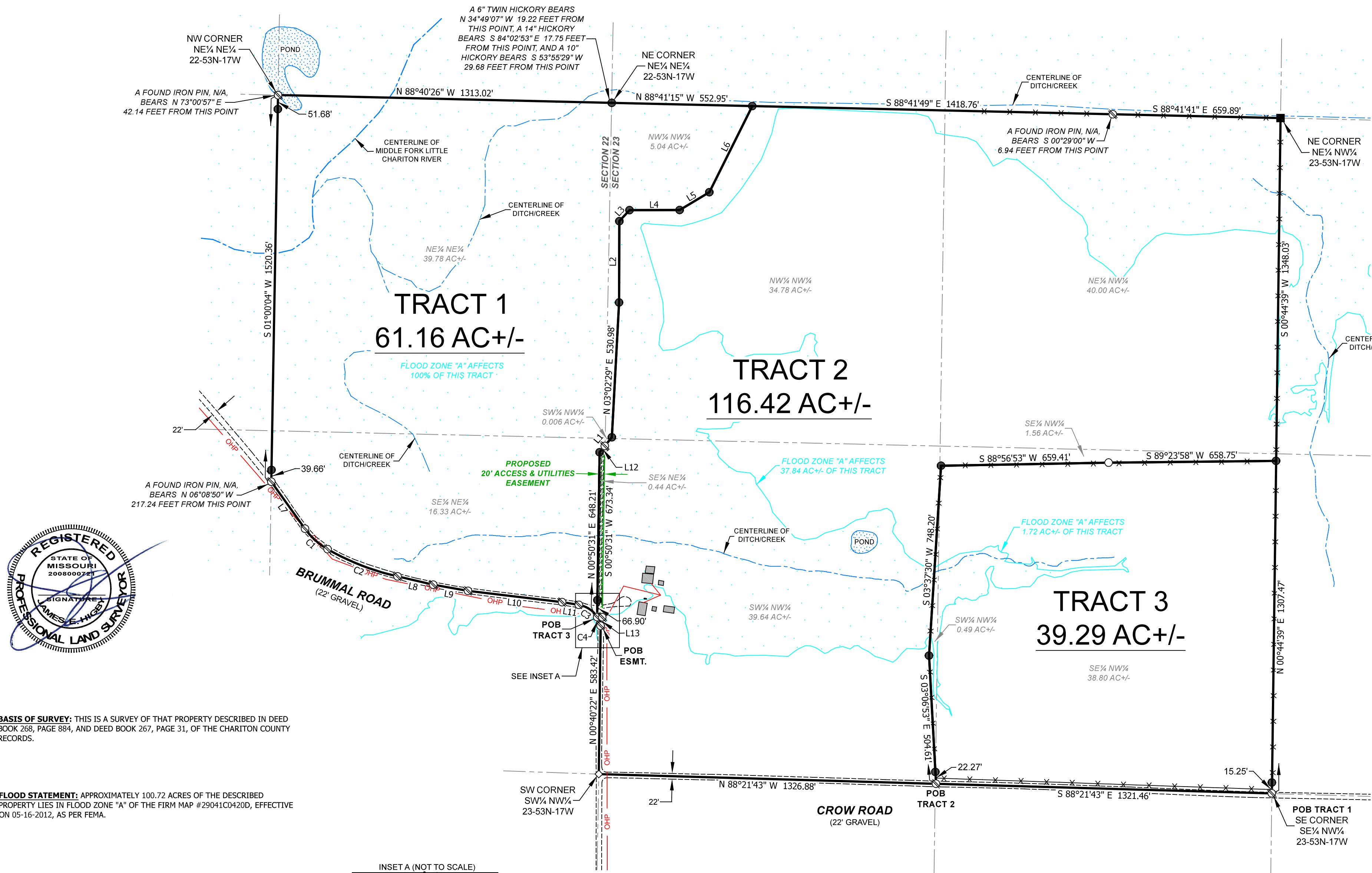
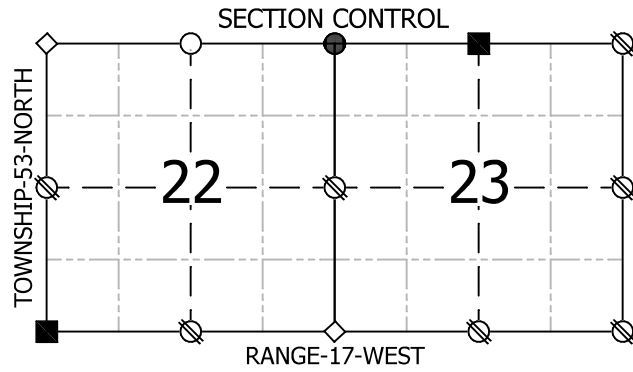


