## PLAT OF SURVEY A TRACT BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 63 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, MISSOURI RECORDER'S USE ONLY KRUEGER DOC 13M-1809 EDGE FIELD 70.7' LEMMON NORTH OF EDGE FIELD 38.0'-PROPERTY LINE NORTH OF PROPERTY LINE S 89°38'10" E 1268.54' © ROAD 10.1' STRIP 14 RODS WIDE, EAST OF SOUTH END OF NE 1/4, 231'(14 RODS) PROPERTY LINE SE 1/4 SUGGESTED PROPERTY DESCRIPTION TRACT I - 40.22 ACRES WEST LINE A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION LEMMON E 1/2, SE 1/4 12 AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 63 NORTH, 25.00 RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A #5 REBAR SET AT THE SOUTHEAST CORNER OF SAID TRACT I SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 07 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A 40.22 Acres ± DISTANCE OF 25.00 FEET TO A #5 REBAR SET AND THE TRUE POINT OF LANDON BEGINNING: THENCE SOUTH O I DEGREES 39 MINUTES 35 SECONDS WEST PARENT PARCEL DOC 9M-1901 A DISTANCE OF 275.5 | FEET TO A #5 REBAR SET ON THE NORTHERLY HASKIN RIGHT-OF-WAY OF MISSOURI ROUTE A; THENCE NORTH 53 DEGREES 27 BOOK 2024, PAGE 1020 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A PIN: #1-22-01-12-00-00-006.00 DISTANCE OF 1547.56 FEET TO A #5 REBAR SET ON THE WEST LINE OF BECKMANN THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH OI DOC ID 18958 DEGREES 44 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 923.78 FEET TO A #5 REBAR SET; THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS EAST A FENCE \$ TREE ROW ACCEPTED DISTANCE OF 1268.54 FEET TO A #5 REBAR SET; THENCE SOUTH OI AS PERPETUATING THE EAST DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 1561.93 FEET ROAD LINE OF THE PROPERTY AS TO THE TRUE POINT OF BEGINNING, CONTAINING 40.22 ACRES MORE OR DESCRIBED IN DOC ID 18958 SEC. 7, T63N-R8W SUGGESTED PROPERTY DESCRIPTION SE COR, SE 1/4, -SEC. 18, T63N-R8W TRACT 2 - 79.18 ACRES SEC. 12, T63N-R9W A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 247.50' (M) 55.82'-247.5' (GLO) 12 AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 63 NORTH, TPOB - TRACT I RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, SECTION 12 412.62 MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; SECTION 13 689.87' NW COR, E 1/2, NE 1/4, S 89°07'48" E LANDON BEGINNING AT A #5 REBAR SET AT THE SOUTHEAST CORNER OF SAID SEC. 13, T63N-R9W 1295.60' (M) DOC 9M-1901 NORTHEAST QUARTER: THENCE NORTH 88 DEGREES 35 MINUTES 29 1303.5' (SRB A, PG 196) SECONDS WEST A DISTANCE OF 1290.80 FEET TO A #5 REBAR SET AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; © ROAD 15.7' EAST OF PROPERTY LINE THENCE NORTH OI DEGREES 33 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID EAST LINE A DISTANCE OF 565.02 FEET TO A #5 REBAR SET; THENCE LEAVING SAID WEST LINE NORTH 02 DEGREES 29 885+72 MINUTES 34 SECONDS EAST A DISTANCE OF 1926.21 FEET TO A #5 REBAR SET; THENCE NORTH 10 DEGREES 00 MINUTES 21 SECONDS EAST A DISTANCE OF 615.78 FEET TO A #5 REBAR SET ON THE SOUTHERLY -WEST LINE RIGHT-OF-WAY MISSOURI ROUTE A; THENCE SOUTH 53 DEGREES 27 E 1/2, NE 1/4 MINUTES 41 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 1431.56 FEET TO A #5 REBAR SET ON THE EAST LINE OF THENCE SOUTH OI DEGREES 39 MINUTES SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 2276.00 FEET TO THE POINT OF BEGINNING, CONTAINING 79.18 ACRES MORE OR LESS. BECKMANN DOC ID 18958 FENCE 16.2' EAST OF PROPERTY LINE TRACT 2 79.18 Acres ± BECKMANN DOC ID 18958 PARENT PARCEL 1" = 300' HASKIN GRAPHIC SCALE BOOK 2024, PAGE 1020 PIN: #1-22-06-13-00-00-001.00 300 Legend O #5 REBAR SET IRON PIN/PIPE FOUND □ POST TPOB TRUE POINT OF BEGINNING (M) DISTANCE MEASURED THIS SURVEY (PR) DISTANCE PER PLAT RECORD (DR) DISTANCE PER DEED RECORD — FENCE R/W ----- RIGHT-OF-WAY POST IS II.I' NORTH-SURVEYORS NOTES: FENCE 50.2' OF PROPER CORNER I) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO NORTH OF INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS PROPERTY LINE -SW COR, EAST 1/2 POB - TRACT 2 OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, - NE COR, SEC. 13 SE COR, NE COR, SEC. 13 OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. N 88°35'29" W 1290.80 THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT BECKMANN OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL. DOC ID 18958 2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED BECKMANN TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR DOC ID 18958 MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP. 3) BASIS OF BEARINGS IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE. 4) CLASS OF SURVEY: RURAL FD STONE @ -THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR SE COR, SE COR, N 89°07'48" W UNDER MY DIRECT SUPERVISION DURING FEBRUARY 2025, SEC. 13 WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH NORMAN D. THE CURRENT MISSOURI MINIMUM STANDARDS FOR A **ELLERBROCK BOUNDARY SURVEY** BOUNDARY SURVEY: FOUR POINTS LAND SURVEYING & NUMBER PLAT OF SURVEY DRAWING NAME Norman DEllubroel 2/27/2025 LS-2001011921 ENGINEERING, INC. PREPARED FOR: SEC. 12 \$ 13, T63N, R9W 240232 17 NORTHPORT PLAZA DAVID & KRISTY PROJECT NO. 5TH PM, CLARK COUNTY, NORMAN D. ELLERBROCK, HANNIBAL, MO. 63401 24-0232 HASKIN MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921 573-406-5533 MISSOURI MISSOURI CERTIFICATE OF AUTHORITY #2010035243 MISSOURI CERTIFICATE OF AUTHORITY #2010035243 SHEET NO.

