

RECORDERS SPACE

DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING SITUATED IN PART OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 7, BLOCK 13 OF VENICE ON THE LAKE CHEYENNE HILLS, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 17, AT PAGE 15, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE S 42°27'01" W, A DISTANCE OF 100.00 FEET, TO A SET IRON PIN MARKING THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 14 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE N 47°32'58" W, A DISTANCE OF 176.00 FEET, TO A SET IRON PIN; THENCE S 78°57'02" W, A DISTANCE OF 223.92 FEET, TO A SET IRON PIN; THENCE S 47°32'58" E, A DISTANCE OF 409.20 FEET, TO A SET IRON PIN; THENCE N 42°27'02" E, A DISTANCE OF 80.18 FEET, TO A SET IRON PIN MARKING THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 14 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE S 47°39'18" E, A DISTANCE OF 239.06 FEET, TO A SET IRON PIN MARKING THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 15 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE N 57°27'49" W, A DISTANCE OF 200.00 FEET, THENCE S 42°32'11" W, A DISTANCE OF 280.00 FEET, TO A SET IRON PIN; THENCE S 57°27'49" E, A DISTANCE OF 200.00 FEET, TO A SET IRON PIN; THENCE N 42°32'11" E, A DISTANCE OF 280.00 FEET, TO A SET IRON PIN MARKING THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 15 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE S 47°39'18" E, A DISTANCE OF 426.77 FEET, TO A SET IRON PIN MARKING AN ANGLE POINT ON LOT 95, BLOCK 5 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE S 32°14'19" W, A DISTANCE OF 988.78 FEET, TO A SET IRON PIN MARKING THE MOST NORTHERLY CORNER OF LOT 30, BLOCK "11" OF VENICE ON THE LAKE ROLLING HILLS ADDITION, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 11, AT PAGE 37, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE N 0°48'14" E, A DISTANCE OF 67.17 FEET, TO AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 26, BLOCK 17 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE N 72°22'59" E, A DISTANCE OF 121.79 FEET, TO AN EXISTING IRON PIN MARKING THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK 16 OF VENICE ON THE LAKE A REPLAT OF ROLLING HILLS ADDITION BLOCK 12, LOTS 9 THRU 12 A PLAT OF SIOUX HILL ESTATES BLOCK 10, LOTS 1 THRU 6, BLOCK 16, LOTS 1 THRU 7, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 12, AT PAGE 49, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE N 12°34'00" E, A DISTANCE OF 376.04 FEET, TO A SET IRON PIN MARKING THE NORTHEAST CORNER OF LOT 3, BLOCK 16 OF SAID PLAT BOOK 12, AT PAGE 49; THENCE N 72°19'09" W, ALONG THE NORTH LINE OF SAID BLOCK 16, A DISTANCE OF 277.22 FEET, TO AN EXISTING IRON PIN; THENCE N 1°30'51" E, LEAVING SAID NORTH LINE, A DISTANCE OF 616.28 FEET, TO A SET IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PATTI LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AS FOLLOWS: THENCE N 60°45'51" E, A DISTANCE OF 46.26 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, 16.70 FEET (SAID CURVE HAVING A DELTA OF 3°03'02" AND HAVING A RADIUS OF 313.67 FEET), TO A SET IRON PIN; THENCE N 26°11'09" W, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.67 FEET, TO A SET IRON PIN MARKING THE MOST EASTERLY CORNER OF LOT 19, BLOCK 10 OF VENICE ON THE LAKE PART OF BLOCK 10, PART OF BLOCK 18, PART OF BLOCK 18 SIOUX HILLS ESTATES, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 14, AT PAGE 49, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE N 29°20'34" W, A DISTANCE OF 166.55 FEET; THENCE N 60°29'01" E, A DISTANCE OF 135.07 FEET; THENCE S 88°50'44" E, A DISTANCE OF 103.24 FEET, TO A SET IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 14, BLOCK 18 OF SAID PLAT BOOK 14, AT PAGE 49; THENCE N 14°29'25" E, A DISTANCE OF 978.00 FEET, TO A SET IRON PIN MARKING THE NORTHEAST CORNER OF LOT 7, BLOCK 1 OF VENICE ON THE LAKE BLOCK 1 LOTS 1-14 CHEROKEE HILLS, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK 15, AT PAGE 51, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE S 83°04'57" E, A DISTANCE OF 662.28 FEET, TO A SET IRON PIN MARKING THE NORTHWEST CORNER OF LOT 7, BLOCK 2 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE S 29°42'25" E, A DISTANCE OF 100.00 FEET, TO A SET IRON PIN MARKING THE NORTHWEST CORNER OF LOT 9, BLOCK 2 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE S 60°17'11" W, A DISTANCE OF 100.00 FEET, TO A SET IRON PIN; THENCE S 29°42'25" E, A DISTANCE OF 662.01 FEET, TO A SET IRON PIN; THENCE S 14°51'26" W, A DISTANCE OF 89.56 FEET, TO AN EXISTING IRON PIN; THENCE S 75°08'34" E, A DISTANCE OF 97.69 FEET, TO A SET IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 25, BLOCK 2 OF SAID PLAT BOOK 17, AT PAGE 15; THENCE S 14°51'26" W, A DISTANCE OF 395.12 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 67.90 ACRES OF LAND, MORE OR LESS.