SURVEY FOR JANIE FITZPATRICK



BASIS OF BEARING:
STATE PLANE MO CENTRAL



BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 268, PAGE 884, AND DEED BOOK 267, PAGE 31, OF THE CHARITON COUNTY RECORDS.

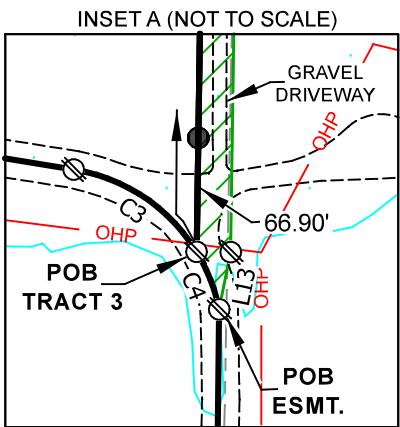
FLOOD STATEMENT: APPROXIMATELY 100.72 ACRES OF THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "A" OF THE FIRM MAP #29041C0420D, EFFECTIVE ON 05-16-2012, AS PER FEMA.

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL MISSOURI 811 TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND MISSOURI 811, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

MISSOURI CERTIFICATION: THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS PROPERTY HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, WITH CORNERS FOUND OR SET AS SHOWN. THIS PLAT IS A REPRESENTATION OF THE SURVEY SHOWING THE PROPERTY, REASONABLY VISIBLE IMPROVEMENTS, AND POSSESSION LINES, IF ANY. THIS SURVEY WAS PERFORMED FOR THE CLIENT SHOWN AND THOSE WHO PURCHASE, SELL, OR GUARANTEE TITLE TO WITHIN 90 DAYS OF THIS DATE.

DATE 02-05-2025 JAMES E. HIGBY, MO. PS. #2008000721



LINE	BEARING	DISTANCE
L1	N 39°21'50" E	76.13'
L2	N 00°14'18" E	319.70'
L3	N 42°34'34" E	58.89'
L4	N 89°50'32" E	197.23'
L5	N 59°03'03" E	136.12'
L6	N 26°30'47" E	378.51'
L7	S 35°38'29" E	227.53'
L8	S 76°49'42" E	144.08'
L9	S 80°02'53" E	138.62'
L10	S 83°08'07" E	372.90'
L11	S 80°56'33" E	66.67'
L12	N 39°21'50" E	32.11'
L13	S 11°15'17" W	34.30'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	283.19'	120.63'	119.72'	S 47°50'42" E
C2	974.96'	296.70'	295.55'	S 68°46'00" E
C3	103.92'	89.66'	86.90'	S 56°13'32" E
C4	103.92'	36.64'	36.45'	N 21°24'31" W

