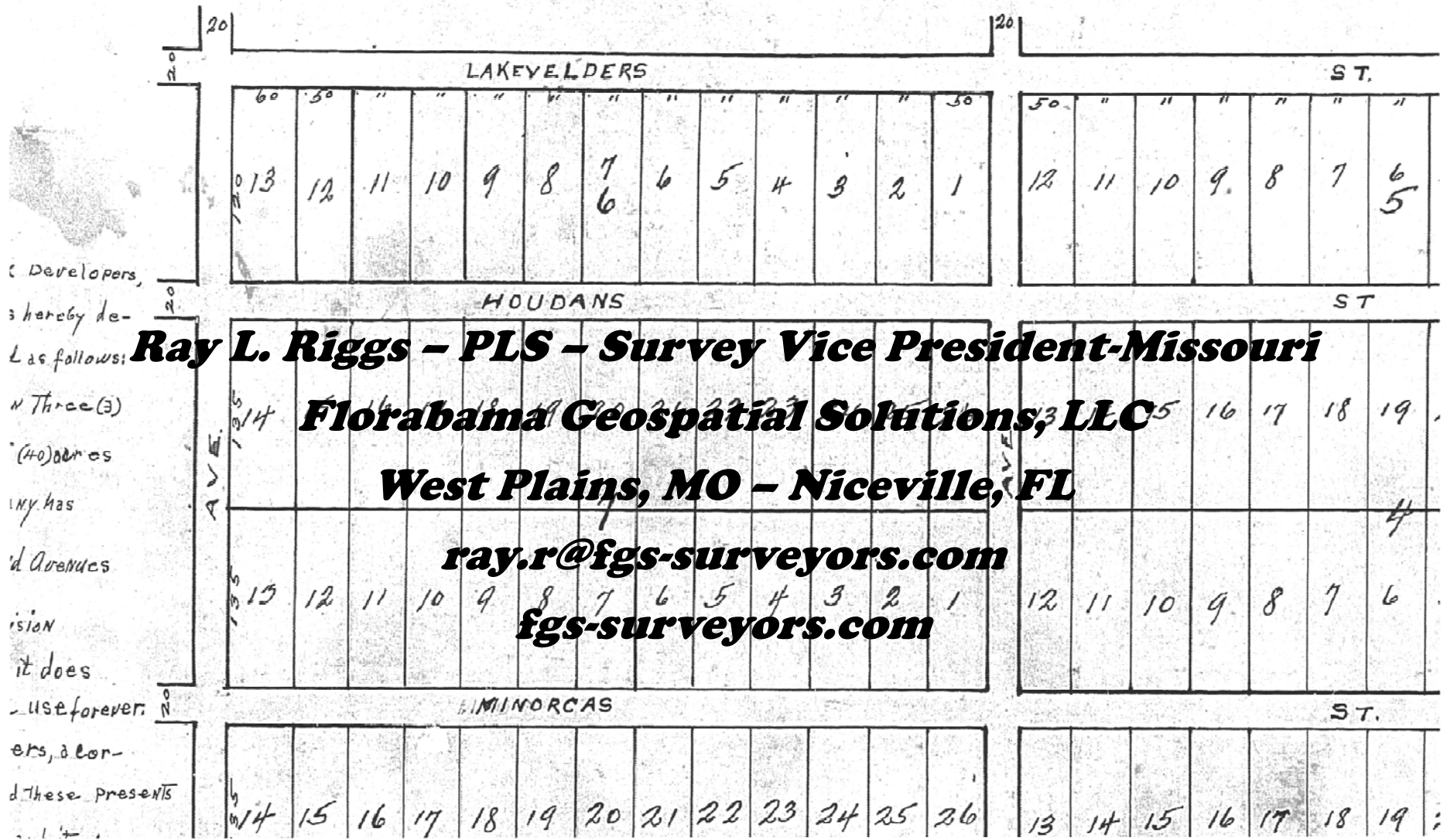


SUNNY SLOPE U.S. CHICKEN COLONY

SUBDIVISION OF FORTY ACRES IN SE 1/4 SE 1/4 OF SECTION 3 TOWNSHIP 21 RANGE 9, HOWELL COUNTY MISSOURI

Examining The Record

A Sensible Approach To 21st Century Office Research



Developers,
 hereby de-
 as follows:
 Three (3)
 (40) acres
 my has
 d Acres
 ision
 it does
 use forever
 ers, & lon-
 d these presents

Ray L. Riggs - PLS - Survey Vice President-Missouri
Florabama Geospatial Solutions, LLC
West Plains, MO - Niceville, FL
ray.r@fgs-surveyors.com
fgs-surveyors.com

Introduction of Topics

- Definitions and Type of Survey
- Deed Research
- GLO Research
- Subsequent Survey Research
- Uncommon Record Sources
- Subdivision Research
- Geodetic and Topographic Surveys
- ALTA/NSPS Land Title Surveys
- Maps
- Professional Rapport
- Survey Indexing

Definitions

2 CSR 90-60.030 General Land Surveying Requirements

(1) Records Research

(A) Every survey executed shall be based on the property description of the parcel or parent tract taken from the public records; and

(B) Prior to performing the fieldwork, the professional land surveyor shall acquire sufficient data to ascertain the record title boundary of the parcel(s) to be surveyed (such as: adjoining deeds, maps, right-of-way plans, subdivision plats, original plats and notes, and subsequent surveys). This requirement does not obligate the professional land surveyor to search the entire chain of title.

