DESCRIPTION	DATE

BARKER'S TRUST

3916 S. SPRINGFIELD AVENUE
BOLIVAR, MO.

OWN
Engineering beyond.™
FORMERLY ANDERSON ENGINEERING

Plotted on: Jul 15, 2024 - 10:02am G:\Shared drives\SP2 Survey\Projects\2023\23SP20142 Barker Trust Boundary\Platting\Tract Split\111975 - 23SP20142.dwg Layout: LOT SPLIT