TRACT 1 SURVEY DESCRIPTION: APPROXIMATELY 39.78 ACRES OF THE NE¼ NE¼ AND APPROXIMATELY 16.33 ACRES OF THE SE¼ NE¼ OF SECTION 22, ALSO, APPROXIMATELY 5.04 ACRES OF THE NW¼ NW¼, AND APPROXIMATELY 0.006 ACRES OF THE SW¼ NW¼ OF SECTION 23, ALL IN T-53-N, R-17-W, IN CHARITON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR JANIE FITZPATRICK, ON 02-05-2025, JOB# 25-171):

COMMENCING AT THE SE CORNER OF SAID SE¼ NW¼, THENCE ALONG THE SOUTH LINE THEREOF N 88°21'43" W 1321.46 FEET TO A POINT (A SET IRON PIN BEARS N 03°06'53" W 22.27 FEET FROM THIS POINT), THENCE CONTINUING N 88°21'43" W 1326.88 FEET TO A FOUND RAILROAD SPIKE FOR THE SW CORNER OF SAID SW¼ NW¼, THENCE ALONG THE WEST LINE THEREOF N 00°40'22" E 583.42 FEET TO A POINT ON THE CENTERLINE OF BRUMMAL ROAD, THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 36.64 FEET, A RADIUS OF 103.92 FEET, AND A CHORD BEARING AND DISTANCE OF N 21°24'31" W 36.45 FEET TO THE TRUE POINT OF BEGINNING (A SET IRON PIN BEARS N 00°50'31" E 66.90 FEET FROM THIS POINT), THENCE N 00°50'31" E 648.21 FEET TO A SET IRON PIN, THENCE N 39°21'50" E 76.13 FEET TO A SET IRON PIN, THENCE N 03°02'29" E 530.98 FEET TO A SET IRON PIN, THENCE N 00°14'18" E 319.70 FEET TO A SET IRON PIN, THENCE N 42°34'34" E 58.89 FEET TO A SET IRON PIN, THENCE N 89°50'32" E 197.23 FEET TO A SET IRON PIN, THENCE N 59°03'03" E 136.12 FEET TO A SET IRON PIN, THENCE N 26°30'47" E 378.51 FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID NW¼ NW¼, THENCE N 88°41'15" W 552.95 FEET TO A SET IRON PIN FOR THE NE CORNER OF SAID NE¼ NE¼, THENCE N 88°40'26" W 1313.02 FEET TO THE NW CORNER OF SAID NE¼ NE¼ (A SET IRON PIN BEARS S 01°00'04" W 51.68 FEET FROM THIS POINT), THENCE ALONG THE WEST LINE THEREOF S 01°00'04" W 1520.36 FEET TO A POINT ON THE CENTERLINE OF BRUMMAL ROAD (A SET IRON PIN BEARS N 01°00'04" E 39.66 FEET FROM THIS POINT), THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: S 35°38'29" E 227.53 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 120.63 FEET, A RADIUS OF 283.19 FEET, AND A CHORD BEARING AND DISTANCE OF S 47°50'42" E 119.72 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 296.70 FEET, A RADIUS OF 974.96 FEET, AND A CHORD BEARING AND DISTANCE OF S 68°46'00" E 295.55 FEET TO A POINT, S 76°49'42" E 144.08 FEET TO A POINT, S 80°02'53" E 138.62 FEET TO A POINT, S 83°08'07" E 372.90 FEET TO A POINT, S 80°56'33" E 66.67 FEET TO A POINT, AND ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 89.66 FEET, A RADIUS OF 103.92 FEET, AND A CHORD BEARING AND DISTANCE OF S 56°13'32" E 86.90 FEET TO THE POINT OF BEGINNING, CONTAINING 61.16 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TRACT 2 SURVEY DESCRIPTION: APPROXIMATELY 0.44 ACRES OF THE SE¼ NE¼ OF SECTION 22, ALSO, APPROXIMATELY 34.78 ACRES OF THE NW¼ NW¼, APPROXIMATELY 39.64 ACRES OF THE SW¼ NW¼, THE NE¼ NW¼ (APPROXIMATELY 40.00 ACRES), AND APPROXIMATELY 1.56 ACRES OF THE SE¼ NW¼ OF SECTION 23, ALL IN T-53-N, R-17-W, IN CHARITON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR JANIE FITZPATRICK, ON 02-05-2025, JOB# 25-171):