Black's Law Dictionary

Record – “A documentary account of past events, usually designed to memorialize those events; information that is inscribed on a tangible medium or that, having been stored in an electronic or other medium, is retrievable in perceivable form.”

Dictionary.com

Research – “Diligent and systematic inquiry or investigation into a subject in order to discover or revise facts...”

Websters 1828 - “Diligent inquiry or examination in seeking facts or principles... To search or examine with continued care.”

Deed Research

- Assessor's Office
 - GIS Map Online
- Recorder's Office
 - Deed Search Online
- Abstract or Land Title Office
- GLO Land Patents (Later)
- Abstract of Title (rare and becoming rarer!)

- Direct/Inverted (Grantee/Grantor) Index

DIRECT ABSTRACT

No.	GRANTOR	GRANTEE	Date of Instrument			Date of Filing Instrument					
			Month	Day	Year	Month	Day	Year	Hour	Min.	a.m./p.m.
75-80	Jacques, Dale Sandra	Miller, Evelyn	Dec	18	1979	Jan	7	1980	1	50	p
	Heather A + wife	Vance farm, Inc.	Dec	1	1979	Jan	9	1980	2	00	p
			Dec	6	1979	Jan	14	1980	3	20	

AND INDEX TO DEEDS

Nature of Instrument	RECORDED		PARTS OF SECTIONS, TOWNS AND ADDITIONS	Sec. Lot	Twp. Block	Rng.	Acres	100ths	
	Book	Page							
Q.C.	44	75-80	NW 1/4 NE 1/4				33	27	8 40
W	"	121-80	See Record Pt. NE 1/4 of SW 1/4						
"	"	100-80	Pt. NE 1/4 of SW 1/4						

INVERTED ABSTRACT

No.	GRANTEE	GRANTOR	Date of Instrument			Date of Filing Instrument					
			Month	Day	Year	Month	Day	Year	Hour	Min.	a.m./p.m.
28-80	Neuschwander, Jerry L. + wife	Ruitt, Janice M. aka Jan Ruitt	Nov	16	1979	Jan	3	1980	9	05	a
229-80	Maple, Lawrence E.	Thomas, James Lewis + wife	Dec	17	1979	Jan	18	1980	1	00	p

AND INDEX TO DEEDS

Nature of Instrument	RECORDED		PARTS OF SECTIONS, TOWNS AND ADDITIONS	Sec. Lot	Twp. Block	Rng.	Acres	100ths	
	Book	Page							
W	44	28-80	See Record						
W	"	229-80	Pt. NW 1/4				30	27	8

2781	Reeves, A. J. + wife	Zitter, Edwood L. + wife	Oct.	31	1968	Nov.	16	1968	11	45	p
2706	Richardson, Dwight E. + wife	Ha Reeves, Charles P. + wife	Oct.	18	1968	Dec.	2	1968	3	20	p
2707	Ruby, John L. + wife	State of Mo., Highway Comm.	Oct.	22	1968	Dec.	2	1968	4	15	p
2715	Rickman, Jim + wife	Ramos, Paul + Ingrida Rozue	Nov.	22	1968	Dec.	3	1968	10	00	p
3056	Kalston, R. R. + wife	Pennywick, R. J. + wife	Nov.	26	1968	Dec.	18	1968	9	00	p
3087	Riggs, Beamon H. + wife	Kensley, Ronald P. + wife	Dec.	23	1968	Dec.	23	1968	3	40	p
3110	Roberts, Clifford J. + wife	Stilwell, Charles A. + wife	Dec.	19	1968	Dec.	30	1968	9	00	p

W	377	197	SE 1/4 + E 1/2 of SW 1/4	15	23	10	100
W	377	290	Rats 213 in Block 1 of Shertment, an Add. to Shert Plains, Mo.	12	26	8	240
Easment	377	293	See Record				
W	377	297	Rat 3 in Block 1 of Woodlands Heights Subd. of pt. of Rat 2 of NW 1/4 + Pt. of Rat 2 of NW 1/4	19	24	8	
W	379	97	All of Rat 8 of Henry's Subd. of Interurban Subd. of SW 1/4 of NE 1/4, City of Mtn View, Mo.	22	27	7	
W	379	111	W 1/2 of NW 1/4 of NE 1/4; SE 1/4 of NE 1/4 + N 1/2 of SW 1/4 of NE 1/4	13	24	7	
W	379	121	Rat 8 in Block 5 of Hickory Hills Estates of pt. of N 1/2 of Rats 1 + 2 of NW 1/4	19	27	9	

