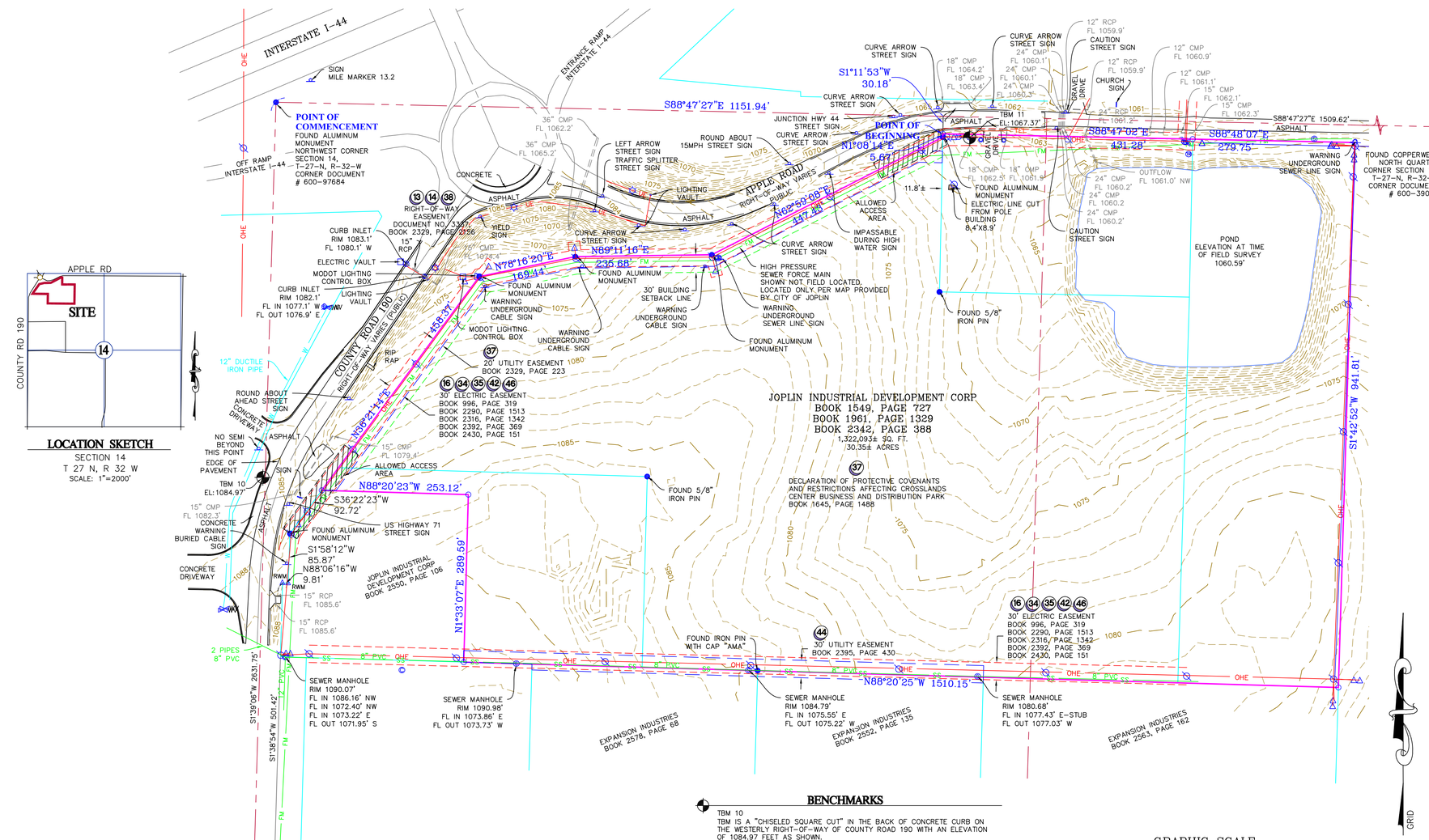


LOCATION SKETCH

SECTION 14
T 27 N, R 32 W
SCALE: 1"=2000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29097C0284F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

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. LOCATE NO. 212001751.

