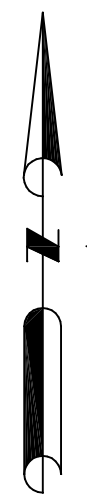
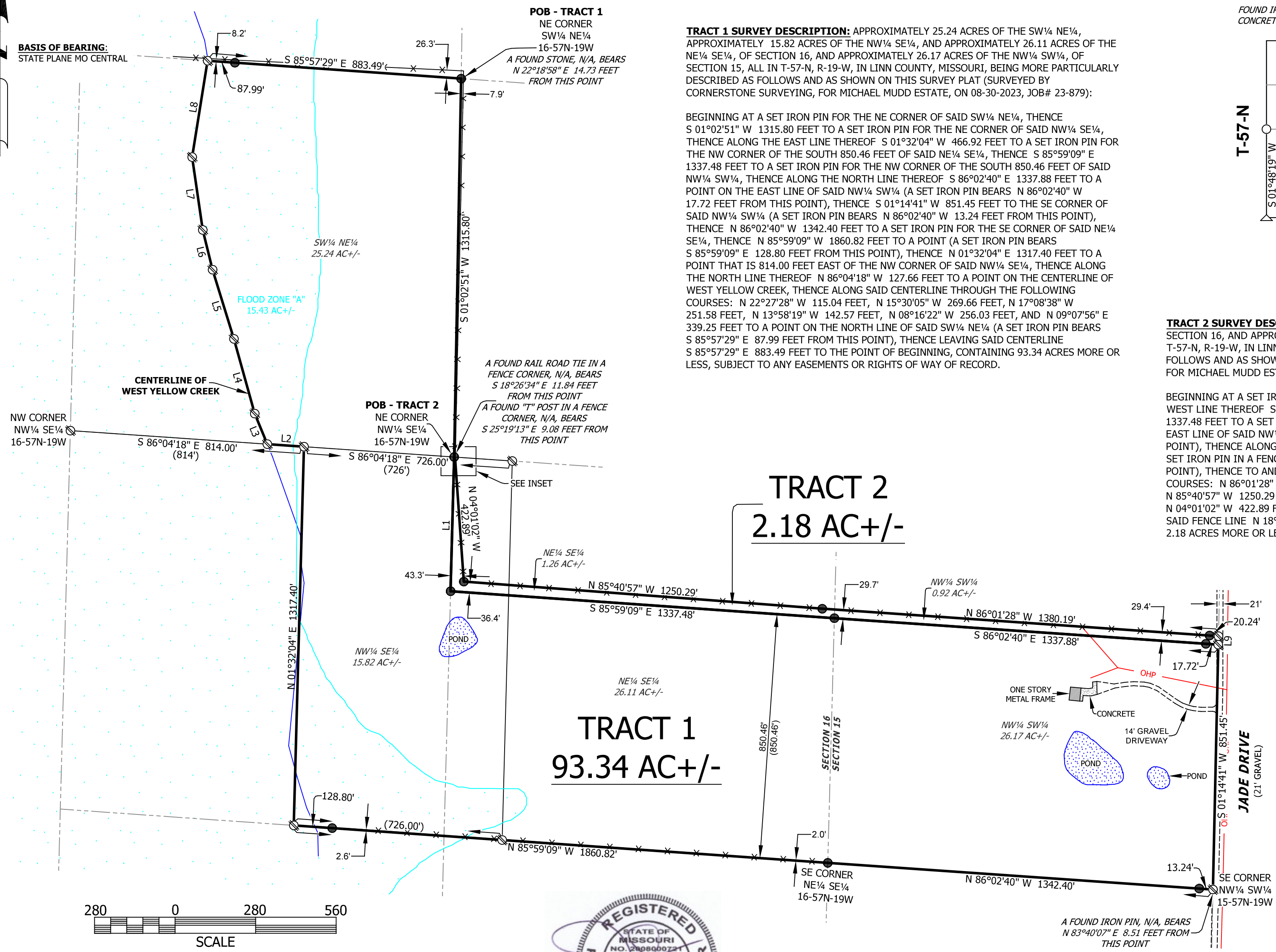