=1969=

44	Range, Frank L. + wife	Allison, James LeRoy + wife et al	Dec.	17	1968	Jan.	6	1969	3	50	p
----	------------------------	-----------------------------------	------	----	------	------	---	------	---	----	---

W	379	170	N 1/2 of Rat 2 of SW 1/4 + W 1/2 of N 1/2 of Rat 1 of SW 1/4	18	27	9	52.17
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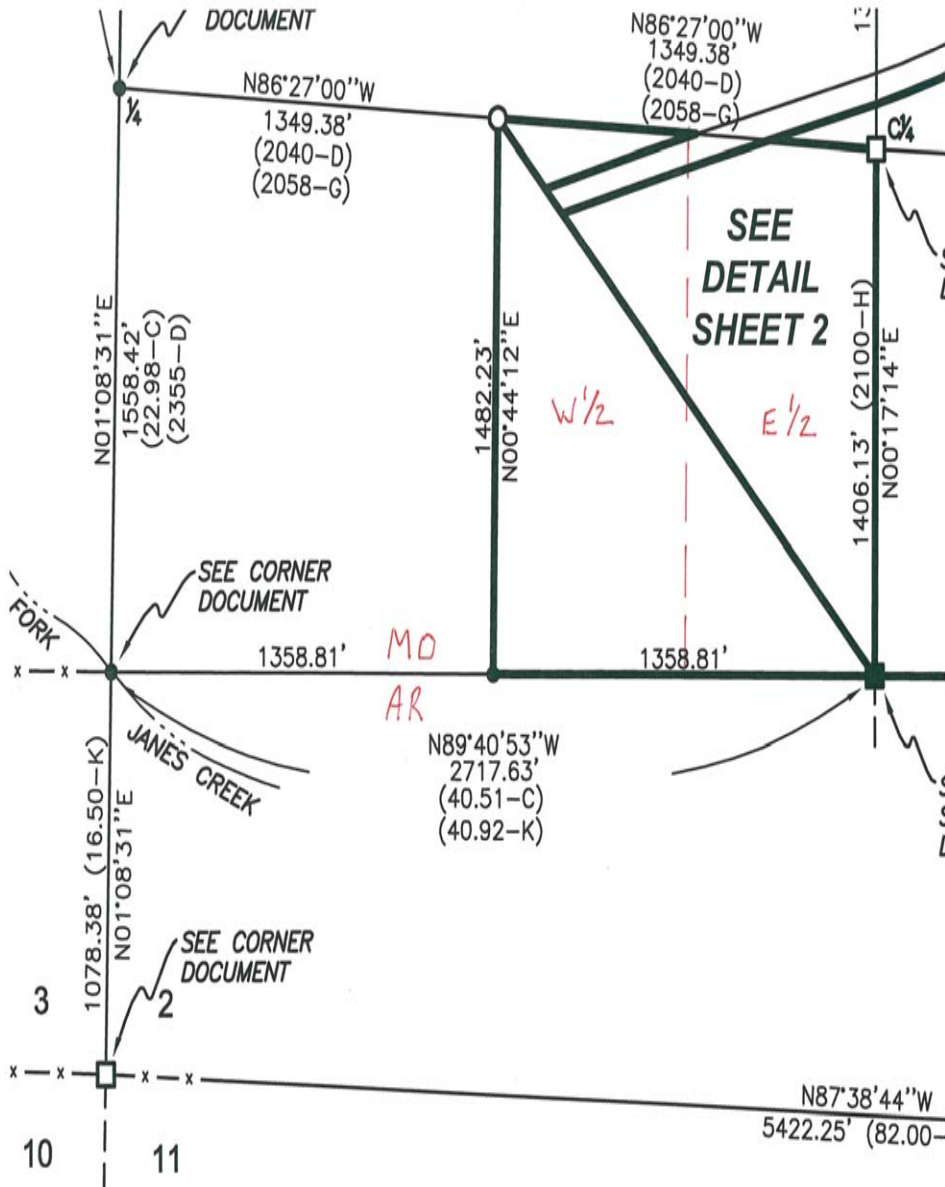
Also, the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); and the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Fractional Quarter (SW Fr $\frac{1}{4}$) of Section Two (2), Township Twenty-one (21), Range Four (4), which lies North of the State line.

All of Block 1 of E $\frac{1}{2}$ of Lot 1 of NE $\frac{1}{4}$ of Section 2, township 21 Range 4, West, 4.97 acres.
 Block 2 in E $\frac{1}{2}$ SE $\frac{1}{4}$ fr $\frac{1}{4}$ of Section 2 township 21 Range 4, 4.92 acres
 Block 2 of W $\frac{1}{2}$ lot 1 of NE $\frac{1}{4}$ of Section 2 township 21 Range 4-11.50 acres.
 Blocks 3 and 4 in W $\frac{1}{2}$ of SE $\frac{1}{4}$ fr $\frac{1}{4}$ of Section 2 township 21 Range 4.
 Block 3, -(8.15 acres and Block 4, contains 25.50 acres)
 All being in J. C. Taylor and Harriet Taylor's subdivision of said land, shown shown in Plat Book 2 page 9, and Plat Book 4 page 39, Oregon County, Missouri.
 Also SE $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ fr $\frac{1}{4}$ of Section 2 Township 21 Range 4 north of State line, containing in the aggregate 104 acres of land more or less.

except public roads and easement for power line.