COMMENCING AT THE SE CORNER OF SAID SE¼ NW¼, THENCE ALONG THE SOUTH LINE THEREOF N 88°21'43" W 1321.46 FEET TO THE TRUE POINT OF BEGINNING (A SET IRON PIN BEARS N 03°06'53" W 22.27 FEET FROM THIS POINT), THENCE CONTINUING N 88°21'43" W 1326.88 FEET TO A FOUND RAILROAD SPIKE FOR THE SW CORNER OF SAID SW¼ NW¼, THENCE ALONG THE WEST LINE THEREOF N 00°40'22" E 583.42 FEET TO A POINT ON THE CENTERLINE OF BRUMMAL ROAD, THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 36.64 FEET, A RADIUS OF 103.92 FEET, AND A CHORD BEARING AND DISTANCE OF N 21°24'31" W 36.45 FEET TO A POINT (A SET IRON PIN BEARS N 00°50'31" E 66.90 FEET FROM THIS POINT), THENCE N 00°50'31" E 648.21 FEET TO A SET IRON PIN, THENCE N 39°21'50" E 76.13 FEET TO A SET IRON PIN, THENCE N 03°02'29" E 530.98 FEET TO A SET IRON PIN, THENCE N 00°14'18" E 319.70 FEET TO A SET IRON PIN, THENCE N 42°34'34" E 58.89 FEET TO A SET IRON PIN, THENCE N 89°50'32" E 197.23 FEET TO A SET IRON PIN, THENCE N 59°03'03" E 136.12 FEET TO A SET IRON PIN, THENCE N 26°30'47" E 378.51 FEET TO A SET IRON PIN ON THE NORTH LINE OF SAID NW¼ NW¼, THENCE ALONG THE NORTH LINE THEREOF S 88°41'49" E 1418.76 FEET TO A POINT FOR THE NW CORNER OF SAID NW¼, THENCE ALONG THE NORTH LINE THEREOF S 88°41'41" E 659.89 FEET TO A FENCE CORNER POST FOR THE NE CORNER OF SAID NE¼ NW¼, THENCE ALONG THE EAST LINE THEREOF S 00°44'39" W 1348.03 FEET TO A SET IRON PIN, THENCE TO AND ALONG THE EXISTING FENCE LINE THROUGH THE FOLLOWING COURSES: S 89°23'58" W 658.75 FEET TO A SET IRON PIN, S 88°56'53" W 659.41 FEET TO A SET IRON PIN AT A FENCE CORNER POST, S 03°37'30" W 748.20 FEET TO A SET IRON PIN AT A FENCE CORNER POST, AND S 03°06'53" E 504.61 FEET TO THE POINT OF BEGINNING, CONTAINING 116.42 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TRACT 3 SURVEY DESCRIPTION: APPROXIMATELY 0.49 ACRES OF THE SW¼ NW¼ AND APPROXIMATELY 38.80 ACRES OF THE SE¼ NW¼, ALL IN SECTION 23, T-53-N, R-17-W, IN CHARITON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR JANIE FITZPATRICK, ON 02-05-2025, JOB# 25-171):

BEGINNING AT THE SE CORNER OF SAID SE¼ NW¼ (A SET IRON PIN BEARS N 00°44'39" E 15.25 FEET FROM THIS POINT), THENCE ALONG THE EAST LINE THEREOF N 00°44'39" E 1307.47 FEET TO A SET IRON PIN, THENCE TO AND ALONG THE EXISTING FENCE LINE THROUGH THE FOLLOWING COURSES: S 89°23'58" W 658.75 FEET TO A FOUND IRON PIN, S 88°56'53" W 659.41 FEET TO A SET IRON PIN AT A FENCE CORNER POST, S 03°37'30" W 748.20 FEET TO A SET IRON PIN AT A FENCE CORNER POST, AND S 03°06'53" E 504.61 FEET TO A POINT ON THE SOUTH LINE OF SAID SE¼ NW¼ (A SET IRON PIN BEARS N 03°06'53" W 22.27 FEET FROM THIS POINT), THENCE S 88°21'43" E 1321.46 FEET TO THE POINT OF BEGINNING, CONTAINING 39.29 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