ALL OF THE ABOVE BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

CLASSIFICATION OF SURVEY:

"URBAN SURVEY"

RECORD SOURCE:

- WARRANTY DEED RECORDED IN BOOK 2016, AT PAGE 19231.
COLLECTOR'S DEED FOR TAXES RECORDED IN BOOK 2015, AT PAGE 39103.
QUIT-CLAIM DEED RECORDED IN BOOK 2010, AT PAGE 53825.
CORPORATION WARRANTY DEED RECORDED IN BOOK 2007, AT PAGE 23746.
GENERAL WARRANTY DEED RECORDED IN BOOK 2013, AT PAGE 21430.
PLAT RECORDED IN PLAT BOOK 14, AT PAGE 49.
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PLAT RECORDED IN PLAT BOOK 11, AT PAGE 37.
PLAT RECORDED IN PLAT BOOK 17, AT PAGE 15.
PLAT RECORDED IN PLAT BOOK 19, AT PAGE 83.

ALL OF THE ABOVE BEING RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

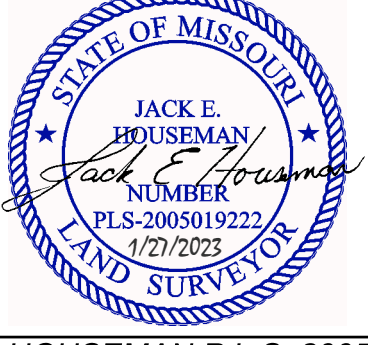
SURVEY NOTE:

ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, WAS GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://beacon.schneidercorp.com/), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.

- ABBREVIATION LEGEND:
R/W = RIGHT-OF-WAY
M.S.H. = MISSOURI STATE HIGHWAY
EX = EXISTING
CHD = CHORD
DIST. = DISTANCE
BRNG. = BEARING
SEC. = SECTION
T = TOWNSHIP
R = RANGE
N = NORTH
S = SOUTH
W = WEST
E = EAST
C.O.E. = CORPS OF ENGINEERS
SQ. = SQUARE
FT. = FEET
EL = ELEVATION
STA. = STATION
BP = BEGINNING POINT
EP = ENDING POINT
R = RADIUS
L = LENGTH
SL = SPIRAL LENGTH
TS = TANGENT TO SPIRAL
SC = SPIRAL TO CURVE
CS = CURVE TO SPIRAL
ST = SPIRAL TO TANGENT
PC = POINT OF CURVE
PT = POINT OF TANGENCY
MO = MISSOURI
N/A = NOT APPLICABLE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT AT THE REQUEST OF: BRIAN MCCLATHIE, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