All of Southwest quarter (SW $\frac{1}{4}$) Northwest Quarter (NW $\frac{1}{4}$) and Northwest Quarter (NW $\frac{1}{4}$) Southwest Quarter (SW $\frac{1}{4}$) and West one half (W $\frac{1}{2}$); Northeast Quarter (NE $\frac{1}{4}$) Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township Twenty-one (21); Range Four (4) West, containing 104 acres of land more or less.

W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ being same as Block 2 in Arnolds subdivision said W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.



93 | 65

620 WARRANTY DEED—With Statutory Acknowledgments. REG. D. BARNES & CO., ST. LOUIS, MO.

Special

This Indenture, made on the 31st day of September, 1918, D. One Thousand Nine Hundred and ~~one~~ ^{and} by and between *Wm. Arnold and Lucy E. Arnold his wife* of the County of Oregon and the State of Missouri part *us* of the first part, and *William Huff Giles* of the County of Oregon *and* in the State of *Missouri* part *7* of the second part:

WITNESSETH, That the said part *us* of the first part, in consideration of the sum of *two hundred and 20/100* DOLLARS, to ~~them~~ ^{us} paid by the said part *7* of the second part, the receipt of which is hereby acknowledged, do ~~by these presents~~ ¹⁰⁰ Grant, Bargain and Sell, Convey and Confirm unto the said part *7* of the second part, *his* heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of *Oregon* and State of Missouri, to-wit: *All the South East one fourth of the North west quarter and the North East one half (E 1/2) of the East Fractional Quarter of the South West quarter (North of the State line) Blocks One (1) Two (2) Three (3) and Four (4) of J. C. Taylor's subdivision of the East Half of Lot (1) of the Northeast quarter and the North East one fourth of the Southeast quarter and the North west one fourth of the South*

Type of Survey Determines:

1. The Type of Research
2. The Extent of the Research

Types of Surveys

- Rural Boundary Survey
- Urban Large Tract Survey
- Subdivision Lot Survey
- Topographic Survey
- Geodetic Survey
- ALTA/NSPS Land Title Survey
- Etc.!!!

Rural Boundary Surveys, U.S. Forest Service Surveys, U.S. FWS Surveys, Missouri Conservation Dept. Surveys, Etc.

- GLO Record
- Subsequent Survey Record
- MODoT Information
- USFS “Yellow Sheets”
- Other Record Sources

Record Information Chronicled in an Orderly Fashion

Corner Search Sheets

Bound Corner Fieldbooks

Electronic Medium

GLO Record

- Missouri Land Survey Program
 - Field Notes
 - GLO Plats
- BLM-GLO Website
 - GLO Plats
 - GLO Patents
 - GLO Field Notes
- County GLO Book(s)
- County GLO Plat Book(s)

Subsequent Survey Record

- Missouri Land Survey Program
 - County Surveyors Record
 - Private Surveyors Records
 - Private Survey Collections
 - Railroad Maps

