

CERTIFICATE OF SURVEY

NE 1/4 SEC 11-T48N-R17W



SHAFER, KLINE & WARREN

107 Butler Street

Macon, MO 63552-1628

660.385-6441 FAX: 660.385-6614

SURVEYING | ENGINEERING | CONSTRUCTION

MISSOURI CERTIFICATE OF AUTHORITY: 000143

SURVEYED FOR:
 Cooper County Memorial Hospital
 17651 B Highway-P.O. Box 88
 Boonville, MO 63233

Tract 2

A tract of land located in the Northeast Quarter of Section 11, Township 48 North, Range 17 West, Cooper County, Missouri, said parcel being previously described in Warranty Deed at Book 138 at page 394 of the Cooper County Record, said tract being more particularly described as follows:

Beginning at a found Type A monument marking the East Quarter Corner of Section 11, Township 48 North, Range 17 West as referenced by Corner Document # 600-25495; thence along the Quarter Section line North 88 degrees 05 minutes 02 seconds West a distance of 137.20 feet to a found iron bar at the Southeast Corner of a surveyed parcel of land shown on survey recorded in Book 9 at Page 361 of the Cooper County Records, thence North 01 degrees 58 minutes 27 seconds East a distance of 120.00 feet to a found iron bar; thence North 88 degrees 05 minutes 02 seconds West a distance of 120.00 feet to a found iron bar; thence South 01 degrees 57 minutes 22 seconds West a distance of 120.00 feet to a found iron bar marking the Southwest Corner of said surveyed parcel being on the West Section line; thence along said Quarter Section line, North 88 degrees 05 minutes 02 seconds West a distance of 24.34 feet to a found iron pipe on the line; thence East 119 degrees 01 minutes 41 seconds along the Eastern right-of-way of Route B, thence North 06 degrees 40 minutes 41 seconds East 122.48 feet to a found iron pipe; thence along the chord a distance of 122.54 feet to a spiral curve to the left, having a centerline length of 250.00 feet; thence along the chords of said spiral curve, North 03 degrees 05 minutes 58 seconds East a distance of 78.40 feet; thence North 00 degrees 42 minutes 58 seconds East a distance of 75.70 feet to the End of said spiral curve; thence continuing along said Easterly right-of-way, North 0 degrees 57 minutes 42 seconds West a distance of 425.10 feet; thence North 02 degrees 57 minutes 07 seconds East a distance of 89.54 feet; thence leaving said right-of-way South 88 degrees 52 minutes 07 seconds East a distance of 879.92 feet to the East line of said Section 11; thence along the Section line South 01 degrees 07 minutes 53 seconds West a distance of 905.00 feet to the Point of Beginning, said tract of land containing 17.71 acres, more or less.

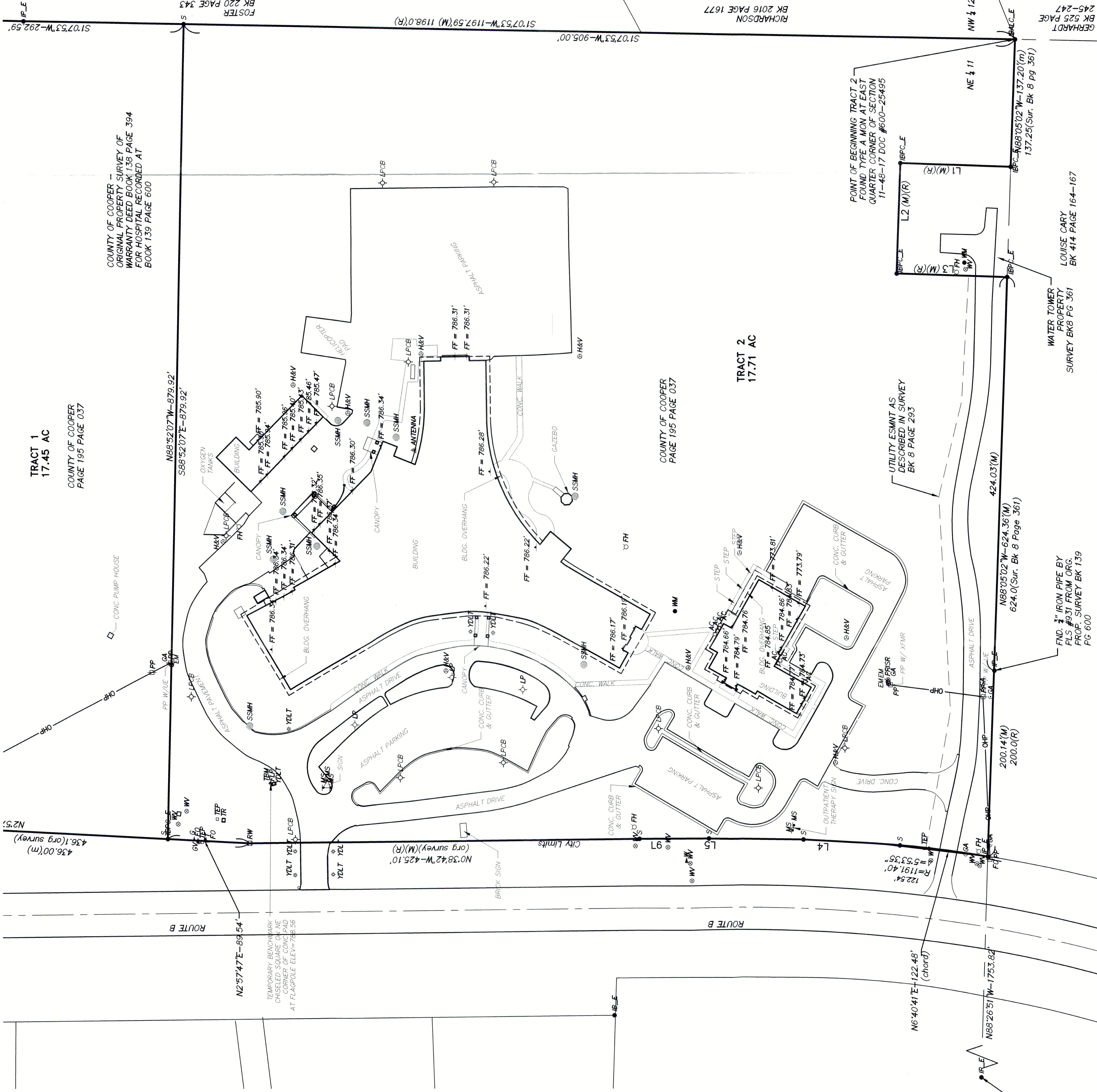
ZONING NOTE: Per information provided by the County Clerk; There are no County Zoning Regulations.

