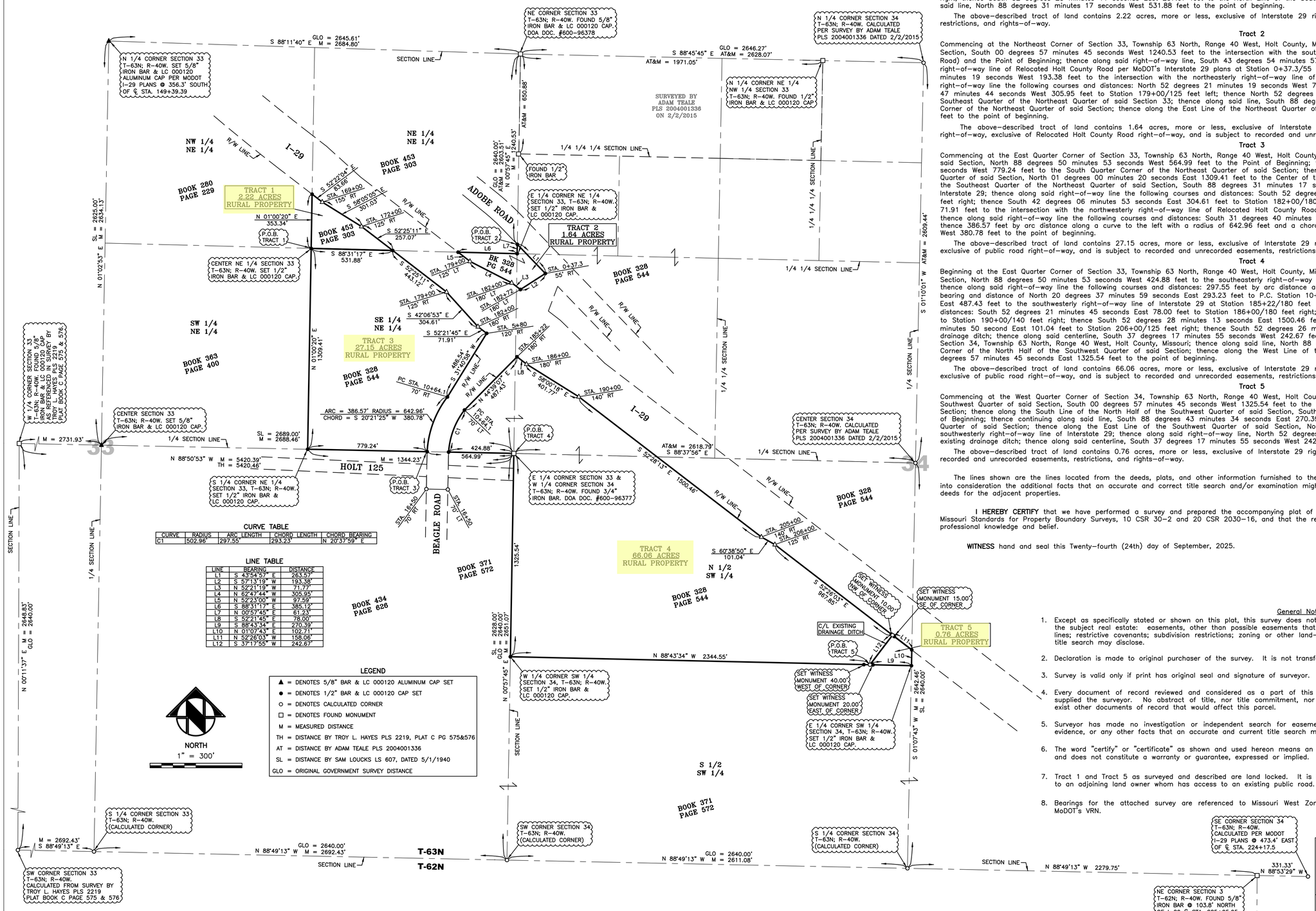
PLAT OF SURVEY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	502.96'	297.55'	293.23'	N 20°37'59" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°54'57" E	263.57'
L2	S 57°13'19" W	193.38'
L3	N 52°21'19" W	71.77'
L4	N 62°47'44" W	305.95'
L5	N 52°23'00" W	97.59'
L6	S 88°31'17" E	385.12'
L7	N 00°57'45" E	61.23'
L8	S 52°21'45" E	78.00'
L9	S 88°43'34" E	270.39'
L10	N 01°07'43" E	102.71'
L11	N 52°26'03" W	158.06'
L12	S 37°17'55" W	242.67'

LEGEND

- ▲ = DENOTES 5/8" BAR & LC 000120 ALUMINUM CAP SET
- ● = DENOTES 1/2" BAR & LC 000120 CAP SET
- ○ = DENOTES CALCULATED CORNER
- □ = DENOTES FOUND MONUMENT
- M = MEASURED DISTANCE
- TH = DISTANCE BY TROY L. HAYES PLS 2219, PLAT C PG 575&576
- AT = DISTANCE BY ADAM TEALE PLS 2004001336
- SL = DISTANCE BY SAM LOUCKS LS 607, DATED 5/1/1940
- GLO = ORIGINAL GOVERNMENT SURVEY DISTANCE