Some Notable Exceptions

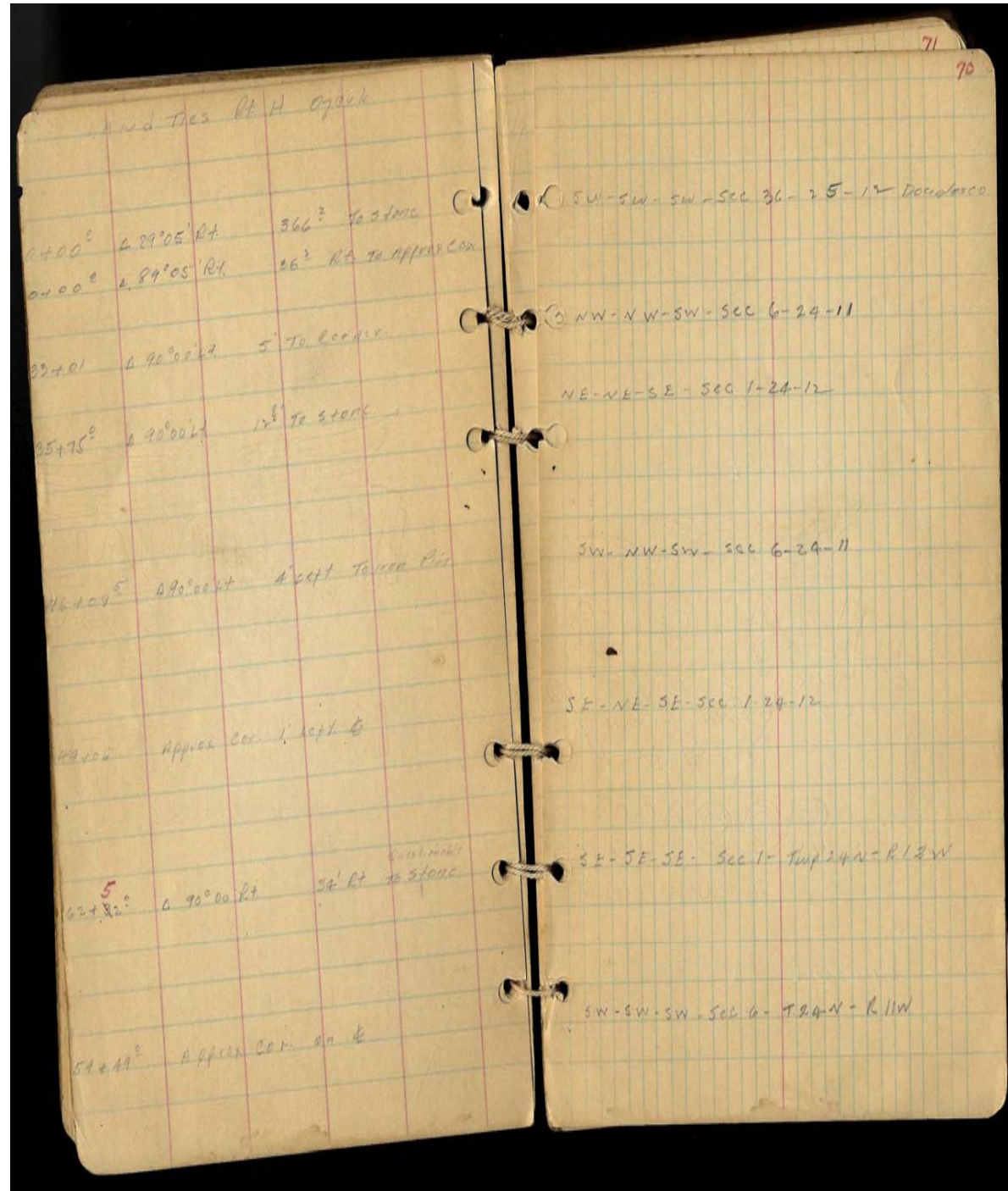
- Private Survey Records
 - Un-recorded
 - Your own and fellow surveyors
- Un-Indexed County Records
- Public/Private Records traced by local knowledge or peculiar tradition
 - Heiskell's Witness
 - Clark's Corner Witness Books

MODoT Records

- Route Plans
- Fieldbook Land Ties

USFS Records

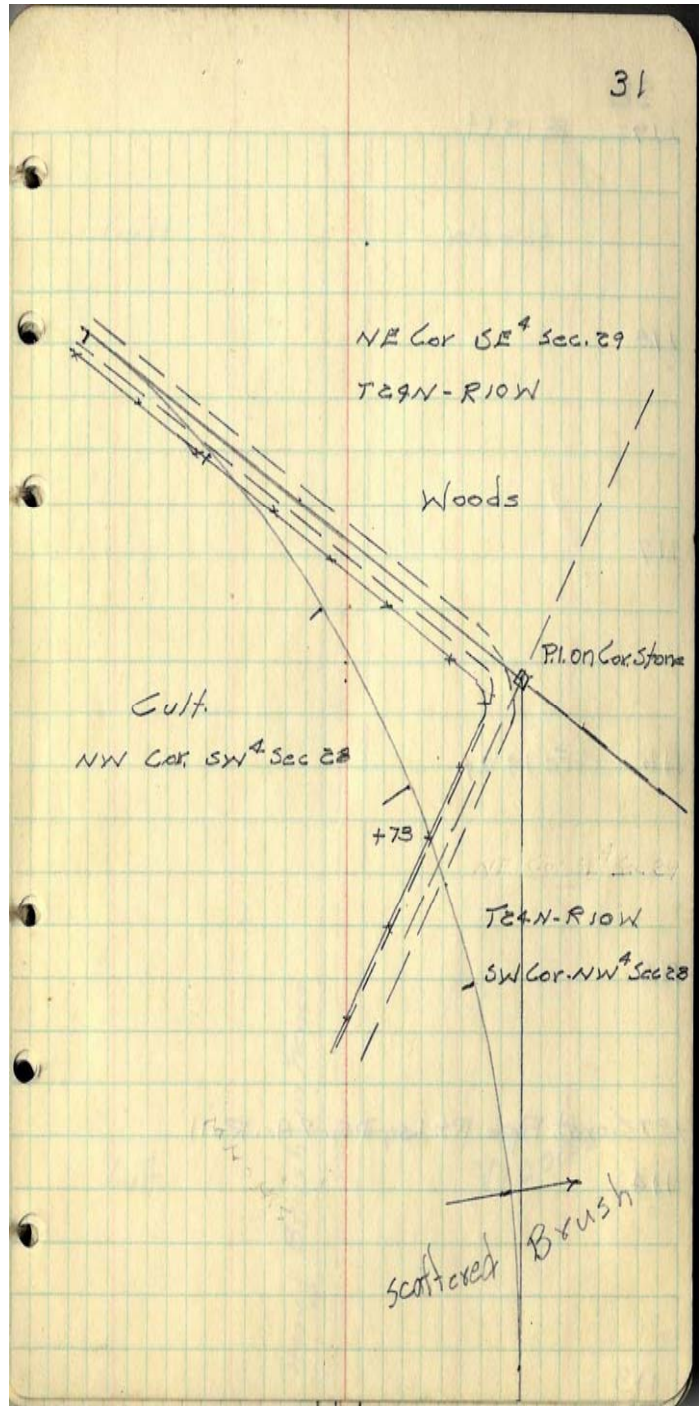
- “Yellow Sheets”



