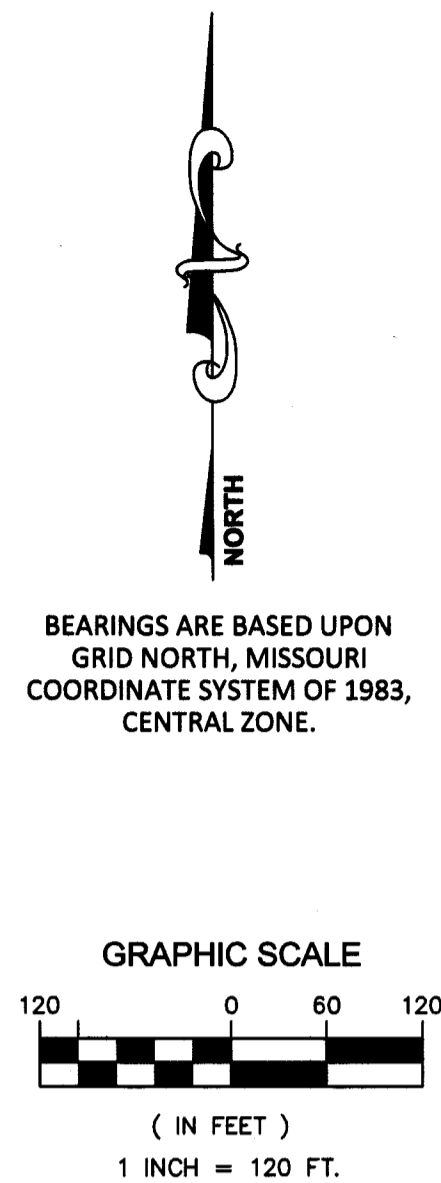


ADMINISTRATIVE MINOR SUBDIVISION

PART OF: NW 1/4, SW 1/4
SECTION 15, TOWNSHIP 22 NORTH, RANGE 24 WEST
STONE COUNTY, MISSOURI

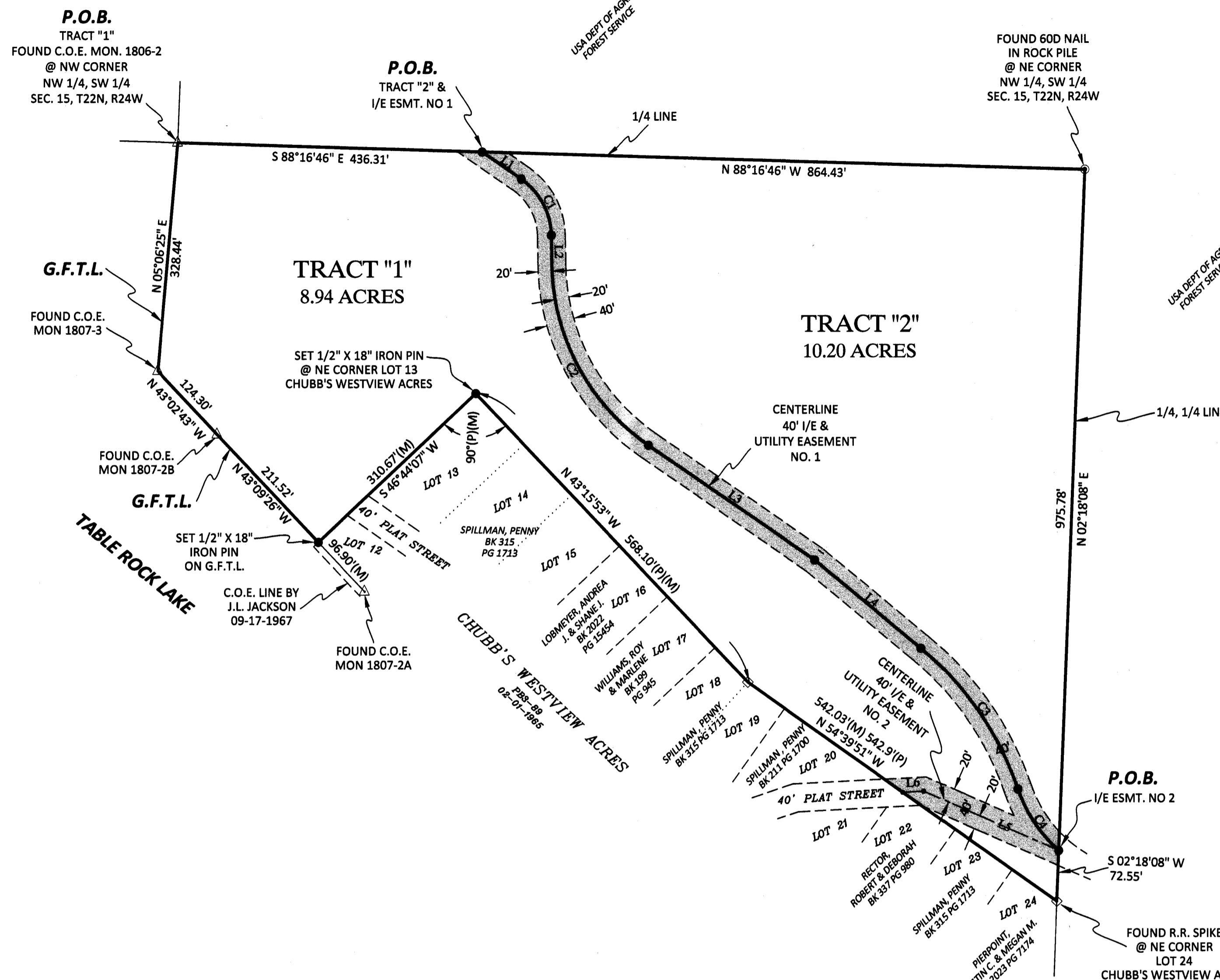
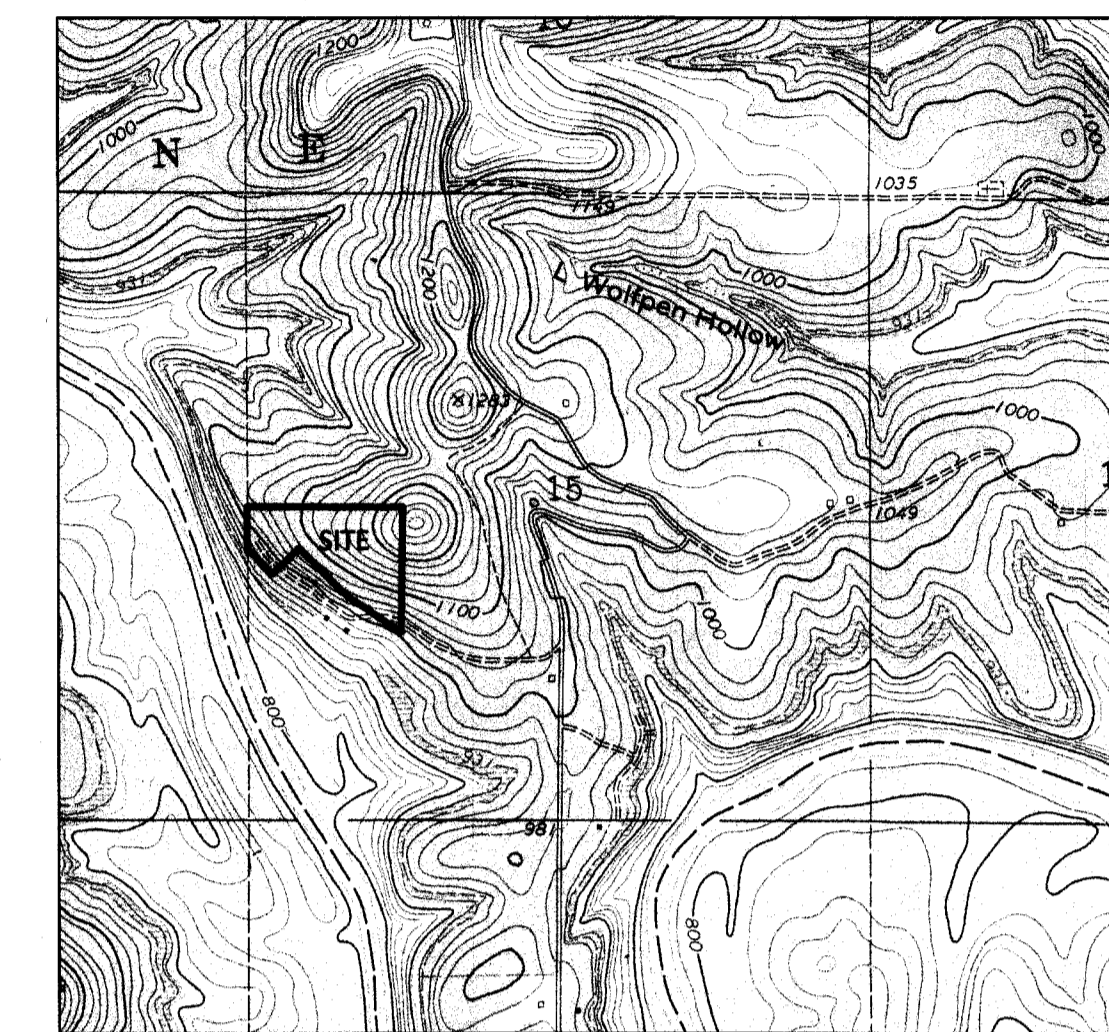
Recorded in Stone County, Missouri
Recording Date/Time: 06/24/2024 at 10:57:41 AM
Book: 103 Page: 69
Instr #: 20240006931
Pages: 1
Fee: \$69.00 S 20240004960
Amy Larson
Recorder of Deeds
IN THE RECORDER'S OFFICE