LEGEND

- FOUND IRON PIN–AS NOTED
- SET MONUMENT STAMPED A/E INC LC 62
- RWM RIGHT–OF–WAY MARKER
- REFERENCE PIN
- POWER POLE W/ GUY
- SEWER MANHOLE
- STORM SEWER MANHOLE
- LIGHT POLE
- SIGN
- WV WATER VALVE
- FIRE HYDRANT
- TELEPHONE RISER
- BUMPER POST
- ELECTRICAL METER
- TREELINE
- ALLOWED ACCESS AREA
- PROPERTY LINE
- STORM SEWER
- TELEPHONE LINE — TEL
- WATER LINE — W
- ELECTRIC LINE — OHE
- UNDERGROUND ELECTRIC — UE
- HIGH PRESSURE SEWER FORCE MAIN — FM
- FENCE LINE — x x

BENCHMARKS

TBM 10
TBM IS A "CHISELED SQUARE CUT" IN THE BACK OF CONCRETE CURB ON THE WESTERLY RIGHT–OF–WAY OF COUNTY ROAD 190 WITH AN ELEVATION OF 1084.97 FEET AS SHOWN.

TBM 11
TBM IS A "RAIL ROAD SPIKE" ON THE SOUTHWEST SIDE OF A POWER POLE ON THE SOUTH RIGHT–OF–WAY OF APPLE ROAD WITH AN ELEVATION OF 1067.37 FEET, AS SHOWN.

NOTES

1) BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

2) THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY.

3) THERE IS NO EVIDENCE OF EARTH MOVEMENT, AT TIME OF FIELD SURVEY.

4) THERE IS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, AT TIME OF FIELD SURVEY.

5) PER US FISH AND WILDLIFE WETLANDS MAPPER DATABASE (HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML) THERE ARE NO WETLANDS ON SUBJECT PROPERTY. NO WETLANDS HAVING BEEN DELINEATED BY A QUALIFIED PROFESSIONAL WERE OBSERVED DURING THE FIELD WORK OF THIS SURVEY.

6) VERTICAL DATUM IS NAVD88 AS ESTABLISHED BY THE MODOT VRS NETWORK.

7) NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.

ZONING DATA

SUBJECT PROPERTY IS ZONED M–2 (HEAVY INDUSTRIAL DISTRICT)

BUILDING HEIGHT: NO BUILDING SHALL EXCEED 55' OR 4 STORIES.

BUILDING SETBACK LINES:
FRONT: 30'
SIDE: NONE, EXCEPT WHERE SIDE YARD ABUTS A STREET OR A RESIDENTIAL ZONE THEN 15'
REAR: NO, EXCEPT WHERE REAR YARD ABUTS A RESIDENTIAL ZONE THEN 20'

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEY DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE JASPER COUNTY, RECORDER'S OFFICE IN BOOK 1549, AT PAGE 727, BOOK 1961, PAGE 1329 AND BOOK 2342, PAGE 388 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. THENCE ALONG THE NORTH LINE OF SAID SECTION 14, SOUTH 88°47'27" EAST, 1151.94 FEET; THENCE LEAVING SAID SECTION LINE, SOUTH 01°11'53" WEST, 30.18 FEET, TO THE POINT OF BEGINNING. THENCE SOUTH 88°47'02" EAST, 431.28 FEET; THENCE SOUTH 88°48'07" EAST, 279.75 FEET; THENCE SOUTH 01°42'52" WEST, 941.81 FEET; THENCE NORTH 88°20'25" WEST, 1510.15 FEET; THENCE NORTH 01°33'07" EAST, 289.59 FEET; THENCE NORTH 88°20'23" WEST, 253.12 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF COUNTY ROAD 190; THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY, NORTH 36°21'14" EAST, 458.37 FEET, TO THE SOUTH RIGHT–OF–WAY OF APPLE ROAD; THENCE ALONG SAID SOUTH RIGHT–OF–WAY THE FOLLOWING THREE COURSES, NORTH 78°16'20" EAST, 169.44 FEET; THENCE NORTH 89°11'16" EAST, 235.68 FEET; THENCE NORTH 62°59'08" EAST, 447.43 FEET; THENCE NORTH 01°08'14" EAST, 5.67 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 27 NORTH, RANGE 32 WEST, JASPER COUNTY, MISSOURI. CONTAINING 30.35 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.

