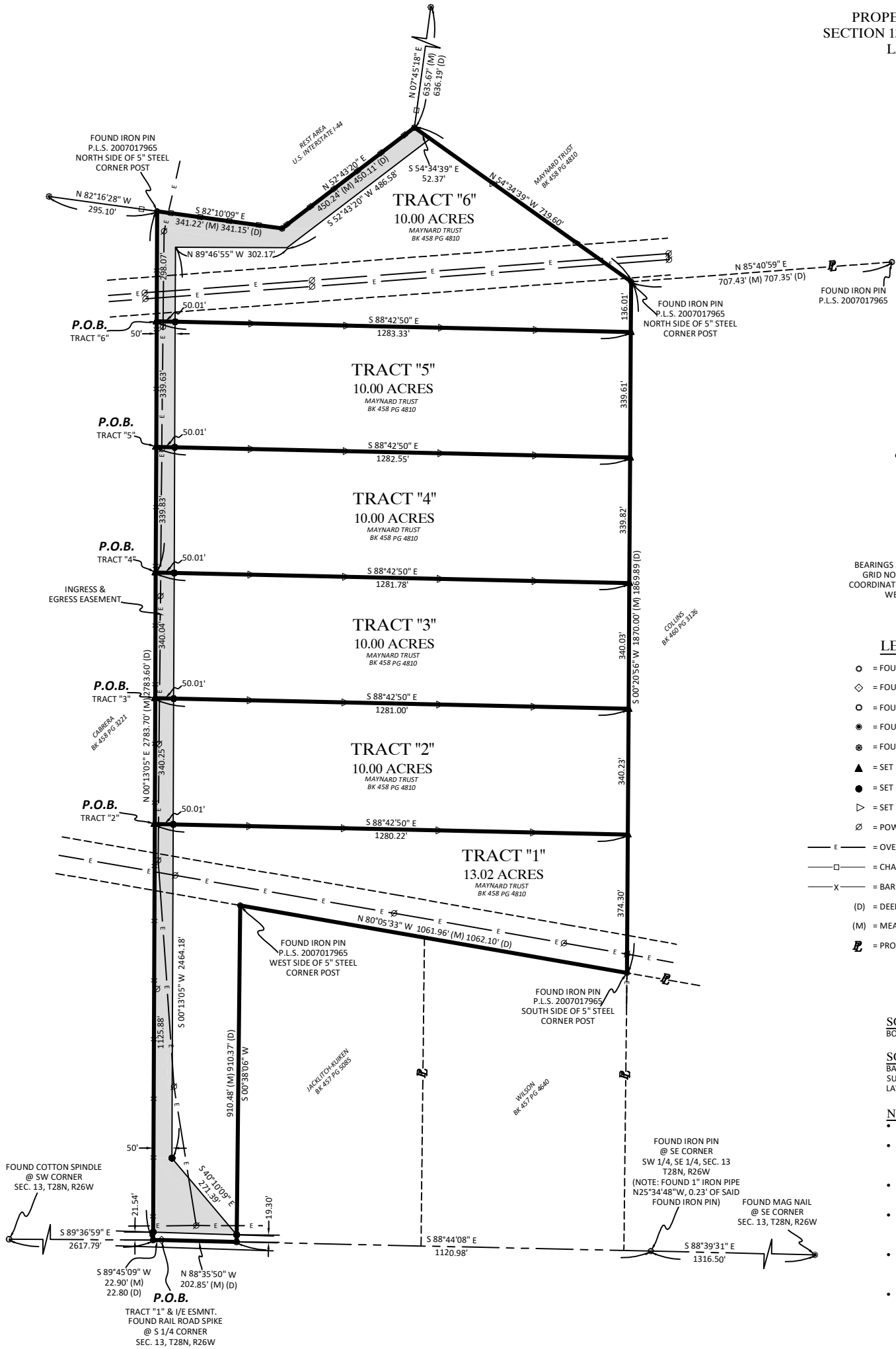


PROPERTY BOUNDARY SURVEY PART OF:
SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST
LAWRENCE COUNTY, MISSOURI

IN THE RECORDER'S OFFICE



TRACT "1" DESCRIPTION:

ALL THAT PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 1125.88 FEET TO A SET IRON PIN; THENCE S88°42'50"E, 1280.22 TO A SET IRON PIN ON THE EAST LINE OF AFORESAID TRACT OF LAND; THENCE S00°20'56"W ALONG SAID EAST LINE, 374.30 FEET TO A FOUND IRON PIN AT A SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N80°05'33"W ALONG THE BOUNDARY LINE OF AFORESAID TRACT OF LAND, 1061.96 FEET TO A FOUND IRON PIN; THENCE S00°38'06"W ALONG THE BOUNDARY LINE OF AFORESAID TRACT OF LAND, 910.48 FEET TO A FOUND COTTON SPINDLE AT A SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N88°35'50"W ALONG SAID SOUTH LINE, 202.85 FEET TO THE POINT OF BEGINNING. CONTAINING 13.02 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD OR FACT.

TRACT "2" DESCRIPTION:

ALL THAT PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 1125.88 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING N00°13'05"E ALONG SAID WEST LINE, 340.25 FEET TO A SET IRON PIN; THENCE S88°42'50"E, 1281.00 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID TRACT OF LAND; THENCE S00°20'56"W ALONG SAID EAST LINE, 340.23 FEET TO A SET IRON PIN; THENCE N88°42'50"W, 1280.22 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD OR FACT.

TRACT "3" DESCRIPTION:

ALL THAT PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 1125.88 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING N00°13'05"E ALONG SAID WEST LINE, 340.04 FEET TO A SET IRON PIN; THENCE S88°42'50"E, 1281.78 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID TRACT OF LAND; THENCE S00°20'56"W ALONG SAID EAST LINE, 340.03 FEET TO A SET IRON PIN; THENCE N88°42'50"W, 1281.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD OR FACT.

TRACT "4" DESCRIPTION:

ALL THAT PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 1125.88 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING N00°13'05"E ALONG SAID WEST LINE, 339.83 FEET TO A SET IRON PIN; THENCE S88°42'50"E, 1282.55 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID TRACT OF LAND; THENCE S00°20'56"W ALONG SAID EAST LINE, 339.82 FEET TO A SET IRON PIN; THENCE N88°42'50"W, 1281.78 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD OR FACT.

TRACT "5" DESCRIPTION:

ALL THAT PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 1125.88 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING N00°13'05"E ALONG SAID WEST LINE, 339.63 FEET TO A SET IRON PIN; THENCE S88°42'50"E, 1283.33 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID TRACT OF LAND; THENCE S00°20'56"W ALONG SAID EAST LINE, 339.61 FEET TO A SET IRON PIN; THENCE N88°42'50"W, 1282.55 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD OR FACT.

TRACT "6" DESCRIPTION:

ALL THAT PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 2485.63 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING N00°13'05"E ALONG SAID WEST LINE, 298.07 FEET TO A FOUND IRON PIN ON THE SOUTH RIGHT-OF-WAY OF U.S. INTERSTATE I-44; THENCE S82°10'09"E ALONG SAID SOUTH RIGHT-OF-WAY, 341.22 FEET TO A FOUND RIGHT-OF-WAY POST; THENCE S52°43'20"E ALONG SAID SOUTH RIGHT-OF-WAY, 450.24 FEET TO A FOUND RIGHT-OF-WAY POST; THENCE S54°34'39"E, 719.60 FEET TO A FOUND IRON PIN AT A SOUTH CORNER OF SAID TRACT OF LAND; THENCE S00°20'56"W ALONG SAID EAST LINE, 136.01 FEET TO A SET IRON PIN; THENCE N88°42'50"W, 1283.33 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD OR FACT.

