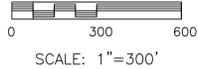


A SURVEY FOR  
**ALFRED J. BONDY REVOCABLE TRUST**  
 A PORTION OF SECTIONS 24 & 25, TOWNSHIP 54 NORTH, RANGE 21 WEST  
 CHARITON COUNTY, MISSOURI



**LEGEND**

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- FENCE LINE
- (91/387) BK/PG OF RECORD PLAT/SURVEY
- M MEASURED DISTANCE
- R RECORD DISTANCE
- OHE OVERHEAD ELECTRIC
- GAS LINE
- SEWER LINE
- ① LOT NUMBERS FROM PRIOR SUBDIVISIONS/SURVEYS

**NOTES:**

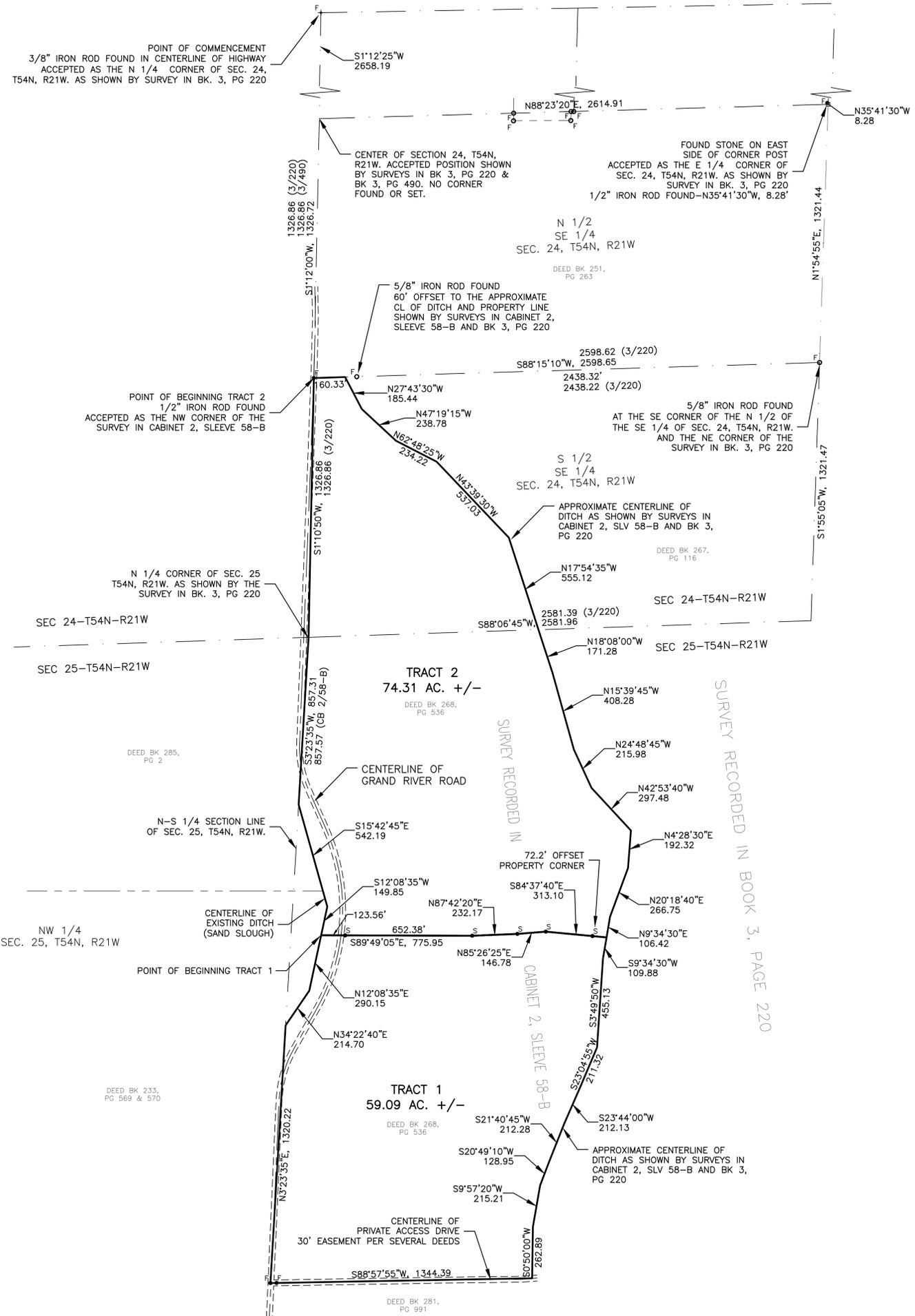
THE BASIS OF BEARINGS IS GRID NORTH AS DETERMINED BY GPS OBSERVATION REFERENCED TO THE CENTRAL ZONE.

