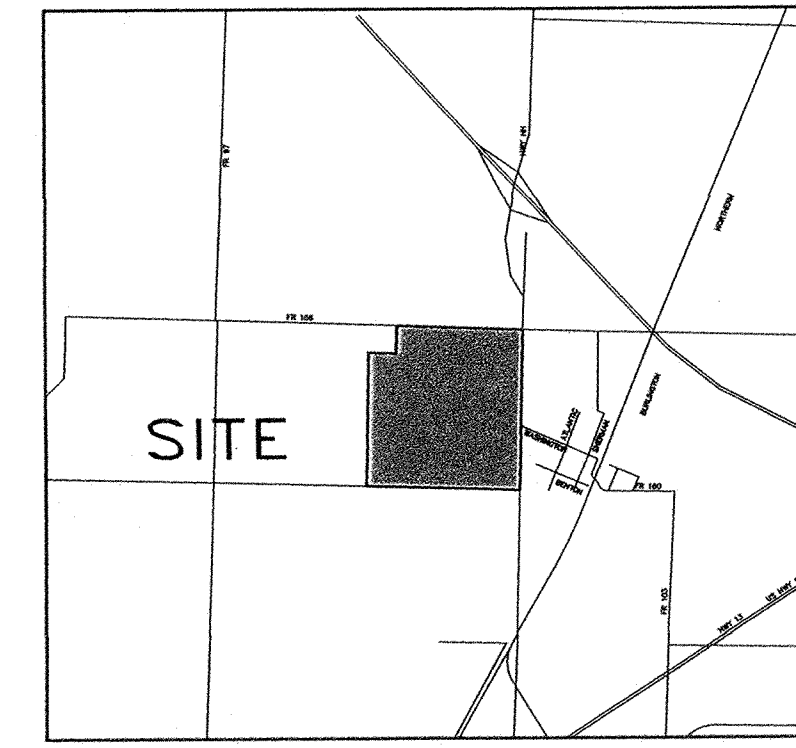


SRB 5490# 2976

041303-18 13 Nov 2018 02:30:58PM

Book: 2018
Page: 041303-18
1 page
RECORD
REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
RECORDED BY: *Christina Spaulding*
RECORDER OF DEEDS



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN (5/8" IP UNLESS NOTED)
 - SET 5/8" IRON PIN "LSC 2009028050"
 - △ R/W MARKER
 - BOUNDARY LINE
 - R/W LINE
 - EASEMENT LINE
 - SETBACK LINE
 - (M) MEASURED
 - (P) PLAT
 - (D) DEED
 - (R) RECORD
 - ☆ LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER LINE
 - UTILITY POLE
 - ELECTRIC METER
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - GUY WIRE
 - TELEPHONE/COMMUNICATION MANHOLE
 - TELEPHONE PEDESTAL
 - CABLE TV RISER
 - CABLE TV LINE
 - PHONE/COMMUNICATION LINE
 - FIBER OPTIC LINE
 - WATER VALVE
 - WATER METER
 - WATER LINE
 - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
 - GAS LINE
 - FENCE LINE (AS NOTED)
 - ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:
- XFMR TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - CI STORMWATER CURB INLET

FLOOD NOTE:

This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C 0316 E, effective December 17, 2010.

TRACT 1:

All that part of the North Half of Section 3, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri, being more particularly described as follows: Commencing at an existing iron pin at the Southwest corner of said Section 3; thence, North 88°42'42" West, a distance of 20.42 feet to an existing iron pin at the Southeast corner of a parcel of land recorded in Book 2010 at Page 45488-10 of the Greene County Deed Records; thence, North 01°49'32" East, along and with the East line of said parcel, a distance of 20.00 feet to the North right-of-way line of Farm Road 160 and the POINT OF BEGINNING; thence, continue North 01°49'32" East, along and with said East line, a distance of 1345.08 feet to an existing iron pin; thence, South 88°21'45" East, along and with said East line, a distance of 45.80 feet to an existing iron pin; thence, North 01°48'57" East, along and with said East line, a distance of 169.85 feet; thence, South 88°11'03" East, leaving said East line, a distance of 592.17 feet to the West right-of-way line of Drury Lane; thence, along and with said right-of-way line, the following six (6) courses:

