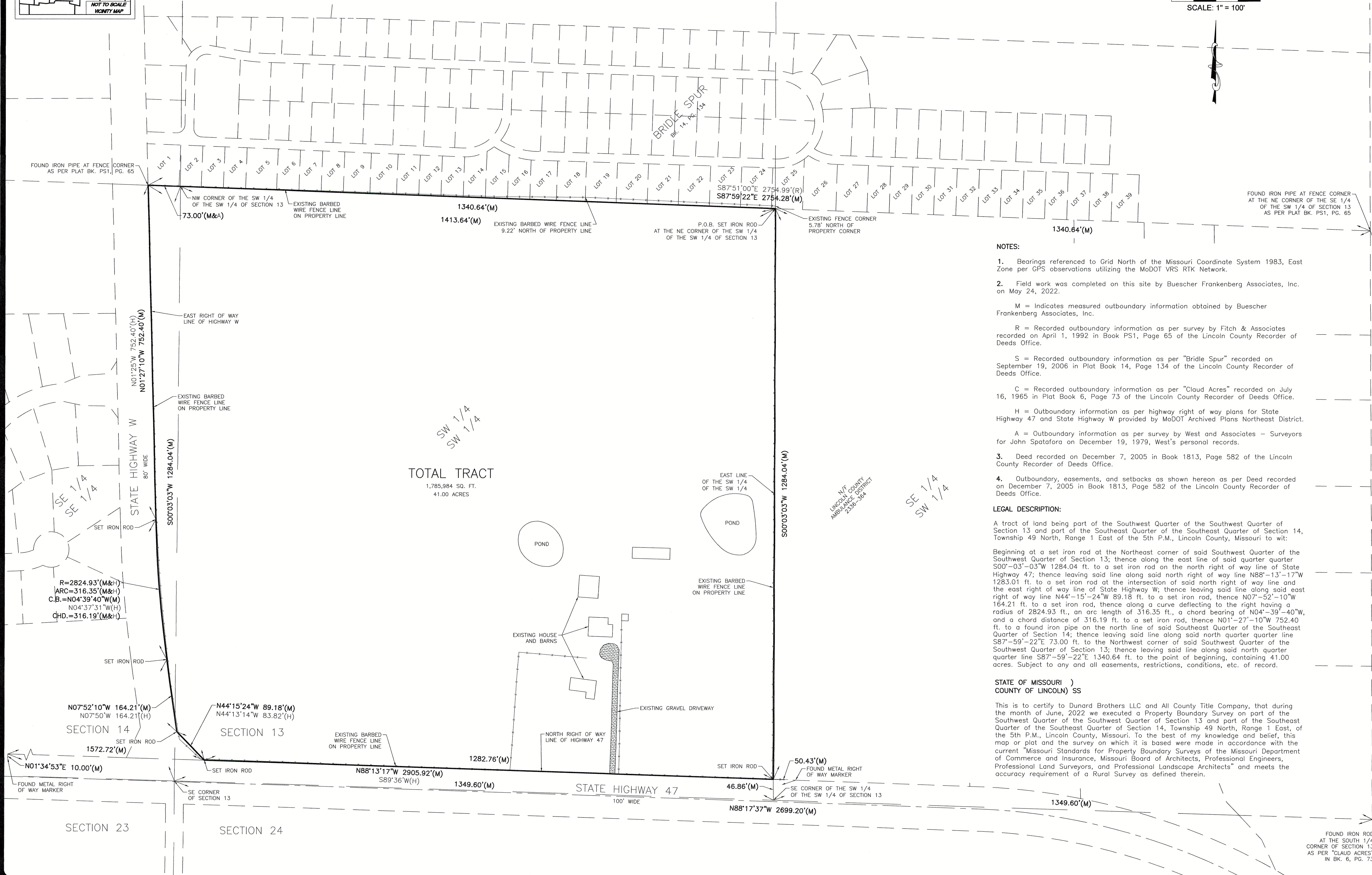


PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 AND
PART OF THE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 49 NORTH, RANGE 1 EAST, OF THE 5TH P.M.,
LINCOLN COUNTY, MISSOURI

0 100' 200'
SCALE: 1" = 100'



NOTES:

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on May 24, 2022.