THIS SURVEY WAS EXECUTED TO COMPLY WITH THE ACCURACY STANDARDS FOR A RURAL CLASS PROPERTY JANUARY, 2023.

ROADWAY(S) AND/OR DRIVEWAY(S) SHOWN HEREON ARE SHOWN AS LOCATED AT THE TIME OF THE SURVEY. THE SURVEYOR DOES NOT REPRESENT THAT THIS IS PUBLICLY MAINTAINED ROAD NOR THAT KNOWLEDGE OF AN EASEMENT FOR USE OF ACCESS EXISTS UNLESS PUBLISHED HEREON.

ONLY THE RECORDED DOCUMENTS REFERENCED HEREON WERE PROVIDED TO OR DISCOVERED BY THE SURVEYOR. NO ABSTRACT, CURRENT TITLE POLICY/COMMITMENT/REPORT OR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO SURVEYOR.

ANY FENCE LINES DEPICTED HEREON REPRESENT THE APPROXIMATE LOCATION OF AN EXISTING FENCE. THE FENCE MAY REPRESENT A POSSESSION LINE AND SHOULD NOT BE MOVED OR RECONSTRUCTED WITHOUT PRIOR CONSULTATION WITH THE ADJOINING LAND OWNERS.



**DESCRIPTION TRACT 1:**

A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 54 NORTH, RANGE 21 WEST, CHARITON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 3/8" IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AS SHOWN BY SURVEY IN BOOK 3, PAGE 220, THENCE S11°12'25"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2658.19 FEET TO THE CENTER OF SAID SECTION 24; THENCE S11°12'00"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1326.72 FEET TO THE NORTHWEST CORNER OF THE SURVEY IN CABINET 2, SLEEVE 58-B; THENCE S11°10'50"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1326.86 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 24 & 25; THENCE S3°23'35"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 857.31 FEET TO THE CENTERLINE OF AN EXISTING DITCH (SAND SLOUGH) AS SHOWN BY THE SURVEY IN CABINET 2, SLEEVE 58-B; THENCE LEAVING SAID QUARTER SECTION LINE, S15°42'45"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 542.19 FEET; THENCE S12°08'35"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 149.85 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE CENTERLINE OF SAID DITCH, S89°49'05"E, A DISTANCE OF 775.95 FEET;

THENCE N87°42'20"E, A DISTANCE OF 232.17 FEET;

THENCE N85°26'25"E, A DISTANCE OF 146.78 FEET;

THENCE S84°37'40"E, A DISTANCE OF 313.10 FEET TO THE INTERSECTION WITH THE APPROXIMATE CENTERLINE OF AN EXISTING DITCH AND THE PROPERTY LINE SHOWN BY SURVEYS IN CABINET 2, SLEEVE 58-B AND BOOK 3, PAGE 220;

THENCE ALONG THE APPROXIMATE DITCH CENTERLINE AND PROPERTY LINE AS FOLLOWS:

1. S9°34'30"W, A DISTANCE OF 109.88 FEET;
  2. S3°49'50"W, A DISTANCE OF 455.13 FEET;
  3. S2°04'55"W, A DISTANCE OF 211.32 FEET;
  4. S2°34'40"W, A DISTANCE OF 212.13 FEET;
  5. S21°40'45"W, A DISTANCE OF 212.48 FEET;
  6. S20°49'10"W, A DISTANCE OF 128.95 FEET;
  7. S9°57'20"W, A DISTANCE OF 215.21 FEET;
  8. S0°50'00"W, A DISTANCE OF 262.89 FEET TO THE SOUTHEAST CORNER OF THE SURVEY IN CABINET 3, SLEEVE 58-B;
- THENCE S88°57'55"W ALONG THE SOUTH LINE OF SAID SURVEY, A DISTANCE OF 1344.39 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY AND THE INTERSECTION WITH THE QUARTER SECTION LINE;
- THENCE N3°23'35"E ALONG THE WEST LINE OF SAID SURVEY AND SAID QUARTER SECTION LINE, A DISTANCE OF 1320.22 FEET TO THE CENTERLINE OF AN EXISTING DITCH (KNOWN AS SAND SLOUGH) AS SHOWN BY THE SURVEY IN CABINET 2, SLEEVE 58-B;
- THENCE N34°22'40"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 214.70 FEET;
- THENCE N12°08'35"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 290.15 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 59.09 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 268, PAGE 536 OF THE CHARITON COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