49+06 Approx Cor. 1' left. \odot

62+⁵ Δ 90°00' Rt 34' Rt ^{Questionable} to stone

Approx Cor. on $\&$



U. S. Department of Agriculture
FOREST SERVICE

NATIONAL FOREST

CORNERS OF THE PUBLIC SURVEY

T. 25 R. 10 Mer.

6-35-10 & 31-26-10 Wood Co.
1-25-11 & 26-26-11 Douglas Co.
Corner common to Sections

Corner consists of a stone in pile (not) in place
State condition of stones.

Dimensions above ground _____ inches

Sketch grooves, letters, figures, or notches, on proper face or edge.

CARDINAL POSITION

DIAGONAL POSITION

N	W	S	E

NW	SW	SE	NE	

Mound of _____ is located _____

Pits are located _____

Sketch markings of Bearing Trees (or Rocks) in proper box and fill blanks below, giving bearings from Corner to Trees and Distances in Links.

Species wh. oak Red oak

Diameter 14" 16"

Bearing N.E. N.W.

Distance 12 ft. 30'

Do you believe this to be a genuine Land Office Corner? yes

If not, why? _____

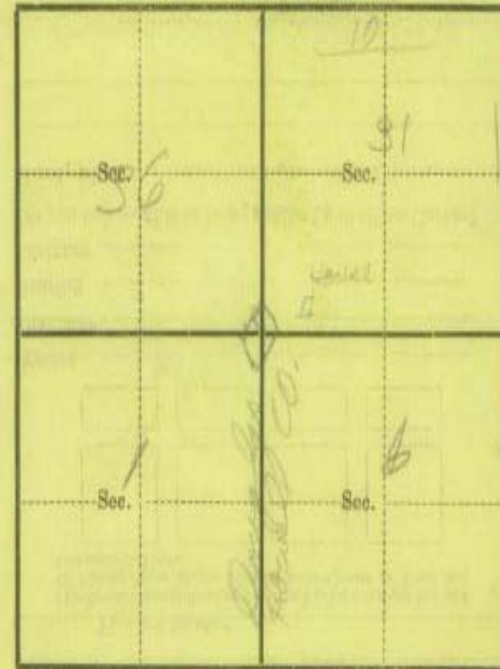
(Signature)

(Date)

(Title)

T. 25 R. 10 Mer.

(Make sketch of topography near Corner)



Metal Location Poster is on a red oak
tree 14 inches diameter, on the East
side of east of corner
from which this Corner bears 2 (two)
chains distant.

Give any further facts which will aid in finding this
Corner again.

Pass 5 ch. N.W. from
corner.

Uncommon Record Sources

- County Clerk Records
 - County Road Deeds
 - County Road Surveys
- County Deed Books

petitioned for, beginning at
where the Burkham Road

STATIONS AND MARKS	COURSE	Distance in Rods
1 stake 17 ² / ₅ rods West from the corner of sec 16. Twp 26 R 8	West 80 6 ¹ / ₂ °	297
2 stone pile in cor 16.	" " 6 x ¹ / ₃ °	161
3 stone in cor SE ¹ / ₄ sec	" " "	38
17	" " "	
4 stake in pub road		

30

REPORT OF COMMISSIONER OF ROADS

To the Honorable County Court of Howell County, State of Missouri:
The undersigned, County Surveyor and Ex-Officio Commissioner of Roads and Bridges, has the honor to report that, in obedience to an order of said Court to him bearing date the 6th day of Nov 1913, and directing him to view, survey and mark out a certain new road as follows: where the Burkham Road connects with the highway that he has surveyed and marked out said Road as follows:

STATIONS AND MARKS	COURSE	Distance in Rods	STATIONS AND MARKS	COURSE	Distance in Rods
1 stake 17 ² / ₅ rods West from the corner of sec 16. Twp 26 R 8	West 80 6 ¹ / ₂ °	297			
2 stone pile in cor 16.	" " 6 x ¹ / ₃ °	161			
3 stone in cor SE ¹ / ₄ sec	" " "	38			
17	" " "				
4 stake in pub road					