Tract 1

Commencing at the East Quarter Corner of Section 33, Township 63 North, Range 40 West, Holt County, Missouri; thence along the South Line of the Northeast Quarter of said Section, North 88 degrees 50 minutes 53 seconds West 1344.23 feet to the South Quarter Corner of the Northeast Quarter of said Section; thence along the West Line of the Southeast Quarter of the Northeast Quarter of said Section, North 01 degrees 00 minutes 20 seconds East 1309.41 feet to the Center of the Northeast Quarter of said Section and the Point of Beginning; thence along the West Line of the Northeast Quarter of the Northeast Quarter of said Section, North 01 degrees 00 minutes 20 seconds East 353.34 feet to the southwesterly right-of-way line of Interstate 29; thence along said right-of-way line the following courses and distances: South 52 degrees 22 minutes 04 seconds East 83.66 feet to Station 169+00/155 feet right; thence South 58 degrees 05 minutes 05 seconds East 301.03 feet to Station 172+00/125 feet right; thence South 52 degrees 25 minutes 11 seconds East 257.07 feet to the North Line of the Southeast Quarter of the Northeast Quarter of said Section; thence along said line, North 88 degrees 31 minutes 17 seconds West 531.88 feet to the point of beginning.

The above-described tract of land contains 2.22 acres, more or less, exclusive of Interstate 29 right-of-way, and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.

Tract 2

Commencing at the Northeast Corner of Section 33, Township 63 North, Range 40 West, Holt County, Missouri; thence along the East Line of the Northeast Quarter of said Section, South 00 degrees 57 minutes 45 seconds West 1240.53 feet to the intersection with the southwesterly right-of-way line of Relocated Bluff Road (currently Adobe Road) and the Point of Beginning; thence along said right-of-way line, South 43 degrees 54 minutes 57 seconds East 263.57 feet to the intersection with the northwesterly right-of-way line of Relocated Holt County Road per MoDOT's Interstate 29 plans at Station 0+37.3/55 feet right; thence along said right-of-way line, South 57 degrees 13 minutes 19 seconds West 193.38 feet to the intersection with the northeasterly right-of-way line of Interstate 29 at Station 182+72/180 feet left; thence along said right-of-way line the following courses and distances: North 52 degrees 21 minutes 19 seconds West 71.77 feet to Station 182+00/180 feet left; thence North 62 degrees 47 minutes 44 seconds West 305.95 feet to Station 179+00/125 feet left; thence North 52 degrees 23 minutes 00 seconds West 97.59 feet to the North Line of the Southeast Quarter of the Northeast Quarter of said Section 33; thence along said line, South 88 degrees 31 minutes 17 seconds East 385.12 feet to the East Quarter Corner of the Northeast Quarter of said Section; thence along the East Line of the Northeast Quarter of said Section, North 00 degrees 57 minutes 45 seconds East 61.23 feet to the point of beginning.

The above-described tract of land contains 1.64 acres, more or less, exclusive of Interstate 29 right-of-way, exclusive of Relocated Bluff Road (Adobe Road) right-of-way, exclusive of Relocated Holt County Road right-of-way, and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.

Tract 3

Commencing at the East Quarter Corner of Section 33, Township 63 North, Range 40 West, Holt County, Missouri; thence along the South Line of the Northeast Quarter of said Section, North 88 degrees 50 minutes 53 seconds West 564.99 feet to the Point of Beginning; thence continuing along said line, North 88 degrees 50 minutes 53 seconds West 779.24 feet to the South Quarter Corner of the Northeast Quarter of said Section; thence along the West Line of the Southeast Quarter of the Northeast Quarter of said Section, North 01 degrees 00 minutes 20 seconds East 1309.41 feet to the Center of the Northeast Quarter of said Section; thence along the North Line of the Southeast Quarter of the Northeast Quarter of said Section, South 88 degrees 31 minutes 17 seconds East 531.88 feet to the southwesterly right-of-way line of Interstate 29; thence along said right-of-way line the following courses and distances: South 52 degrees 25 minutes 11 seconds East 443.12 feet to Station 179+00/125 feet right; thence South 42 degrees 06 minutes 53 seconds East 304.61 feet to Station 182+00/180 feet right; thence South 52 degrees 21 minutes 45 seconds East 71.91 feet to the intersection with the northwesterly right-of-way line of Relocated Holt County Road per MoDOT's Interstate 29 plans at Station 5+80/120 feet right; thence along said right-of-way line the following courses and distances: South 31 degrees 40 minutes 58 seconds West 486.54 feet to P.C. Station 10+64.1/70 feet right; thence 386.57 feet by arc distance along a curve to the left with a radius of 642.96 feet and a chord bearing and distance of South 20 degrees 21 minutes 25 seconds West 380.78 feet to the point of beginning.