SURVEY FOR MICHAEL MUDD ESTATE



BASIS OF BEARING:
STATE PLANE MO CENTRAL



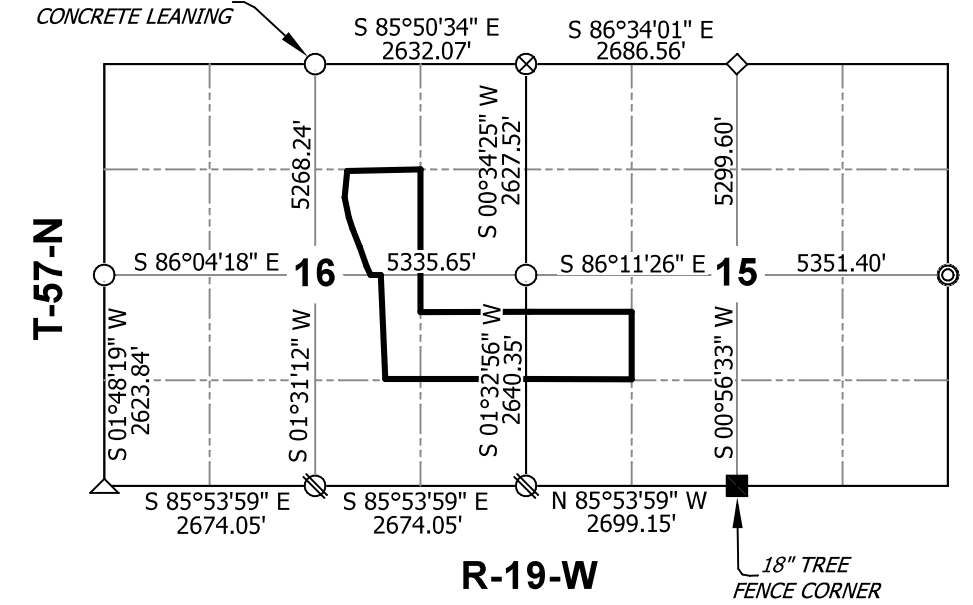
TRACT 1 SURVEY DESCRIPTION: APPROXIMATELY 25.24 ACRES OF THE SW¹/₄ NE¹/₄, APPROXIMATELY 15.82 ACRES OF THE NW¹/₄ SE¹/₄, AND APPROXIMATELY 26.11 ACRES OF THE NE¹/₄ SE¹/₄, OF SECTION 16, AND APPROXIMATELY 26.17 ACRES OF THE NW¹/₄ SW¹/₄, OF SECTION 15, ALL IN T-57-N, R-19-W, IN LINN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR MICHAEL MUDD ESTATE, ON 08-30-2023, JOB# 23-879):

BEGINNING AT A SET IRON PIN FOR THE NE CORNER OF SAID SW¹/₄ NE¹/₄, THENCE S 01°02'51" W 1315.80 FEET TO A SET IRON PIN FOR THE NE CORNER OF SAID NW¹/₄ SE¹/₄, THENCE ALONG THE EAST LINE THEREOF S 01°32'04" W 466.92 FEET TO A SET IRON PIN FOR THE NW CORNER OF THE SOUTH 850.46 FEET OF SAID NE¹/₄ SE¹/₄, THENCE S 85°59'09" E 1337.48 FEET TO A SET IRON PIN FOR THE NW CORNER OF THE SOUTH 850.46 FEET OF SAID NW¹/₄ SW¹/₄, THENCE ALONG THE NORTH LINE THEREOF S 86°02'40" E 1337.88 FEET TO A POINT ON THE EAST LINE OF SAID NW¹/₄ SW¹/₄ (A SET IRON PIN BEARS N 86°02'40" W 17.72 FEET FROM THIS POINT), THENCE S 01°14'41" W 851.45 FEET TO THE SE CORNER OF SAID NW¹/₄ SW¹/₄ (A SET IRON PIN BEARS N 86°02'40" W 13.24 FEET FROM THIS POINT), THENCE N 86°02'40" W 1342.40 FEET TO A SET IRON PIN FOR THE SE CORNER OF SAID NE¹/₄ SE¹/₄, THENCE N 85°59'09" W 1860.82 FEET TO A POINT (A SET IRON PIN BEARS S 85°59'09" E 128.80 FEET FROM THIS POINT), THENCE N 01°32'04" E 1317.40 FEET TO A POINT THAT IS 814.00 FEET EAST OF THE NW CORNER OF SAID NW¹/₄ SE¹/₄, THENCE ALONG THE NORTH LINE THEREOF N 86°04'18" W 127.66 FEET TO A POINT ON THE CENTERLINE OF WEST YELLOW CREEK, THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: N 22°27'28" W 115.04 FEET, N 15°30'05" W 269.66 FEET, N 17°08'38" W 251.58 FEET, N 13°58'19" W 142.57 FEET, N 08°16'22" W 256.03 FEET, AND N 09°07'56" E 339.25 FEET TO A POINT ON THE NORTH LINE OF SAID SW¹/₄ NE¹/₄ (A SET IRON PIN BEARS S 85°57'29" E 87.99 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE S 85°57'29" E 883.49 FEET TO THE POINT OF BEGINNING, CONTAINING 93.34 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TRACT 2
2.18 AC +/-