And your Commissioner would further report, that the following named persons have relinquished, in writing, the right of way for said Road over lands owned by them as herein specified, which relinquishments have been filed herewith, on

OWNER'S NAME	Length in Rods	Width in Ft.	Parts of Sub-Division	Sec.	Tp.	Rd.	OWNER'S NAME	Length in Rods	Width in Ft.	Parts of Sub-Division	Sec.	Tp.	Rd.
Will Brown	80 1/2	20	SE 1/4	17	26	8							
Samuel Belcher	157 1/2	20	N 1/2 N 1/2	21	"	"							
"	38 1/2	20	N 1/2 N 1/2	20	"	"							
Liz Tucker	38	20	SE 1/4 N 1/2	17	"	"							
John & Ruffie	157 1/2	20	N 1/2	21	"	"							
By John Brown	297	20	1/2	16	"	"							
J. B. Dickerson	38	20	N 1/2 N 1/2	20	"	"							

And your Commissioner would report, that the following named persons, through whose land said Road runs, have failed to relinquish the right of way, viz:

NAMES	Length in Rods	Width in Ft.	Parts of Sub-Division	Sec.	Tp.	Rd.	NAMES	Length in Rods	Width in Ft.	Parts of Sub-Division	Sec.	Tp.	Rd.

I have located and a public utility

Your Commissioner would further report that he has estimated the cost of opening said Road at and he has also estimated the cost of all bridges that may be needed on said Road at

grading \$40.00
submits \$20.00

All of which is respectfully submitted.

Walter M. Brown
County Surveyor and Ex-Officio Commissioner of Roads and Bridges
Deputy Aug 27/13

The End Result

31 | 32 T23N RBW

1817 GLO SURVEY VOL 298 P. 211

POST

8" PD N71°E 278.2 182.9'

9" PD N24°W 312.2 205.9'

5/14/75 HCPB-F/43 LS 1353 HOFFMAN

* "SE COR SEC 31 T23N RBW STONE"

SYMBOL ON PLAT "IRON PIN SET"

1883 HCSR-B-A/119 C.S. BROWN

"CORNER AT E BY INTERSECTION. NO

WITNESS TREES STANDING"

FS 20" x 7" x 4"

NO TIMBER NEAR

1905 HCSR-B-C/416 C.S. ENO

CORNER STONE

1920 HCSR-B-E/280 C.S. ENO

"CORNER STONE VERIFIED BY STUMPS + PITS,

AT... G"

* AFTER SCRUTINIZING THIS PLAT, IT APPEARS THAT

THE LEGEND IS INCORRECT. THE SOLID CIRCLE AT

THIS POSITION REPRESENTS A MARKER FOUND

11/13/2003 RAR

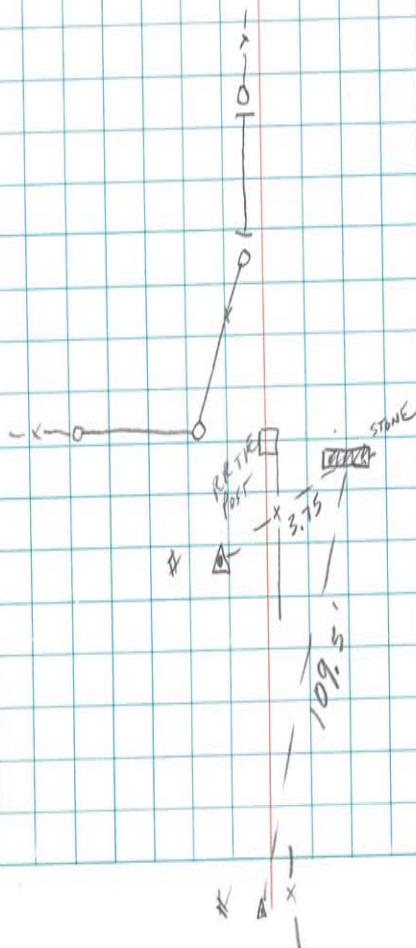
FOUND 9" x 4" x 4" IRON SET FS 1.3' E OF
 RR TIE SET IN COR E FC. DID NOT FIND EVID OF
 WT'S

WIT ACC

6" PIPE
 S END GATE N 17° W 5.8' (IN CONC)