The above-described tract of land contains 27.15 acres, more or less, exclusive of Interstate 29 right-of-way, exclusive of Relocated Holt County Road right-of-way, exclusive of public road right-of-way, and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.

Tract 4

Beginning at the East Quarter Corner of Section 33, Township 63 North, Range 40 West, Holt County, Missouri; thence along the South Line of the Northeast Quarter of said Section, North 88 degrees 50 minutes 53 seconds West 424.88 feet to the southeasterly right-of-way line of Relocated Holt County Road per MoDOT's Interstate 29 plans; thence along said right-of-way line the following courses and distances: 297.55 feet by arc distance along a curve to the right with a radius of 502.96 feet and a chord bearing and distance of North 20 degrees 37 minutes 59 seconds East 293.23 feet to P.C. Station 10+64.1/70 feet left; thence North 44 degrees 39 minutes 07 seconds East 487.43 feet to the southwesterly right-of-way line of Interstate 29 at Station 185+22/180 feet right; thence along said right-of-way line the following courses and distances: South 52 degrees 21 minutes 45 seconds East 78.00 feet to Station 186+00/180 feet right; thence South 58 degrees 00 minutes 18 seconds East 401.77 feet to Station 190+00/140 feet right; thence South 52 degrees 28 minutes 13 seconds East 1500.46 feet to Station 205+00/140 feet right; thence South 60 degrees 38 minutes 50 second East 101.04 feet to Station 206+00/125 feet right; thence South 52 degrees 26 minutes 03 seconds East 967.85 feet to the centerline of an existing drainage ditch; thence along said centerline, South 37 degrees 17 minutes 55 seconds West 242.67 feet to the South Line of the North Half of the Southwest Quarter of Section 34, Township 63 North, Range 40 West, Holt County, Missouri; thence along said line, North 88 degrees 43 minutes 34 seconds West 2344.55 feet to the Southwest Corner of the North Half of the Southwest Quarter of said Section; thence along the West Line of the North Half of the Southwest Quarter of said Section, North 00 degrees 57 minutes 45 seconds East 1325.54 feet to the point of beginning.

The above-described tract of land contains 66.06 acres, more or less, exclusive of Interstate 29 right-of-way, exclusive of Relocated Holt County Road right-of-way, exclusive of public road right-of-way, and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.

Tract 5

Commencing at the West Quarter Corner of Section 34, Township 63 North, Range 40 West, Holt County, Missouri; thence along the West Line of the North Half of the Southwest Quarter of said Section, South 00 degrees 57 minutes 45 seconds West 1325.54 feet to the Southwest Corner of the North Half of the Southwest Quarter of said Section; thence along the South Line of the North Half of the Southwest Quarter of said Section, South 88 degrees 43 minutes 34 second East 2344.55 feet to the Point of Beginning; thence continuing along said line, South 88 degrees 43 minutes 34 seconds East 270.39 feet to the Southeast Corner of the North Half of the Southwest Quarter of said Section; thence along the East Line of the Southwest Quarter of said Section, North 01 degrees 07 minutes 43 seconds East 102.71 feet to the southwesterly right-of-way line of Interstate 29; thence along said right-of-way line, North 52 degrees 26 minutes 03 seconds West 158.06 feet to the centerline of an existing drainage ditch; thence along said centerline, South 37 degrees 17 minutes 55 seconds West 242.67 feet to the point of beginning.

The above-described tract of land contains 0.76 acres, more or less, exclusive of Interstate 29 right-of-way, exclusive of public road right-of-way, and is subject to recorded and unrecorded easements, restrictions, and rights-of-way.

The lines shown are the lines located from the deeds, plats, and other information furnished to the surveyor by client and his agents. This declaration does not take into consideration the additional facts that an accurate and correct title search and/or examination might disclose including, but not limited to, the descriptions contained in deeds for the adjacent properties.

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Twenty-fourth (24th) day of September, 2025.

Dustin L. Shepherd, P.L.S.
Missouri P.L.S. 2021004166

General Notes

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
2. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
3. Survey is valid only if print has original seal and signature of surveyor.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
5. 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.
6. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
7. Tract 1 and Tract 5 as surveyed and described are land locked. It is the land surveyors understanding that said tracts will be transferred to an adjoining land owner whom has access to an existing public road.
8. Bearings for the attached survey are referenced to Missouri West Zone Grid Bearings 1983 NAD based upon RTK GPS connection with MoDOT's VRN.

PREPARED FOR:
SHAUN KENT
SECTION 33 & 43, T-63N; R-40W
HOLT COUNTY, MISSOURI

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Missouri State Certificate of Authority #000120
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FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
SHAUNKENT	SEPT. 24, 2025	1" = 300'		1 OF 1