I hereby certify to Cooper County Community Hospital LLC, Monarch Title Company, Inc./Facility National Title and Stone Bank that the information shown hereon was based on a field survey performed to the best of my knowledge and belief in accordance with the current Missouri Minimum Standards for Property Boundary Surveys under my supervision on January 25, 2018

By: Matthew G. Winkler
 Date: 1-30-18

SHAFER, KLINE & WARREN, INC. CORPORATE CERTIFICATION/LICENSE NO. 000003
 MATTHEW G. WINKLER, MO PLS #2007017974

170600-010
 NE 1/4 Sec 11-T48N-R17W
 COOPER COUNTY, MISSOURI
 170600-020 CCMH SURV.DWG



LEGEND

- AC = AIR CONDITIONER
- △ ANTENNA (RADIO TV OR CB)
- EM = ELECTRIC METER
- IBPCLF = EXIST. IRON BAR WITH PLASTIC CAP
- IBLE = EXIST. IRON BAR
- IBALCLF = EXIST. IRON BAR WITH ALUM. CAP
- IBPLF = EXIST. IRON BAR WITH PLASTIC CAP
- IPLE = EXIST. PIPE
- ▶ FDI = FIBER OPTIC MARKER
- ▲ FF = 0.00'
- ▲ FFH = FINISH FLOOR
- ▲ FFH = FIRE HYDRANT
- ▲ FFH = FLAG POLE
- ▲ FFH = GAS MARKER
- ▲ FFH = GAS VALVE
- ▲ FFH = GUY ANCHOR
- ▲ FFH = HORIZONTAL & VERTICAL CONTROL POINT
- ▲ FFH = LIGHT POLE CONC. BASE
- ▲ FFH = LIGHT POLE
- ▲ FFH = METAL SIGN
- ▲ FFH = POWER POLE
- ▲ FFH = TELEPHONE RISER
- ▲ FFH = TEMP. BENCHMARK
- ▲ FFH = WATER MARKER
- ▲ FFH = WATER METER
- ▲ FFH = WATER VALVE
- ▲ FFH = YARD LIGHT
- ▲ FFH = TELEPHONE MARKER
- ▲ FFH = TELEPHONE PEDESTAL
- ▲ FFH = POWER RISER
- ▲ FFH = SANITARY SEWER MANHOLE
- ▲ FFH = FENCE POST
- ▲ FFH = R/W MARKER
- S = Set Iron Bar w/ plastic cap

Line #	Length	Direction
L1	120.00	N01° 58' 27"E
L2	120.00	N88° 05' 02"W
L3	120.00	S01° 57' 22"W
L4	78.40	N03° 05' 58"E
L5	102.60	N00° 42' 58"E
L6	75.70	N00° 20' 41"W

COUNTY OF COOPER - ORIGINAL PROPERTY SURVEY OF WARRANTY DEED BOOK 138 PAGE 394 FOR HOSPITAL RECORDED AT BOOK 139 PAGE 600

TRACT 1
 17.45 AC
 COUNTY OF COOPER
 PAGE 195 PAGE 037

TRACT 2
 17.71 AC
 COUNTY OF COOPER
 PAGE 195 PAGE 037

POINT OF BEGINNING TRACT 2
 FOUND TYPE A MON AT EAST
 QUARTER CORNER OF SECTION
 11-48-17 DOC #600-25495

LOUISE CARY
 SURVEY BK 8 PG 361
 BK 414 PAGE 164-167

FND. 3" IRON PIPE BY
 PLS #931 FROM ORG.
 PROP. SURVEY BK 139
 PG 600

FND. 3" IRON PIPE BY
 PLS #931 FROM ORG.
 PROP. SURVEY BK 139
 PG 600

Scale: 1" = 60'
 Bearings shown hereon are in accordance with the State Plane Coordinate System, NAD83
 Missouri Central Zone, MDS3
 Distance shown hereon is adjusted to Ground Plane (GDA=0.999906383)
 URBAN CLASS SURVEY