**DESCRIPTION TRACT 2:**

A PORTION OF THE WEST HALF OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 21 WEST, CHARITON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 3/8" IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AS SHOWN BY SURVEY IN BOOK 3, PAGE 220, THENCE S11°12'25"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2658.19 FEET TO THE CENTER OF SAID SECTION 24; THENCE S11°12'00"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1326.72 FEET TO THE NORTHWEST CORNER OF THE SURVEY IN CABINET 2, SLEEVE 58-B AND THE POINT OF BEGINNING;

THENCE S11°10'50"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1326.86 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 24 & 25;

THENCE S3°23'35"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 857.31 FEET TO THE CENTERLINE OF AN EXISTING DITCH (KNOWN AS SAND SLOUGH) AS SHOWN BY THE SURVEY IN CABINET 2, SLEEVE 58-B;

THENCE LEAVING SAID QUARTER SECTION LINE, S15°42'45"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 542.19 FEET;

THENCE S12°08'35"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 149.85 FEET;

THENCE LEAVING THE CENTERLINE OF SAID DITCH, S89°49'05"E, A DISTANCE OF 775.95 FEET;

THENCE N87°42'20"E, A DISTANCE OF 232.17 FEET;

THENCE N85°26'25"E, A DISTANCE OF 146.78 FEET;

THENCE S84°37'40"E, A DISTANCE OF 313.10 FEET TO THE INTERSECTION WITH THE APPROXIMATE CENTERLINE OF AN EXISTING DITCH AND THE PROPERTY LINE SHOWN BY SURVEYS IN CABINET 2, SLEEVE 58-B AND BOOK 3, PAGE 220;

THENCE ALONG THE APPROXIMATE DITCH CENTERLINE AND PROPERTY LINE AS FOLLOWS:

1. N9°34'30"E, A DISTANCE OF 106.42 FEET;
  2. N20°18'40"E, A DISTANCE OF 266.75 FEET;
  3. N4°28'30"E, A DISTANCE OF 192.32 FEET;
  4. N42°53'40"W, A DISTANCE OF 297.48 FEET;
  5. N24°48'45"W, A DISTANCE OF 215.98 FEET;
  6. N15°39'45"W, A DISTANCE OF 408.28 FEET;
  7. N18°08'00"W, A DISTANCE OF 171.28 FEET;
  8. N17°54'35"W, A DISTANCE OF 555.12 FEET;
  9. N43°39'30"W, A DISTANCE OF 109.88 FEET;
  10. N62°48'25"W, A DISTANCE OF 234.22 FEET;
  11. N47°19'15"W, A DISTANCE OF 238.78 FEET;
  12. N27°43'30"W, A DISTANCE OF 185.44 FEET TO THE INTERSECTION WITH THE QUARTER SECTION LINE AND THE NORTHEAST CORNER OF THE SURVEY IN CABINET 2, SLEEVE 58-B AND THE NORTHWEST CORNER OF THE SURVEY IN BOOK 3, PAGE 220;
- THENCE S88°15'10"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 160.33 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 74.31 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 268, PAGE 536 OF THE CHARITON COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.



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 Phone (660) 728-5028  
 Missouri Commission # 2014035993  
 Steven R. Frictor PLS # 2000146866  
 Derek Forbis PLS # 2021015380

GRAND RIVER ROAD  
 Triplett, Chariton County, MO

THIS IS TO CERTIFY THAT AT THE REQUEST OF PAUL BONDY, A SURVEY WAS EXECUTED UNDER MY PERSONAL SUPERVISION AND I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THE RESULTS ARE REPRESENTED ON THIS PLAT OF SURVEY.

DEREK FORBIS, P.L.S. 2021015380  
 Date: JANUARY 31, 2023

DEED BK 281,  
 PG 991