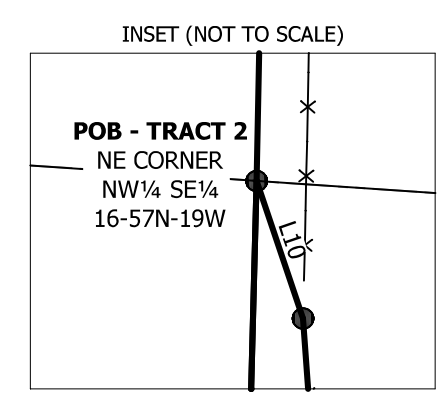
TRACT 1
93.34 AC +/-

SECTION CONTROL



TRACT 2 SURVEY DESCRIPTION: APPROXIMATELY 1.26 ACRES OF THE NE¹/₄ SE¹/₄, OF SECTION 16, AND APPROXIMATELY 0.92 ACRES OF THE NW¹/₄ SW¹/₄, OF SECTION 15, ALL IN T-57-N, R-19-W, IN LINN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR MICHAEL MUDD ESTATE, ON 08-30-2023, JOB# 23-879):

BEGINNING AT A SET IRON PIN FOR THE NW CORNER OF SAID NE¹/₄ SE¹/₄, THENCE ALONG THE WEST LINE THEREOF S 01°32'04" W 466.92 FEET TO A SET IRON PIN, THENCE S 85°59'09" E 1337.48 FEET TO A SET IRON PIN, THENCE S 86°02'40" E 1337.88 FEET TO A POINT ON THE EAST LINE OF SAID NW¹/₄ SW¹/₄ (A SET IRON PIN BEARS N 86°02'40" W 17.72 FEET FROM THIS POINT), THENCE ALONG THE EAST LINE THEREOF N 01°14'41" E 29.75 FEET TO A POINT (A SET IRON PIN IN A FENCE CORNER POST BEARS N 86°01'28" W 20.24 FEET FROM THIS POINT), THENCE TO AND ALONG AN EXISTING FENCE LINE THROUGH THE FOLLOWING COURSES: N 86°01'28" W 1380.19 FEET TO A SET IRON PIN AT A FENCE CORNER POST, N 85°40'57" W 1250.29 FEET TO A SET IRON PIN AT A FENCE CORNER POST, AND N 04°01'02" W 422.89 FEET TO A SET IRON PIN AT A FENCE CORNER POST, THENCE LEAVING SAID FENCE LINE N 18°37'59" W 11.89 FEET TO THE POINT OF BEGINNING, CONTAINING 2.18 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.



BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 668, PAGE 66, AND BOOK 748, PAGE 286, OF THE LINN COUNTY RECORDS. SEE ALSO A PRIOR SURVEY BY CLEAVER & ASSOCIATES, FOR RICK & DONNA FITZPATRICK, ON 04-20-2017, JOB# 11253 AND CERTIFIED LAND CORNER DOCUMENTS FOR THE QUARTER CORNERS OF SECTIONS 10 & 15, T-57-N, R-19-W, ON 11-23-1010, DOCUMENT NO. 600-90224 AND THE COMMON CORNER OF SECTIONS 9, 10, 15, & 16, T-57-N, R-19-W, ON 11-23-10, DOCUMENT NO. 600-90225.

FLOOD STATEMENT: APPROXIMATELY 15.43 ACRES OF THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "A" OF THE FIRM MAP #29115C0320C, EFFECTIVE ON 1/19/2006, 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.



LINE	BEARING	DISTANCE
L1	S 01°32'04" W	466.92'
L2	N 86°04'18" W	127.66'
L3	N 22°27'28" W	115.04'
L4	N 15°30'05" W	269.66'
L5	N 17°08'38" W	251.58'
L6	N 13°58'19" W	142.57'
L7	N 08°16'22" W	256.03'
L8	N 09°07'56" E	339.25'
L9	N 01°14'41" E	29.75'
L10	N 18°37'59" W	11.89'

CORNERSTONE SURVEYING

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

DATE	08-30-2023	DRAWN BY	B.HIGBY
SCALE	1" = 280'	JOB#	23-879
STATE CODE	N/A		
CLIENT	MICHAEL MUDD ESTATE		

LEGEND

○ FOUND IRON PIN	⊗ FOR. SERV. MONUMENT	⊕ COMPUTED POINT	HVA/E HIGH VOLTAGE A/E	⊕ WATER METER
⊙ FOUND IRON PIPE	⊗ CORP MARKER	⊖ SET POST ON LINE	R/W RIGHT OF WAY	⊕ WATER VALVE
△ FOUND NAIL	⊗ FOUND AXLE	POB POINT OF BEGINNING	—G— UNDERGROUND GAS LINE	W WATER LINE
□ FOUND SET STONE	⊕ FENCE CORNER POST	—*— FENCE LINE	U/P UNDERGROUND PHONE	G GAS METER
⊠ R/W MARKER	⊕ SET 1/2" REBAR	(xxx.xx) RECORD DISTANCE	UGE UNDERGROUND ELEC.	⊕ FIRE HYDRANT
▽ FOUND "T" POST	⊕ SET 2" CAP-1/2" REBAR	—OHP— OVERHEAD POWER	—SS— SANITARY SEWER	U/E UTILITIES ESMT.
◇ FOUND R.R. SPIKE	⊕ SET R.R. SPIKE		⊕ MANHOLE	—SBL— SET BACK LINE

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 08-30-2023 James E. Higby, MO. PS #2008000721