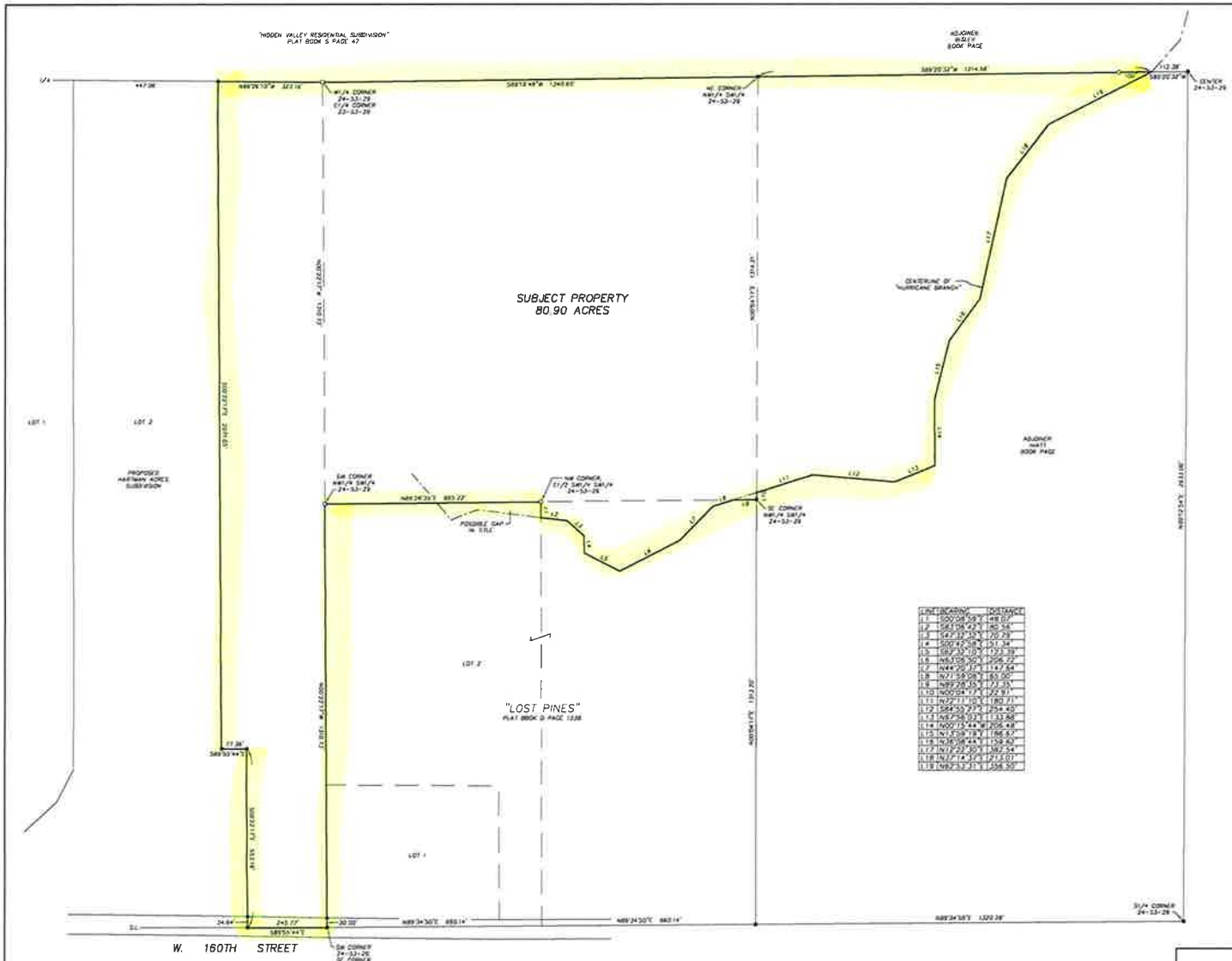

LINE	BEARING	DISTANCE
L1	S00°08'59"E	48.07
L2	S41°34'43"E	80.56
L3	S47°30'33"E	70.78
L4	S00°42'38"E	51.34
L5	S87°32'10"E	123.39
L6	N63°06'50"E	206.72
L7	N44°20'37"E	147.64
L8	N71°53'06"E	85.00
L9	N89°28'35"E	72.35
L10	N00°04'17"E	22.91
L11	N72°11'10"E	180.71
L12	S84°55'27"E	234.40
L13	N36°08'44"E	158.62
L14	N00°15'44"W	206.48
L15	N13°22'30"E	382.54
L16	N37°14'37"E	213.01
L17	N72°32'31"E	382.54
L18	N87°14'37"E	213.01
L19	N82°32'31"E	358.50