NOTES CORRESPONDING TO SCHEDULE B

COMMITMENT PROVIDED BY: WAVCO TITLE COMPANY JOPLIN
FILE NO.: 2102732–124
COMMITMENT DATE: JUNE 29, 2021, 8:00 AM

10. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED AUGUST 1, 1936 AT 9:57 A.M. AS DOCUMENT NO. 12793. DOES NOT AFFECT SUBJECT PROPERTY.
11. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED DECEMBER 2, 1936 AT 8:01 A.M., AS DOCUMENT NO. 20311. DOES NOT AFFECT SUBJECT PROPERTY.
12. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED JANUARY 10, 1956 AT 9:32 A.M. IN BOOK 815 AT PAGE 105. DOES NOT AFFECT SUBJECT PROPERTY.
13. RIGHT–OF–WAY TO STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI FILED FEBRUARY 11, 1960 AT 8:51A.M. IN DOCUMENT NO. 3337. AFFECTS SUBJECT PROPERTY, AS SHOWN.
14. ABUTTERS' RIGHTS OF DIRECT ACCESS TO HIGHWAY NOW KNOW AS ROUTE I–44 AS SET FORTH IN INSTRUMENT FILED FEBRUARY 11, 1960 AT 8:51A.M. IN DOCUMENT NO. 3337. AFFECTS SUBJECT PROPERTY, AS SHOWN.
15. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED JUNE 2, 1960 AT 1: 17 P.M. IN BOOK 932 AT PAGE 493. DOES NOT AFFECT SUBJECT PROPERTY.
16. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED APRIL 1, 1963 AT 1:55 P.M. IN BOOK 996 AT PAGE 319. AFFECTS SUBJECT PROPERTY, AS SHOWN.
17. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:17 A.M. IN BOOK 998 AT PAGE 454. DOES NOT AFFECT SUBJECT PROPERTY.
18. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:19 A.M. IN BOOK 998 AT PAGE 456. DOES NOT AFFECT SUBJECT PROPERTY.
19. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:21 A.M. IN BOOK 998 AT PAGE 458. DOES NOT AFFECT SUBJECT PROPERTY.
20. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED APRIL 11, 1963 AT 10:23 A.M. IN BOOK 998 AT PAGE 459. DOES NOT AFFECT SUBJECT PROPERTY.
21. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY FILED MAY 25, 1973 AT 4:37P.M. IN BOOK 1166 AT PAGE 706. DOES NOT AFFECT SUBJECT PROPERTY.
22. EASEMENT TO CONTINENTAL TELEPHONE COMPANY FILED JUNE 29, 1988 AT 8:37A.M. IN BOOK 1346 AT PAGE 307. DOES NOT AFFECT SUBJECT PROPERTY.
23. RESTRICTIONS, RESERVATIONS AND COVENANTS AS SET FORTH IN INSTRUMENT FILED OCTOBER 19, 2000 AT 3:11 P.M. IN BOOK 1645 AT PAGE 1488, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS, DISABILITY, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. NOT PLOTTABLE. SUBJECTS TO TERMS AND CONDITIONS WITHIN.
24. EASEMENT FOR WATER PIPE TO THE MISSOURI–AMERICAN WATER COMPANY, A MISSOURI CORPORATION FILED MARCH 28, 2003 AT 2:36:48 P.M. IN BOOK 1776 AT PAGE 1488. DOES NOT AFFECT SUBJECT PROPERTY.
25. RIGHT–OF–WAY TO THE COUNTY OF JASPER FILED AUGUST 24, 2006 AT 2:39:09 P.M. IN BOOK 2005 AT PAGE 2118. DOES NOT AFFECT SUBJECT PROPERTY.
26. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS FILED OCTOBER 30, 2006 AT 3:34:24 P.M. IN BOOK 2016 AT PAGE 996. DOES NOT AFFECT SUBJECT PROPERTY.
27. UTILITY EASEMENT TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION FILED NOVEMBER 27, 2006 AT 3:14:07 P.M. IN BOOK 2021 AT PAGE 41. DOES NOT AFFECT SUBJECT PROPERTY.
28. UTILITY EASEMENT TO THE CITY OF JOPLIN, A MUNICIPAL CORPORATION FILED JANUARY 17, 2007 AT 12:49:56 P.M. IN BOOK 2028 AT PAGE 724. DOES NOT AFFECT SUBJECT PROPERTY.
29. WASTEWATER EASEMENT TO THE CITY OF JOPLIN FILED MARCH 28, 2008 AT 10:46:59 A.M. IN BOOK 2087 AT PAGE 2117. DOES NOT AFFECT SUBJECT PROPERTY.
30. WASTEWATER EASEMENT TO THE CITY OF JOPLIN FILED MARCH 28, 2008 AT 10:48:48 A.M. IN BOOK 2087 AT PAGE 2121. DOES NOT AFFECT SUBJECT PROPERTY.