LEGEND

- Found C.O.E. Monument
Found Nail
Set 1/2" x 18" Iron Pin
Found R.R. Spike
Computed Centerline 1/2 ESMT & Utility Easement
Plat
Measured

VICINITY MAP NOT TO SCALE



PROPERTY DESCRIPTION TRACT "1":

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 24 WEST, STONE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND C.O.E. MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE S88°16'46"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 436.31 FEET TO A SET IRON PIN IN THE CENTERLINE OF AN EXISTING ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES, S55°16'15"E, 68.27 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 91.37 FEET TO A SET IRON PIN; THENCE S00°54'18"E, 42.85 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 292.87 FEET TO A SET IRON PIN; THENCE S55°22'15"E, 288.89 FEET TO A SET IRON PIN; THENCE S50°17'34"E, 197.70 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING OF S34°29'58"E AND A CHORD LENGTH OF 244.95 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 206.00 FEET AND A CHORD BEARING OF S33°33'35"E AND A CHORD LENGTH OF 105.62 FEET TO A SET IRON PIN ON THE EAST LINE OF AFORESAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S02°18'08"W ALONG SAID EAST LINE, 72.55 FEET TO A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF LOT 24 OF CHUBB'S WESTVIEW ACRES; THENCE N54°39'51"W ALONG SAID CHUBB'S WESTVIEW ACRES, 542.03 FEET (MEAS.) 542.9 FEET (PLAT) TO A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF LOT 19; THENCE N43°15'53"W ALONG SAID CHUBB'S WESTVIEW ACRES, 568.10 FEET (PLAT)(MEAS.) TO A SET IRON PIN AT THE NORTHEAST CORNER OF LOT 13; THENCE S46°44'07"W ALONG SAID CHUBB'S WESTVIEW ACRES, 310.67 FEET TO A SET IRON PIN ON THE GOVERNMENT FEE TAKE LINE; THENCE N43°09'26"W ALONG SAID GOVERNMENT FEE TAKE LINE, 211.52 FEET TO A FOUND C.O.E. MONUMENT; THENCE CONTINUING ALONG SAID GOVERNMENT FEE TAKE LINE N43°02'43"W, 124.30 FEET TO A FOUND C.O.E. MONUMENT; THENCE CONTINUING ALONG THE GOVERNMENT FEE TAKE LINE N05°06'25"E, 328.44 FEET TO THE POINT OF BEGINNING, CONTAINING 8.94 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

PROPERTY DESCRIPTION TRACT "2":

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 24 WEST, STONE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND C.O.E. MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE S88°16'46"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 436.31 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES AND DISTANCES, S55°16'15"E, 68.27 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 91.37 FEET TO A SET IRON PIN; THENCE S00°54'18"E, 42.85 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 292.87 FEET TO A SET IRON PIN; THENCE S55°22'15"E, 288.89 FEET TO A SET IRON PIN; THENCE S50°17'34"E, 197.70 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING OF S34°29'58"E AND A CHORD LENGTH OF 244.95 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 206.00 FEET AND A CHORD BEARING OF S33°33'35"E AND A CHORD LENGTH OF 105.62 FEET TO A SET IRON PIN ON THE EAST LINE OF AFORESAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF ENDING; THENCE N88°16'46"W ALONG THE NORTH LINE THEREOF, 864.43 FEET TO THE POINT OF BEGINNING, CONTAINING 10.20 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

INGRESS & EGRESS EASEMENT NO. 1:

A 40 FOOT INGRESS AND EGRESS EASEMENT BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 24 WEST, STONE COUNTY, MISSOURI, SAID EASEMENT BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A FOUND C.O.E. MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE S88°16'46"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 436.31 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES AND DISTANCES, S55°16'15"E, 68.27 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 91.37 FEET TO A SET IRON PIN; THENCE S00°54'18"E, 42.85 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 292.87 FEET TO A SET IRON PIN; THENCE S55°22'15"E, 288.89 FEET TO A SET IRON PIN; THENCE S50°17'34"E, 197.70 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING OF S34°29'58"E AND A CHORD LENGTH OF 244.95 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 206.00 FEET AND A CHORD BEARING OF S33°33'35"E AND A CHORD LENGTH OF 105.62 FEET TO A SET IRON PIN ON THE EAST LINE OF AFORESAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF ENDING. THE SIDELINES OF ABOVE DESCRIBED EASEMENT TO MEET AT ALL BOUNDARY AND RIGHT-OF-WAY LINES.