## PLAT OF SURVEY

A TRACT BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 63 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, MISSOURI

SUGGESTED PROPERTY DESCRIPTION TRACT I - 40.22 ACRES

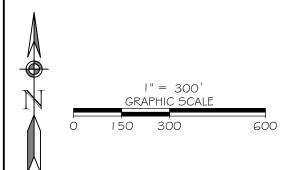
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 63 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A #5 REBAR SET AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 07 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 25.00 FEET TO A #5 REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH OI DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 275.5 | FEET TO A #5 REBAR SET ON THE NORTHERLY RIGHT-OF-WAY OF MISSOURI ROUTE A; THENCE NORTH 53 DEGREES 27 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 1547.56 FEET TO A #5 REBAR SET ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH OI DEGREES 44 MINUTES 36 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 923.78 FEET TO A #5 REBAR SET; THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 38 MINUTES 10 SECONDS EAST A DISTANCE OF 1268.54 FEET TO A #5 REBAR SET; THENCE SOUTH OI DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 1561.93 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 40.22 ACRES MORE OR

SUGGESTED PROPERTY DESCRIPTION TRACT 2 - 79.18 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 63 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A #5 REBAR SET AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER: THENCE NORTH 88 DEGREES 35 MINUTES 29 SECONDS WEST A DISTANCE OF 1290.80 FEET TO A #5 REBAR SET AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH OI DEGREES 33 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID EAST LINE A DISTANCE OF 565.02 FEET TO A #5 REBAR SET; THENCE LEAVING SAID WEST LINE NORTH 02 DEGREES 29 MINUTES 34 SECONDS EAST A DISTANCE OF 1926.21 FEET TO A #5 REBAR SET; THENCE NORTH 10 DEGREES 00 MINUTES 21 SECONDS EAST A DISTANCE OF 615.78 FEET TO A #5 REBAR SET ON THE SOUTHERLY RIGHT-OF-WAY MISSOURI ROUTE A: THENCE SOUTH 53 DEGREES 27 MINUTES 41 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 1431.56 FEET TO A #5 REBAR SET ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH OI DEGREES 39 MINUTES SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 2276.00 FEET TO THE POINT OF BEGINNING, CONTAINING 79.18 ACRES MORE OR LESS.



## Legend

O #5 REBAR SET

IRON PIN/PIPE FOUND

□ POST

TPOB TRUE POINT OF BEGINNING

(M) DISTANCE MEASURED THIS SURVEY (PR) DISTANCE PER PLAT RECORD

(DR) DISTANCE PER DEED RECORD

— FENCE ---- RIGHT-OF-WAY

SURVEYORS NOTES:

I) THE PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR NOT OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) THE PROPERTY OWNER NAMES AND RECORDED DEED INFORMATION WERE OBTAINED FROM THE COUNTY RECORDER AND/OR COUNTY ASSESSOR OFFICE AND ARE CONSIDERED TO BE CURRENT. THE PROFESSIONAL LAND SURVEYOR MAKES NO GUARANTEES TO THE CORRECTNESS OF THE DEEDS OR THE CURRENT STATUS OF PROPERTY OWNERSHIP.

3) BASIS OF BEARINGS IS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE.

4) CLASS OF SURVEY: RURAL

THIS IS A RESULT OF MY SURVEY AS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION DURING FEBRUARY 2025, WHICH I CERTIFY TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

NORMAN D. ELLERBROCK, MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921 MISSOURI CERTIFICATE OF AUTHORITY #20 | 0035243

