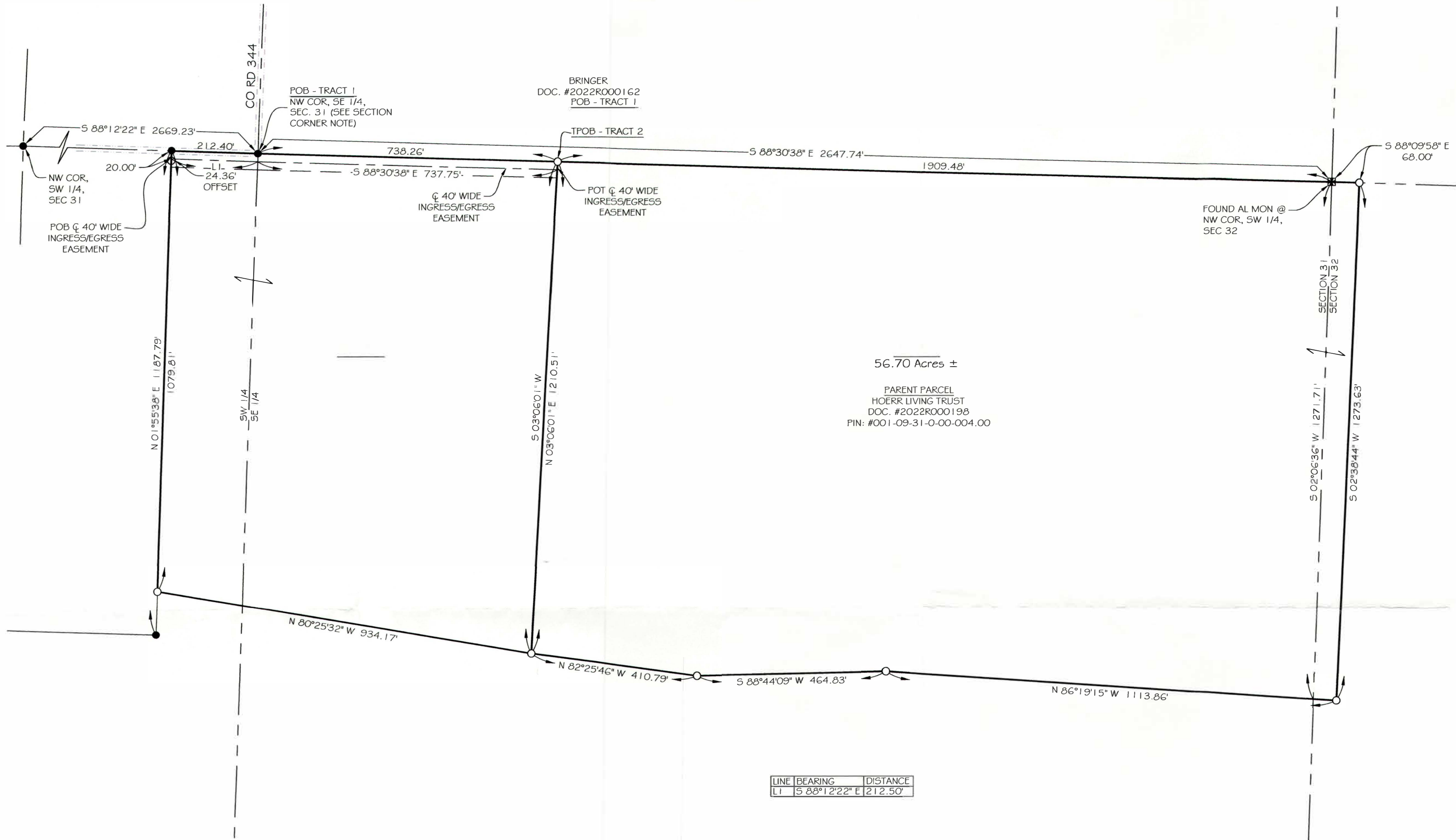


PLAT OF SURVEY
A TRACT BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF
SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 59 NORTH,
RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, MISSOURI

2024R000216

FILED AND RECORDED ON:
01/29/2024 09:50:55 AM
REC FEE: 24.00
MARION COUNTY
HARLA FRIESZ
RECORDER OF DEEDS
PAGES: 1



SUGGESTED PROPERTY DESCRIPTION
TRACT 1 - 24.67 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 59 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 738.26 FEET TO A #5 REBAR SET; THENCE LEAVING SAID NORTH LINE SOUTH 03 DEGREES 06 MINUTES 01 SECONDS WEST A DISTANCE OF 1210.51 FEET TO A #5 REBAR SET; THENCE NORTH 80 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 934.17 FEET TO A #5 REBAR SET; THENCE NORTH 01 DEGREES 55 MINUTES 38 SECONDS EAST A DISTANCE OF 1079.81 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 12 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 212.40 FEET TO THE POINT OF BEGINNING, CONTAINING 24.67 ACRES MORE OR LESS BEING SUBJECT TO ALL THAT PORTION BEING USED FOR PUBLIC ROAD PURPOSES.