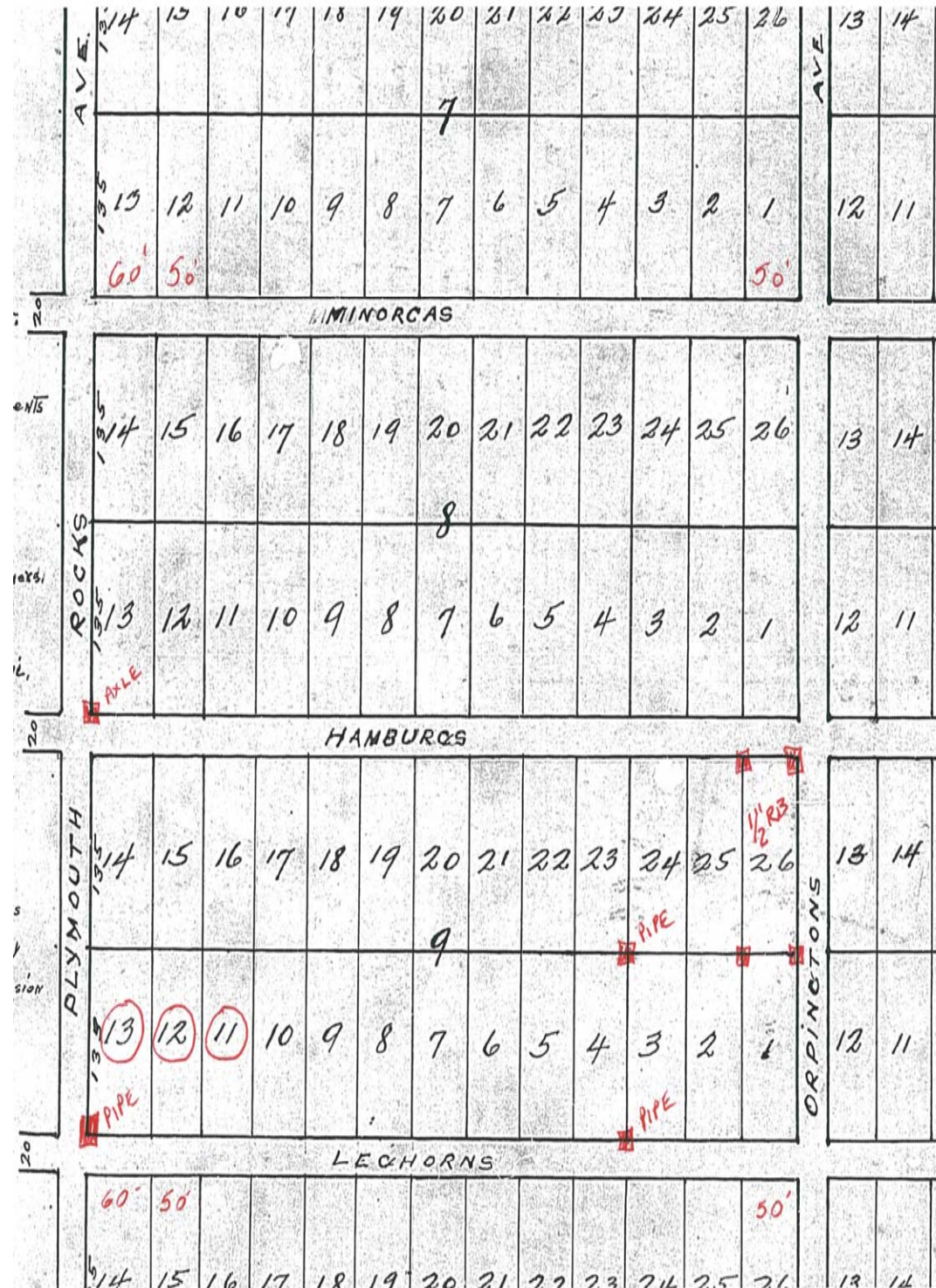
6" PIPE @ FC N 80° W 3.4' (IN CONC)

24" PD S 83° W 24.9'



Subdivision Surveys

- Missouri Land Survey Program
 - (A note on this)
 - The Correct Plat
 - Prior Referenced Subd/Add.
 - Recorded Surveys
- Private Surveys



Geodetic Surveys

Topographic Surveys

- Benchmarks
 - Missouri Land Survey Program
 - Horizontal & Vertical Control Maps
 - NGS - National Geodetic Survey Data Explorer
 - Local Benchmark Database
 - Such as St. Louis County
 - MODOt Plans
- FEMA Flood Data
 - FIRMettes
 - Georeferenced FIRM panel

ALTA/NSPS Land Title Surveys

- Title Commitment
 - Vesting Deed
 - Exception Documents
- P&Z Information
- Survey/Subdivision Records
- Right-of-way Route Plans
- Benchmarks
- Dig-Rite Locates
- FEMA Flood Data

Maps

- Google Earth
 - Free
- Global Mapper
 - Subscription
 - Handles most Spatial Data files
- Historic Topographic Maps
- ASCS Aerial Photos
 - Uncommon
- Google Street View
- Assessor's GIS

Professional Rapport

- Title Company(s)
- Assessor's Office(s)
- Recorder's Office(s)
- Fellow PLS's
- Local Attorneys
- City Engineering and Zoning
- Utility Locating Services

Survey Indexing

- **Ease of Retrieval**
- **Completeness of Indexing**
 - **STR**
 - **Subdivision**
 - **Corner Index**
 - **Project**
- **FGS Index**