CERTIFICATE OF SURVEY

IN THE SE1/4 SECTION 23 AND THE SW1/4 SECTION 24, T53N, R29W, RAY COUNTY, MISSOURI

DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE SW1/4 OF SECTION 24, AND THAT PART OF THE SE1/4 OF SECTION 23, ALL IN TOWNSHIP 53 NORTH OF THE BASE LINE, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RAY COUNTY, MISSOURI, BEING DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N00°22'17"W, 1310.73' TO THE SOUTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE N89°28'35"E, 665.22' TO THE NORTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE S00°08'59"E ALONG THE WEST LINE OF SAID E1/2 SW1/4 SW1/4, 48.07' TO THE CENTERLINE OF HURRICANE BRANCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING SEVEN COURSES: S41°34'43"E, 80.56'; S47°30'33"E, 70.78'; S00°42'38"E, 51.34'; S87°32'10"E, 123.39'; N63°06'50"E, 206.72'; N44°20'37"E, 147.64'; N71°53'06"E, 85.00' TO THE SOUTH LINE OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE N89°28'35"E, 72.35' TO THE SOUTHEAST CORNER OF SAID NW1/4 SW1/4; THENCE N00°04'17"E ALONG THE EAST LINE OF SAID NW1/4 SW1/4, 22.91' TO SAID CENTERLINE OF HURRICANE BRANCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE COURSES: N72°11'10"E, 180.71'; S84°55'27"E, 234.40'; N63°36'03"E, 133.88'; N00°15'44"W, 206.48'; N13°36'19"E, 186.67'; N36°08'44"E, 158.62'; N13°22'30"E, 382.54'; N37°14'37"E, 213.01'; N82°32'31"E, 358.50' TO THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE S89°20'32"W, 1214.56' TO THE NORTHEAST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE S89°18'49"W, 1340.60' TO THE NORTHEAST CORNER OF THE SE1/4 OF SAID SECTION 23; THENCE N89°28'10"W ALONG THE NORTH LINE OF SAID SE1/4 OF SECTION 23, 323.16'; THENCE S00°22'17"E, 2071.05'; THENCE S89°55'44"E, 77.36'; THENCE S00°22'17"E, 553.19' TO THE SOUTH LINE OF SAID SE1/4 OF SECTION 23; THENCE S89°55'44"E, 243.77' TO THE POINT OF BEGINNING CONTAINING 80.90 ACRES AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

N

1" = 150'

0 75 150 300

● = FOUND 1/2" IRON BAR
⊙ = SET 1/2" IRON BAR
▲ = FOUND 3/8" IRON BAR
△ = SET 3/8" IRON BAR
□ = FOUND CORNER POST

NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DEVELOPED FROM GPS OBSERVATIONS
2. RECORDED DEED INFORMATION FOR THE SURVEYED TRACT CAN BE FOUND IN BOOK 2188 PAGES 428, 430, & 431.
3. NO INVESTIGATION OF INDEPENDENT SEARCH HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE
4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A RURAL CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.040).
5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN
6. THE WORDS "CERTIFY" OR "CERTIFICATION", 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. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
8. THE SUBJECT PROPERTY IS IN FLOOD ZONE X PER THE FEMA FIRM NUMBER 29177C0140G, COMMUNITY RAY COUNTY, NUMBER 290778, PANEL 0140, SUFFIX G, EFFECTIVE DATE JUNE 19, 2012

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI, AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" [20 CSR 2030-16], ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. IF THIS DOCUMENT DOES NOT HAVE AN EMBOSSED SEAL AND A STAMP IN RED INK, IT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

SEAL

RECORDER OF DEEDS

SISCO LAND SURVEYING, LLC
PO BOX 84
LEXINGTON, MO 64067
PHONE (660) 259-2800
siscolandsurveying@gmail.com
MISSOURI STATE CERTIFICATE OF AUTHORITY #2013006653

THOMAS C. SISCO
MO P.L.S. 2003013180

SURVEY FOR
NANCY HARTMAN
15177 STRAWBERRY ROAD
RAYVILLE, MO 64084

DATE
JUNE 6, 2024

PROJECT #
SLS-24-928