SUGGESTED PROPERTY DESCRIPTION
TRACT 2 - 56.70 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 59 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 30 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 738.26 FEET TO A #5 REBAR SET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1909.48 FEET TO FOUND ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 09 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 68.00 FEET TO A #5 REBAR SET; THENCE LEAVING SAID NORTH LINE SOUTH 02 DEGREES 38 MINUTES 44 SECONDS WEST A DISTANCE OF 1273.63 FEET TO A #5 REBAR SET; THENCE NORTH 86 DEGREES 19 MINUTES 15 SECONDS WEST A DISTANCE OF 1113.86 FEET TO A #5 REBAR SET; THENCE SOUTH 88 DEGREES 44 MINUTES 09 SECONDS WEST A DISTANCE OF 464.83 FEET TO A #5 REBAR SET; THENCE NORTH 82 DEGREES 25 MINUTES 46 SECONDS WEST A DISTANCE OF 410.79 FEET TO A #5 REBAR SET; THENCE NORTH 03 DEGREES 06 MINUTES 01 SECONDS EAST A DISTANCE OF 1210.51 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 56.70 ACRES MORE OR LESS.

40 FOOT WIDE INGRESS/EGRESS EASEMENT

A 40 FOOT WIDE INGRESS/EGRESS EASEMENT BEING PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 59 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, MISSOURI, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

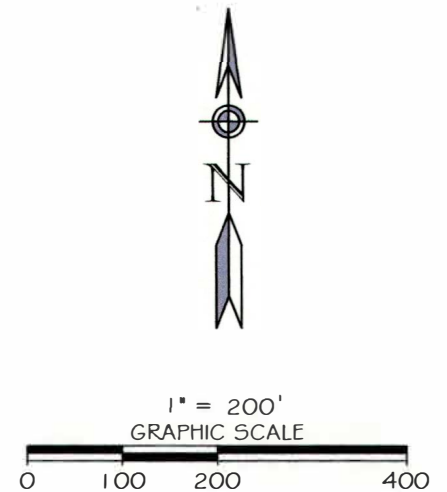
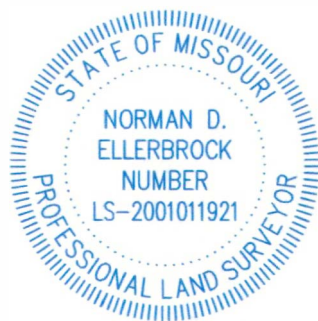
COMMENCING AT A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 12 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 212.40 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 01 DEGREES 55 MINUTES 38 SECONDS WEST A DISTANCE OF 20.00 FEET TO POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 88 DEGREES 12 MINUTES 22 SECONDS EAST A DISTANCE OF 212.50 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS EAST A DISTANCE OF 737.75 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

SECTION CORNER NOTE:
ACCEPTED FOUND 1-1/2 IRON PIPE AT PERPETUATING THE LOCATION OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER. THE POSITION OF THE PIPE IS AT THE INTERSECTION OF THE QUARTER SECTION LINES. NO RECORD OF THE CORNER WAS FOUND. NOT ACCEPTED IS A FOUND #5 REBAR WITH JAMES CAP SHOWN ON SURVEY RECORDED AS DOCUMENT #2022R000399. THE JAMES PIN BEARS S 71°35'26" E A DISTANCE OF 17.68' FROM THE ACCEPTED IRON PIPE.

- 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 DECEMBER 2023, 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 1/10/2024
NORMAN D. ELLERBROCK,
MISSOURI PROFESSIONAL LAND SURVEYOR #2001011921
MISSOURI CERTIFICATE OF AUTHORITY #2010035243



Legend

- #5 REBAR SET
- IRON PIN/PIPE FOUND
- MONUMENT
- POST
- POB POINT OF BEGINNING
- TPOB TRUE POINT OF BEGINNING
- (M) DISTANCE MEASURED THIS SURVEY
- (PR) DISTANCE PER PLAT RECORD
- (DR) DISTANCE PER DEED RECORD
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINATION

PLAT OF SURVEY
SEC. 31 & 32, T59N, R5W
5TH PM, MARION COUNTY,
MISSOURI

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

BOUNDARY SURVEY
PREPARED FOR:
HOERR LIVING TRUST

DRAWN BY: FWS
CHECKED BY: NDE
FIELD - JZ
DRAWING NAME
230217
PROJECT NO.
23-0217
SHEET NO.
1 OF 1