INGRESS & EGRESS EASEMENT NO. 2:

A 40 FOOT INGRESS AND EGRESS EASEMENT BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 24 WEST, STONE COUNTY, MISSOURI, SAID EASEMENT BEING 20 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT A FOUND C.O.E. MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE S88°16'46"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 436.31 FEET TO A SET IRON PIN IN THE CENTERLINE OF AN EXISTING ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES, S55°16'15"E, 68.27 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 91.37 FEET TO A SET IRON PIN; THENCE S00°54'18"E, 42.85 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING OF S28°08'17"E AND A CHORD LENGTH OF 292.87 FEET TO A SET IRON PIN; THENCE S55°22'15"E, 288.89 FEET TO A SET IRON PIN; THENCE S50°17'34"E, 197.70 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING OF S34°29'58"E AND A CHORD LENGTH OF 244.95 FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 206.00 FEET AND A CHORD BEARING OF S33°33'35"E AND A CHORD LENGTH OF 105.62 FEET TO A SET IRON PIN ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF AN EXISTING ROAD THE FOLLOWING COURSES AND DISTANCES, N66°09'23"W, 211.67 FEET; THENCE S86°58'00"W, 30.04 FEET TO THE POINT OF ENDING. THE SIDELINES OF ABOVE DESCRIBED EASEMENT TO MEET AT ALL BOUNDARY AND RIGHT-OF-WAY LINES.

SOURCE DEED:
BOOK 2020, PAGE 6921

FLOOD NOTE:
THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP AS PER COMMUNITY-PANEL NUMBER 29209C0250C, EFFECTIVE DATE MAY 20, 2010.

SURVEYOR'S 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.
ROADWAYS OR DRIVEWAYS SHOWN ON THIS PLAT ARE AS-FOUND ON THE GROUND BUT THE SURVEYOR DOES NOT REPRESENT THAT THIS PUBLICLY MAINTAINED ROAD NOR THAT AN EASEMENT FOR USE OF THE ACCESSWAY BENEFITS THE TRACT SURVEYED.
THE EASEMENT'S 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.

SURVEYOR'S CERTIFICATION:

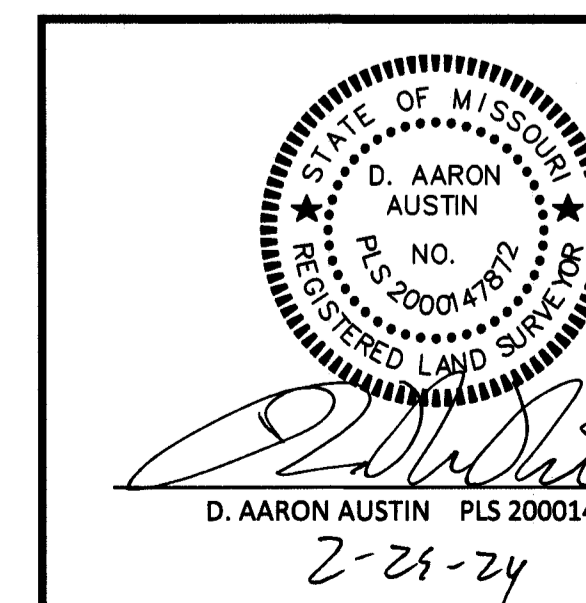
I, D. AARON AUSTIN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED AND HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY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

PLANNING AND ZONING
6-24-24
JOY B. WILSON
DIRECTOR
PLANNING AND ZONING
STONE COUNTY

CERTIFICATE OF THE PLANNING AND ZONING COMMISSION:

THIS SURVEY PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE STONE COUNTY PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 20__.

CHAIRMAN: SECRETARY:



AUSTIN LAND SURVEYING, LLC

www.austinlandsurveying.com

OFFICE (417)-471-1628
FAX (866)-542-7001
P.O. BOX 66
HALLTOWN, MO 65664

CERTIFICATE OF AUTHORITY LICENSE NUMBER 2011000156 EXPIRATION DECEMBER 31, 2025

SURVEY CERTIFIED TO:

JOSH BROWN

SURVEY PART OF:

NW 1/4, SW 1/4
SEC. 15, T22N, R24W,
STONE COUNTY, MISSOURI

Table with columns: SCALE (1"=120'), DATE (02/29/2024), REVISED, DWN BY (DAA/AJH), CLASS OF PROPERTY (RURAL), FIELD WORK BY (ALH), FIELD RECORD (23278 BROWN.ASC), JOB NO. (23278)