M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.

R = Recorded outboundary information as per survey by Fitch & Associates recorded on April 1, 1992 in Book PS1, Page 65 of the Lincoln County Recorder of Deeds Office.

S = Recorded outboundary information as per "Bridle Spur" recorded on September 19, 2006 in Plat Book 14, Page 134 of the Lincoln County Recorder of Deeds Office.

C = Recorded outboundary information as per "Claud Acres" recorded on July 16, 1965 in Plat Book 6, Page 73 of the Lincoln County Recorder of Deeds Office.

H = Outboundary information as per highway right of way plans for State Highway 47 and State Highway W provided by MoDOT Archived Plans Northeast District.

A = Outboundary information as per survey by West and Associates - Surveyors for John Spatafora on December 19, 1979, West's personal records.

- Deed recorded on December 7, 2005 in Book 1813, Page 582 of the Lincoln County Recorder of Deeds Office.

- Outboundary, easements, and setbacks as shown hereon as per Deed recorded on December 7, 2005 in Book 1813, Page 582 of the Lincoln County Recorder of Deeds Office.

LEGAL DESCRIPTION:

A tract of land being part of the Southwest Quarter of the Southwest Quarter of Section 13 and part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 49 North, Range 1 East of the 5th P.M., Lincoln County, Missouri to wit:

Beginning at a set iron rod at the Northeast corner of said Southwest Quarter of the Southwest Quarter of Section 13; thence along the east line of said quarter quarter S00°-03'-03"W 1284.04 ft. to a set iron rod on the north right of way line of State Highway 47; thence leaving said line along said north right of way line N88°-13'-17"W 1283.01 ft. to a set iron rod at the intersection of said north right of way line and the east right of way line of State Highway W; thence leaving said line along said east right of way line N44°-15'-24"W 89.18 ft. to a set iron rod, thence N07°-52'-10"W 164.21 ft. to a set iron rod, thence along a curve deflecting to the right having a radius of 2824.93 ft., an arc length of 316.35 ft., a chord bearing of N04°-39'-40"W, and a chord distance of 316.19 ft. to a set iron rod, thence N01°-27'-10"W 752.40 ft. to a found iron pipe on the north line of said Southeast Quarter of the Southeast Quarter of Section 14; thence leaving said line along said north quarter quarter line S87°-59'-22"E 73.00 ft. to the Northwest corner of said Southwest Quarter of the Southwest Quarter of Section 13; thence leaving said line along said north quarter quarter line S87°-59'-22"E 1340.64 ft. to the point of beginning, containing 41.00 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

STATE OF MISSOURI)
COUNTY OF LINCOLN) SS

This is to certify to Dunard Brothers LLC and All County Title Company, that during the month of June, 2022 we executed a Property Boundary Survey on part of the Southwest Quarter of the Southwest Quarter of Section 13 and part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 49 North, Range 1 East, of the 5th P.M., Lincoln County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects" and meets the accuracy requirement of a Rural Survey as defined therein.

TELEPHONE: (636) 239-4751

BFA
Engineering-Surveying

103 ELM STREET
WASHINGTON, MISSOURI 63090

DUNARD BROTHERS LLC
1929 E Highway 47, Winfield
Missouri, Lincoln County, 63389



Mark R. Frankenberg
Date: 6/22/22
Mark R. Frankenberg, PLS #2385
State of Missouri
Registered Land Surveyor
or Buescher Frankenberg Associates, Inc.
Corporate #008

DRAWN
C.R.H.
DATE
06-24-22
JOB No.
7289
SHEET NAME

PLAT OF
SURVEY