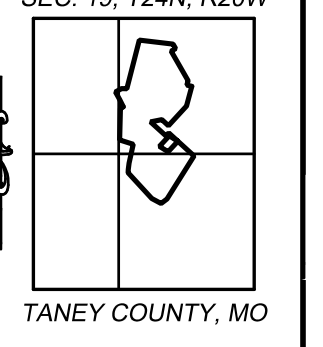
JACK E. HOUSEMAN P.L.S. 2005019222
PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. DISREGARD ALL INFORMATION UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

PREPARED FOR: BRIAN MCCLATHIE

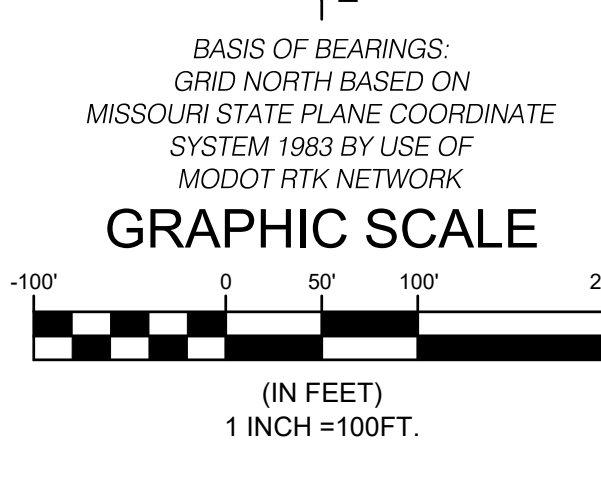
Table with project details: PROJECT #: 343, DRAWING #: 343 BNDRY 1, DATE: 1/27/2023, REVISION DATE: 1/27/2023, DRAWN BY: J. HOUSEMAN, CHECKED BY: J. HOUSEMAN, SHEET: 1 OF 1, SCALE: 1" = 100', MO COA #2022043888

- MONUMENT LEGEND:
- SET 1/2" IRON PIN
- EX. 1/2" IRON PIN
- EX. STONE
- EX. C.O.E. MONUMENT
- EX. RW MONUMENT
- EX. ALUMINUM MONUMENT

SECTIONAL MAP



Houseman Land Survey Missouri • Arkansas
101 STATE DRIVE, SUITE 200
HOLLISTER, MO 65672
PHONE: 417-544-1147



GRAPHIC SCALE (IN FEET) 1 INCH = 100 FT.

DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING SITUATED IN PART OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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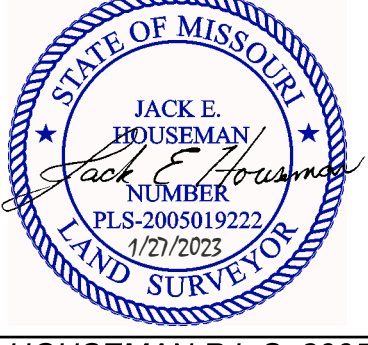
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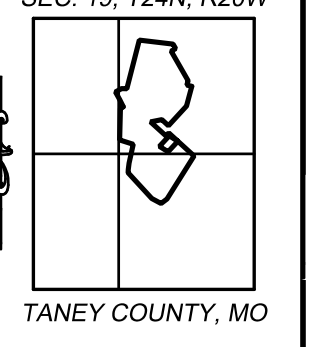
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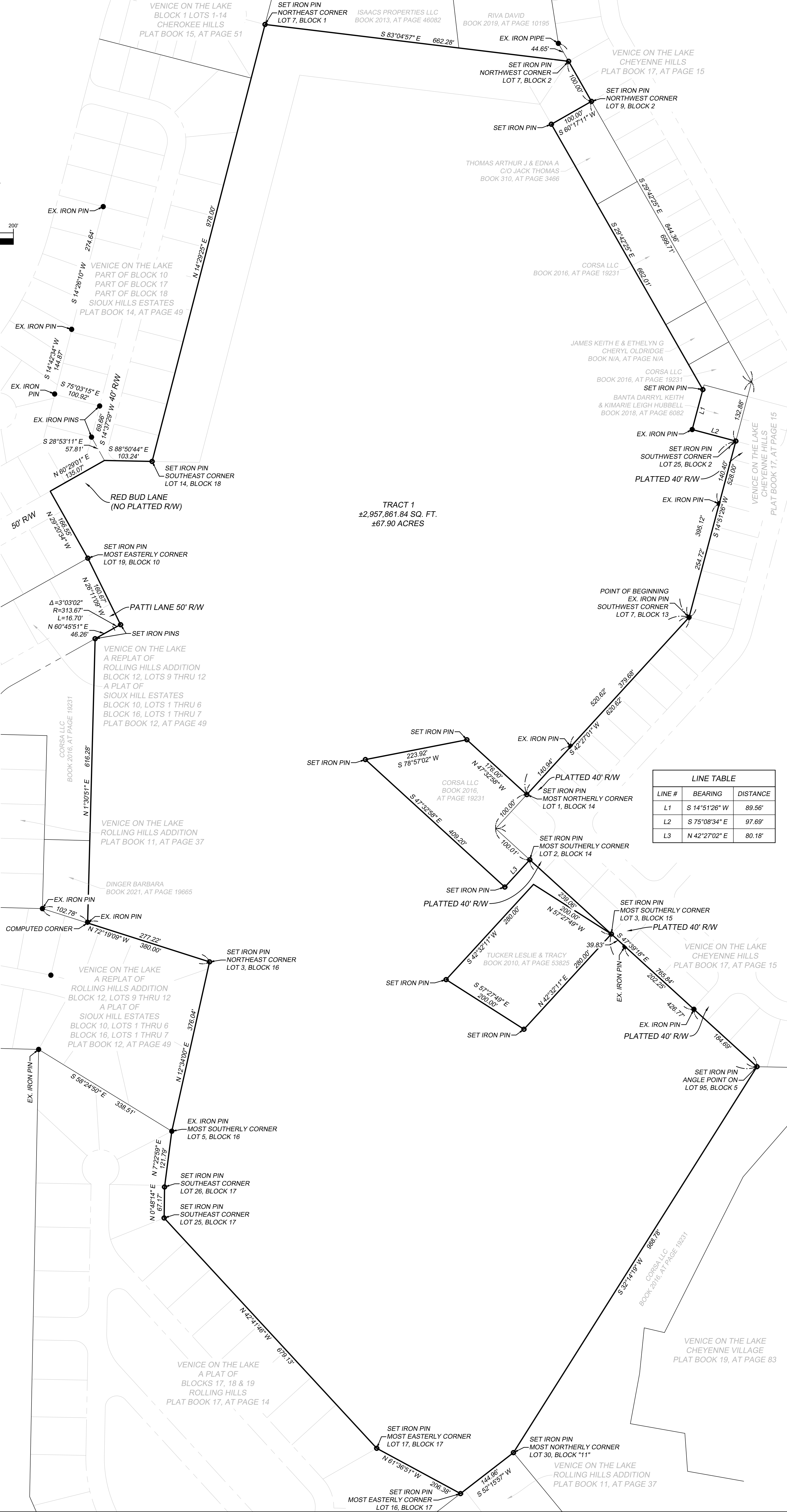
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SECTIONAL MAP



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HOLLISTER, MO 65672
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LINE TABLE
LINE # BEARING DISTANCE
L1 S 14°51'26" W 89.56'
L2 S 75°08'34" E 97.69'
L3 N 42°27'02" E 80.18'

RECORDERS SPACE