South 02°19'14" West, a distance of 144.13 feet; thence, Easterly, along and with an 80-foot radius curve to the left, having a chord bearing of South 87°37'39" East and chord length of 70.00 feet, an arc distance of 430.20 feet; thence, North 02°19'14" East, a distance of 365.43 feet; thence, Northeasterly along and with a 565-foot radius curve to the right, having a chord bearing of North 09°03'27" East and chord length of 132.56 feet, an arc distance of 132.86 feet; thence, Northeasterly along and with a 635-foot radius curve to the left, having a chord bearing of North 09°03'27" East and chord length of 148.98 feet, an arc distance of 149.32 feet; thence, North 02°19'14" East, a distance of 139.55 feet to the South line of a Tract 2 previously recorded in survey record SRB5490 Page 2814;

thence, South 88°13'37" East, leaving said proposed right-of-way and along the South line of said Tract 2, a distance of 618.72 feet; thence, North 02°19'14" East, along and with the East line of said Tract 2, a distance of 563.09 feet to the present South right-of-way line of Farm Road 156; thence, South 88°13'38" East, along and with said South line, a distance of 744.68 feet; thence, South 65°02'27" East, along and with said South line, a distance of 68.38 feet; thence, South 85°25'09" East, along and with said South line, a distance of 413.04 feet to the present West right-of-way line of State Route "MM"; thence, along and with said West line, the following eight (8) courses:

South 01°57'11" West, a distance of 302.71 feet; thence, South 04°29'52" West, a distance of 147.78 feet; thence, South 01°57'11" West, a distance of 32.81 feet; thence, South 01°03'35" East, a distance of 312.11 feet; thence, South 01°57'11" West, a distance of 509.15 feet; thence, South 88°12'26" East, a distance of 58.58 feet; thence, South 01°57'11" West, a distance of 1312.61 feet; thence, South 46°57'11" West, a distance of 63.36 feet

to the present North right-of-way line of Farm Road 160; thence, North 88°24'56" West, along and with said North line, a distance of 2607.93 feet to the Point of Beginning, containing 133.79 acres and being subject to easements, restrictions and rights-of-way, if any.

TRACT 3:

All that part of the North Half of Section 3, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri, being more particularly described as follows: Commencing at an existing iron pin at the Southwest corner of said Section 3; thence, North 88°42'42" West, a distance of 20.42 feet to an existing iron pin at the Southeast Corner of a parcel of land recorded in Book 2010 at Page 45488-10 of the Greene County Deed Records; thence, North 01°49'32" East, along and with the East line of said parcel, a distance of 20.00 feet to the North right-of-way line of Farm Road 160; thence, continue North, along and with said East line, the following three (3) courses:

North 01°49'32" East, a distance of 1345.08 feet to an existing iron pin; thence, South 88°21'45" East, a distance of 45.80 feet to an existing iron pin; thence, North 01°48'57" East, a distance of 169.85 feet

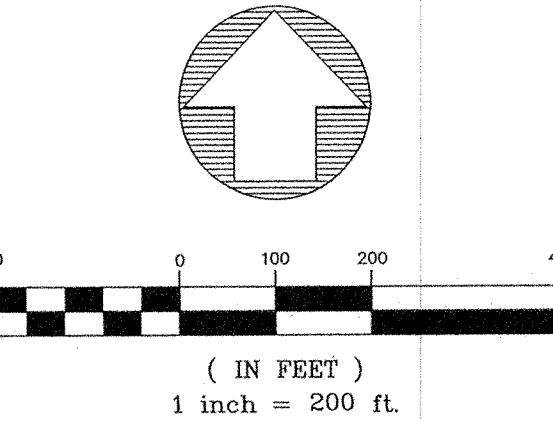
to the POINT OF BEGINNING; thence, continue North 01°48'57" East, a distance of 572.52 feet to the South line of a parcel previously recorded in Book 2016 at Page 31595-16; thence, South 88°13'40" East, along and with the South line of said parcel, a distance of 630.25 feet to the West right-of-way line of Drury Lane; thence, South, along and with said West line, the following four (4) courses:

South 02°19'14" West, a distance of 72.49 feet; thence, Southwesterly along and with a 565.00-foot radius curve to the right, having a chord bearing of South 09°03'27" West and chord length of 132.56 feet, an arc distance of 132.86 feet; thence, Southwesterly along and with a 635.00-foot radius curve to the left, having a chord bearing of South 09°03'27" West and chord length of 148.98 feet, an arc distance of 149.32 feet; thence, South 02°19'14" West, a distance of 221.24 feet;