PROPOSED ACCESS & UTILITIES EASEMENT DESCRIPTION: A 20.00 FEET WIDE EASEMENT CROSSING A PART OF THE SE¼ NE¼ OF SECTION 22, AND PART OF THE SW¼ NW¼ OF SECTION 23, ALL IN T-53-N, R-17-W, IN CHARITON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR JANIE FITZPATRICK, ON 02-05-2025, JOB# 25-171):

COMMENCING AT THE SE CORNER OF SAID SE¼ NW¼, THENCE ALONG THE SOUTH LINE THREOF N 88°21'43" W 1321.46 FEET TO A POINT (A SET IRON PIN BEARS N 03°06'53" W 22.27 FEET FROM THIS POINT), THENCE CONTINUING N 88°21'43" W 1326.88 FEET TO A FOUND RAILROAD SPIKE FOR THE SW CORNER OF SAID SW¼ NW¼, THENCE ALONG THE WEST LINE THEREOF N 00°40'22" E 583.42 FEET TO A POINT ON THE CENTERLINE OF BRUMMAL ROAD FOR THE TRUE POINT OF BEGINNING, THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 36.64 FEET, A RADIUS OF 103.92 FEET, AND A CHORD BEARING AND DISTANCE OF N 21°24'31" W 36.45 FEET TO A POINT (A SET IRON PIN BEARS N 00°50'31" E 66.90 FEET FROM THIS POINT), THENCE N 00°50'31" E 648.21 FEET TO A SET IRON PIN, THENCE N 39°21'50" E 32.11 FEET TO A POINT, THENCE S 00°50'31" E 673.34 FEET TO A POINT, THENCE S 11°15'17" W 34.30 FEET TO THE POINT OF BEGINNING. THIS EASEMENT COVERS APPROXIMATELY 0.31 ACRES.

CORNERSTONE SURVEYING
300 N. Center St. Shelbina, Mo. 63468 Phone: 660-494-5424 E-mail: cole@cornerstone-surveying.com

DATE 02-05-2025 DRAWN BY B.HIGBY
SCALE 1"= 280' JOB# 25-171
STATE CODE N/A

CLIENT JANIE FITZPATRICK

○ FOUND IRON PIN

○ FOUND IRON PIPE

△ FOUND IRON SPIKE

□ FOUND SET STONE

▽ FOUND "T" POST

◇ FOUND R.R. SPIKE

✕ FOR. SERV. MONUMENT

○ CORP MARKER

⊞ FND. ALUM. CAP OR MON.

⊞ FENCE CORNER POST

○ SET 1" REBAR

⊞ SET 2" CAP-1/2" REBAR

◆ SET R.R. SPIKE

◐ COMPUTED POINT

◑ SET POST ON LINE

⊞ POINT OF BEGINNING

✕ FENCE LINE

⊞ RECORD DISTANCE

—OHP— OVERHEAD POWER

HVA/E HIGH VOLTAGE A/E

R/W RIGHT OF WAY

—G— UNDERGROUND GAS LINE

U/P UNDERGROUND PHONE

U/E UNDERGROUND ELEC.

—S— SANITARY SEWER

⊞ MANHOLE

WM WATER METER

WV WATER VALVE

W WATER LINE

FM GAS METER

FD FIRE HYDRANT

U/E UTILITIES ESMT.

SBL SET BACK LINE

LEGEND