31. SUBJECT TO EASEMENT FOR UTILITIES SET FORTH IN DEED FILED OCTOBER 16, 2009 AT 2:33:55 P.M. IN BOOK 2147 AT PAGE 1290. DOES NOT AFFECT SUBJECT PROPERTY.
32. DEED TO THE COUNTY OF JASPER FILED APRIL 25, 2011 AT 11:15:23 A.M. IN BOOK 2197 AT PAGE 2060. DOES NOT AFFECT SUBJECT PROPERTY.
33. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED JUNE 19, 2013 AT 2:22:45 P.M. IN BOOK 2290 AT PAGE 1509. DOES NOT AFFECT SUBJECT PROPERTY.
34. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED JUNE 19, 2013 AT 2:22:46 P.M. IN BOOK 2290 AT PAGE 1513. AFFECTS SUBJECT PROPERTY, AS SHOWN.
35. EASEMENT TO THE EMPIRE DISTRICT ELECT IC COMPANY FILED FEBRUARY 14, 2014 IN BOOK 2316 AT PAGE 1342. AFFECTS SUBJECT PROPERTY, AS SHOWN.
36. EASEMENT AGREEMENT BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF JOPLIN AND CROSSROADS REALTY, LLC, FILED APRIL 22, 2014 IN BOOK 2322 AT PAGE 1460. DOES NOT AFFECT SUBJECT PROPERTY.
37. EASEMENT TO THE CITY OF JOPLIN FILED JUNE 30, 2014 IN BOOK 2329 AT PAGE 223. AFFECTS SUBJECT PROPERTY, AS SHOWN.
38. EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FILED JULY 8, 2014 IN BOOK 2329 AT PAGE 2156. AFFECTS SUBJECT PROPERTY, AS SHOWN.
39. EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FILED JULY 8, 2014 IN BOOK 2329 AT PAGE 2162. DOES NOT AFFECT SUBJECT PROPERTY.
40. EASEMENT TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, FILED JULY 8, 2014 IN BOOK 2329 AT PAGE 2167. DOES NOT AFFECT SUBJECT PROPERTY.
41. EASEMENT TO THE CITY OF JOPLIN FILED OCTOBER 20, 2015 IN BOOK 2376 AT PAGE 277. DOES NOT AFFECT SUBJECT PROPERTY.
42. ELECTRIC LINE EASEMENT/RIGHT–OF–WAY GRANTED TO THE EMPIRE DISTRICT ELECTRIC COMPANY, AS SHOWN IN BOOK 2392 PAGE 369. AFFECTS SUBJECT PROPERTY, AS SHOWN.
43. EASEMENT TO THE CITY OF JOPLIN FILED IN BOOK 2395 AT PAGE 429. DOES NOT AFFECT SUBJECT PROPERTY.
44. EASEMENT TO THE CITY OF JOPLIN FILED MAY 16, 2016 AT 3:01:48 P.M. IN BOOK 2395 AT PAGE 430. AFFECTS SUBJECT PROPERTY, AS SHOWN.
45. DEED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY & TRANSPORTATION COMMISSION FILED IN BOOK 2420 AT PAGE 437. DOES NOT AFFECT SUBJECT PROPERTY.
46. EASEMENT TO THE EMPIRE DISTRICT ELECTRIC COMPANY FILED APRIL 20, 2017 AT 11:11:44 A.M. IN BOOK 2430 AT PAGE 151. AFFECTS SUBJECT PROPERTY, AS SHOWN.
47. SEWER EASEMENT TO THE CITY OF JOPLIN FILED IN BOOK 2430 AT PAGE 490. DOES NOT AFFECT SUBJECT PROPERTY.
48. RIGHT–OF–WAY DEED TO THE CITY OF JOPLIN FILED IN BOOK 2461 AT PAGE 267. DOES NOT AFFECT SUBJECT PROPERTY.

ACCURACY STANDARD: URBAN SURVEYOR'S DECLARATION

TO ROAD RANGER, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND WACO TITLE COMPANY JOPLIN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(B1), 8, 9, 11(A), 11(B), 13, 16, 17, 18, 19, 20(A) AND 20(B) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 26, 2021

RONALD W. WALLACE, P.L.S. 2019015191

STATE OF MISSOURI
RONALD W. WALLACE
NUMBER PLS-2019015191
PROFESSIONAL LAND SURVEYOR

9-22-21
DATE

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS SURVEYORS LABORATORIES DRILLING GIS
811 E. 3RD STREET JOPLIN, MISSOURI 64801 PHONE (417) 782-7399

DRAWING INFO.
FIELD BY: CF & TB
DRAWN BY: SLM
CHECK BY: RWW
DATE: 8-26-21
FIELD BOOK:
JOB NUMBER: 21J020064

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	REVISIONS PER CLIENT	SLM	9-22-21

© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

ROAD RANGER, LLC

ALTA/NSPS LAND TITLE SURVEY

APPLE ROAD AND COUTY ROAD 190
DUENWEG, JASPER COUNTY, MISSOURI

DRAWING NO. JOP-100-6140
SHEET NUMBER 1 OF 1