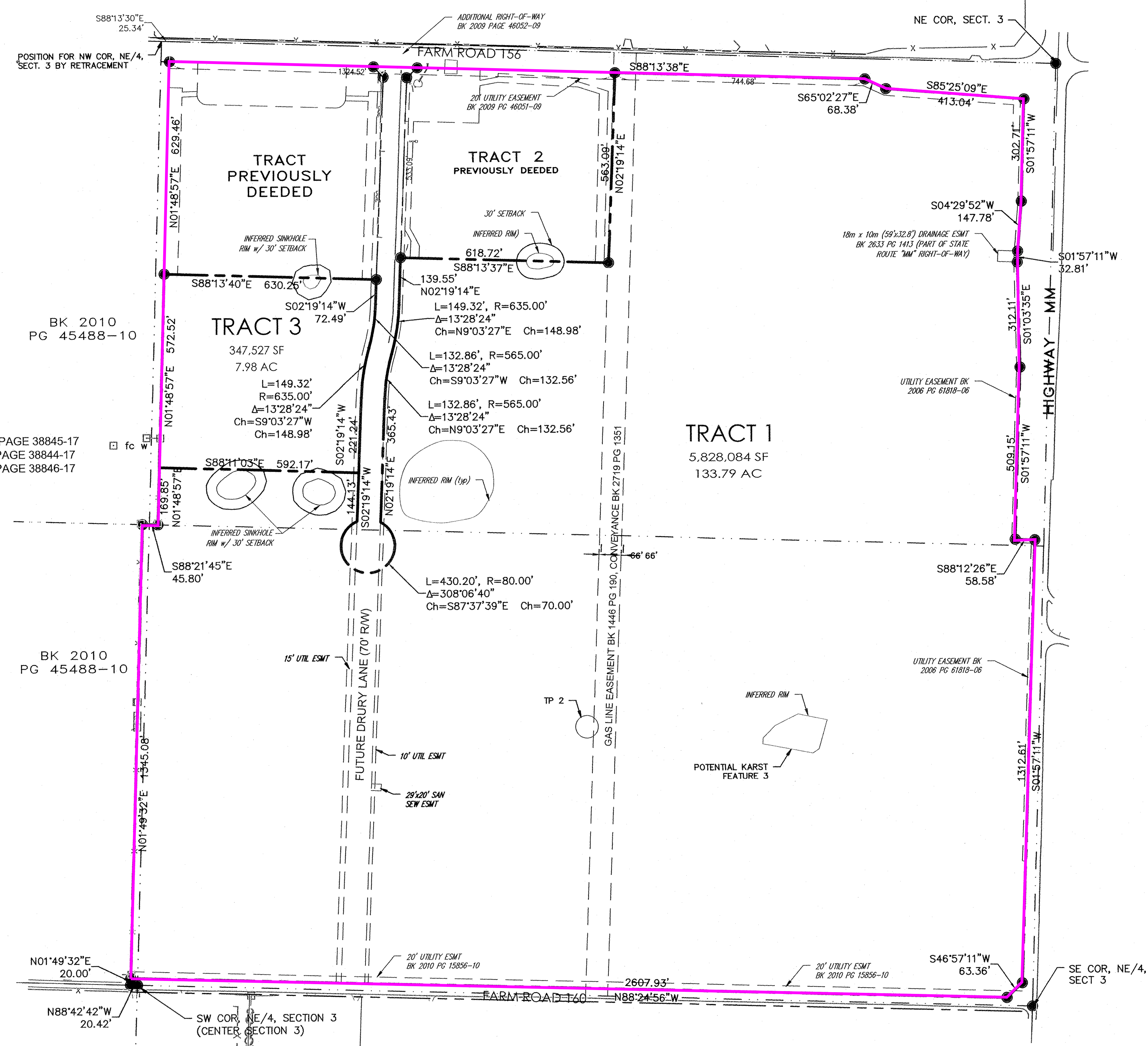
thence, North 88°11'03" West, leaving said right-of-way line, a distance of 592.17 feet to the POINT OF BEGINNING, containing 7.98 acres, and being subject to easements, restrictions, or rights-of-way, if any.

NOTES:

- 1) Karst feature information based on geotechnical report by Palmerton & Parrish, Inc dated March 4, 2016. Refer to the Geotech report for information on each feature.
- 2) This survey supersedes the survey recorded in SRB 5490 Page 2968 (Book 2018 Page 39336-18). Tracts 1 and 3 have been modified. The prior survey should be considered invalid for any future property transactions.



BASIS OF BEARINGS:
BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA MODOT GPS NETWORK.



DRURY LANE R/W - BOOK 2017 PAGE 38845-17
10' UTILITY ESMT - BOOK 2017 PAGE 38844-17
15' UTILITY ESMT - BOOK 2017 PAGE 38846-17

BK 2010
PG 45488-10

BK 2010
PG 45488-10

DECLARATION BY SURVEYOR:

I hereby declare to Drury University that the information contained herein is based upon an actual survey of the land described herein, according to the current Missouri Minimum Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection of the premises. Easements shown are those written, provided or evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

BY: *Don Ray Berry* DATE: 13 Nov 2018
DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

Boundary Survey

DRURY UNIVERSITY

Farm Road 156
Republic, Greene County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE ENGINEERING & ASSOCIATES, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

STATE OF MISSOURI
DON RAY BERRY
PROFESSIONAL LAND SURVEYOR
11.13.18

DATE: 2018-11-13
SHEET: 1 OF 1
PROJECT: 020
FILE: Garton_BP_Let_3_Plat_Revise.dwg