

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 1 - 40.22 ACRES

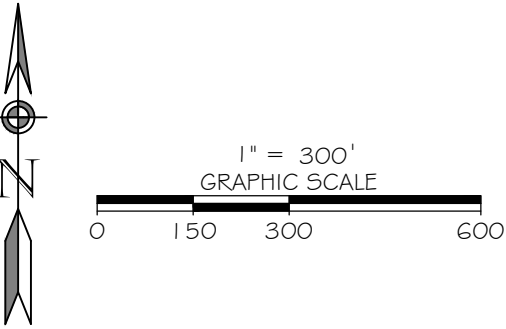
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 63 NORTH, RANGE 9 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CLARK COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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 01 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 275.51 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 01 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 01 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 1561.93 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 40.22 ACRES MORE OR LESS.

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 01 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 01 DEGREES 39 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 2276.00 FEET TO THE POINT OF BEGINNING, CONTAINING 79.18 ACRES MORE OR LESS.

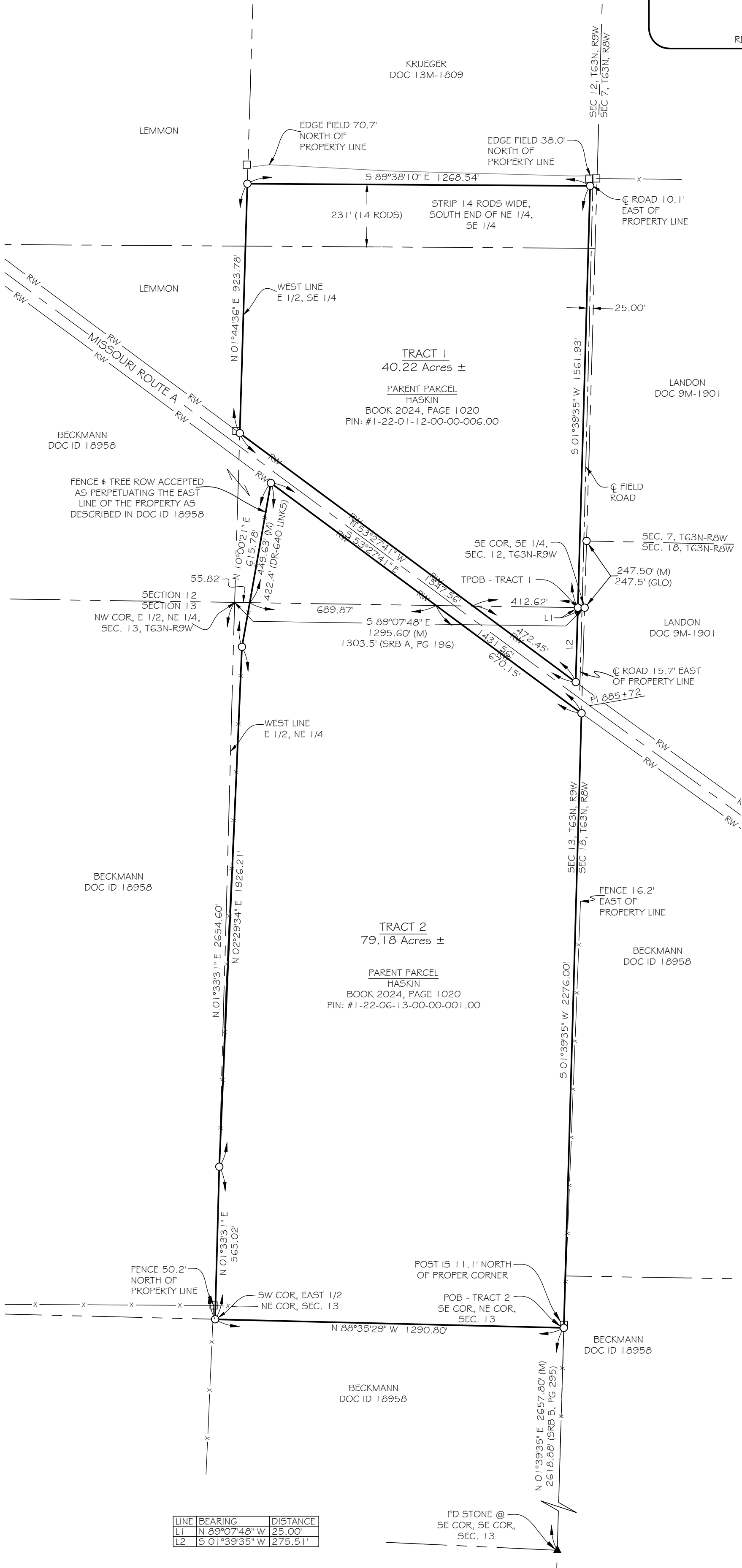


- Legend**
- #5 REBAR SET
 - IRON PIN/PIPE FOUND
 - ▲ STONE
 - POST
- TPOB TRUE POINT OF BEGINNING
(M) DISTANCE MEASURED THIS SURVEY
(PR) DISTANCE PER PLAT RECORD
(DR) DISTANCE PER DEED RECORD
- X — FENCE
— RW — RIGHT-OF-WAY

- SURVEYORS NOTES:
- 1) 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 2/27/2025
NORMAN D. ELLERBROCK,
MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921
MISSOURI CERTIFICATE OF AUTHORITY #2010035243



LINE	BEARING	DISTANCE
L1	N 89°07'48\"W	25.00'
L2	S 01°39'35\"W	275.51'



FOUR POINTS LAND SURVEYING & ENGINEERING, INC.
17 NORTHPORT PLAZA
HANNIBAL, MO. 63401
573-406-5533
MISSOURI CERTIFICATE OF AUTHORITY #2010035243

PLAT OF SURVEY
SEC. 12 & 13, T63N, R9W
5TH PM, CLARK COUNTY,
MISSOURI

BOUNDARY SURVEY
PREPARED FOR:
DAVID & KRISTY HASKIN

DRAWN	FIELD	CHECKED
FWS	NLR	NDE
DRAWING NAME		
240232		
PROJECT NO.		
24-0232		
SHEET NO.		
1 OF 1		

PLAT OF SURVEY

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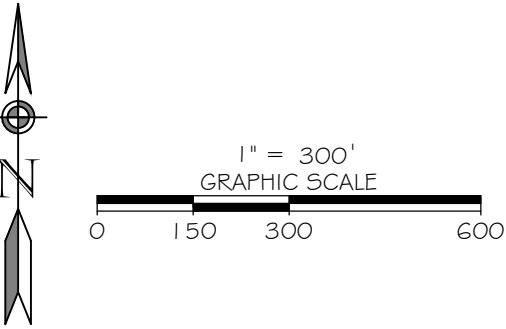
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BOUNDARY SURVEY

PREPARED FOR:
DAVID & KRISTY
HASKIN

DRAWN FWS	FIELD NLR	CHECKED NDE
DRAWING NAME 240232		
PROJECT NO. 24-0232		
SHEET NO. 1 OF 1		