INGRESS & EGRESS EASEMENT:

AN INGRESS AND EGRESS EASEMENT BEING A PART OF SECTION 13, TOWNSHIP 28 NORTH, RANGE 26 WEST, LAWRENCE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING FROM A FOUND RAIL ROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13 THENCE S89°45'09"W ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 458 AT PAGE 4810, 22.90 FEET TO A FOUND COTTON SPINDLE AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N00°13'05"E ALONG SAID WEST LINE OF SAID TRACT OF LAND, 2783.70 FEET TO A FOUND IRON PIN ON THE SOUTHERN RIGHT-OF-WAY OF U.S. INTERSTATE I-44; THENCE S82°10'09"E ALONG SAID SOUTH RIGHT-OF-WAY, 341.22 FEET TO A FOUND RIGHT-OF-WAY POST; THENCE S52°43'20"E ALONG SAID SOUTH RIGHT-OF-WAY, 450.24 FEET TO A FOUND RIGHT-OF-WAY POST; THENCE S54°34'39"E, 52.37 FEET; THENCE S52°43'20"W, 486.58 FEET; THENCE N89°46'55"W, 302.17 FEET; THENCE S00°13'05"W, 2464.18 FEET TO A SET IRON PIN; THENCE S40°10'09"E, 271.39 FEET TO A SET IRON PIN ON THE EAST LINE OF AFORESAID TRACT OF LAND; THENCE S00°38'06"W ALONG SAID EAST LINE, 19.30 FEET TO A FOUND COTTON SPINDLE AT A SOUTH CORNER OF SAID TRACT OF LAND; THENCE N88°35'50"W, 202.85 FEET TO THE POINT OF BEGINNING.

SOURCE DEED:

BOOK 458, PAGE 4810

SOURCE DOCUMENT:

BARRY D. MACKEY, PLS - 2007017965
SURVEY RECORDED IN BOOK 458, AT PAGE 4809
LAWRENCE COUNTY RECORDERS OFFICE

NOTES:

- DIMENSIONS SHOWN ARE MEASURED. FOR RECORD DIMENSIONS, SEE DOCUMENTS NOTED.
- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED SURVEYOR.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF THIS. THE LOCAL OF THESE FACILITIES WAS NOT WITHIN THE SCOPE OF WORK TO BE ACCOMPLISHED BY SURVEYOR.
- TRACT ARRANGEMENT SHOWN IS PER INSTRUCTIONS GIVEN TO SURVEYOR BY OWNER. SURVEYOR MAKES NO REPRESENTATION THAT LOTS SHOWN MEET APPLICATION HEALTH DEPARTMENT OR DNR REGULATIONS CONCERNING LOT SIZE, REQUIREMENTS, ETC.
- THE EASEMENT SHOWN AND DESCRIPTION HEREON IS PROPOSED. THIS EASEMENT IS NOT CONVEYED NOR CREATED BY VIRTUE OF THIS PLAT; A DEED WILL NEED TO BE EXECUTED BY THE CURRENT OWNER TO CONVEY THIS RIGHT.
- THERE MAY BE EASEMENTS WHICH AFFECT THE LANDS SHOWN HEREON.

FLOOD NOTE:

THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP AS PER COMMUNITY-PANEL NUMBER 291090C02250, EFFECTIVE DATE AUGUST 2, 2012.

SURVEYOR'S CERTIFICATION:

I, D. AARON AUSTIN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED AND HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



D. AARON AUSTIN PLS 2000147872
LAWRENCE COUNTY SURVEYOR

AUSTIN LAND SURVEYING, LLC

www.austinlandsurveying.com

OFFICE (417)-471-1628
P.O. BOX 66
HALLTOWN, MO 65664

CERTIFICATE OF AUTHORITY LICENSE NUMBER 2011000156 EXPIRATION DECEMBER 31, 2025

SURVEY CERTIFIED TO:

BILLY W. MAYNARD AND NORA D.
MAYNARD LIVING TRUST, DATED
29TH OF SEPTEMBER 2006

SURVEY PART OF:

SEC. 13
T28N, R26W
LAWRENCE COUNTY, MISSOURI

SCALE	DATE	REVISED		
1"=160'	11/11/2024			
DWN BY	CLASS OF PROPERTY	FIELD WORK BY	FIELD WORK COMPLETED	JOB NO.
DAA / MCA	RURAL	MCA / KWC	01/10/2024	24219