

Patrick W. Brown
PLS 2013020061

Revisions:

Springfield Office
- (417) 986-4067
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Springfield, Missouri 65802
www.CFS.com



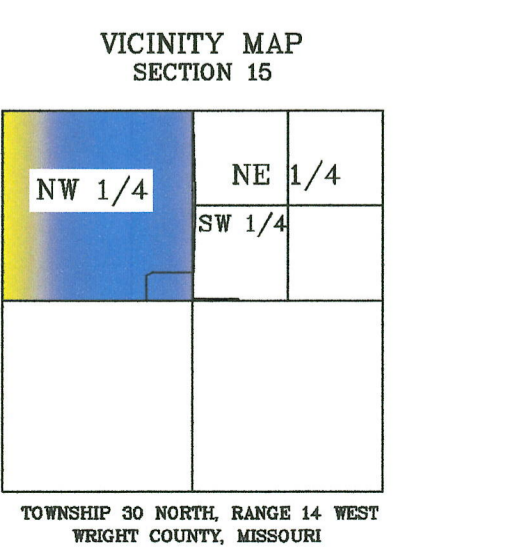
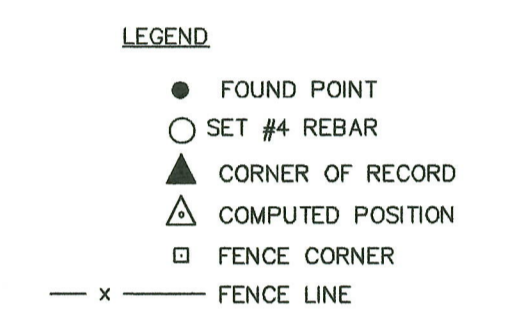
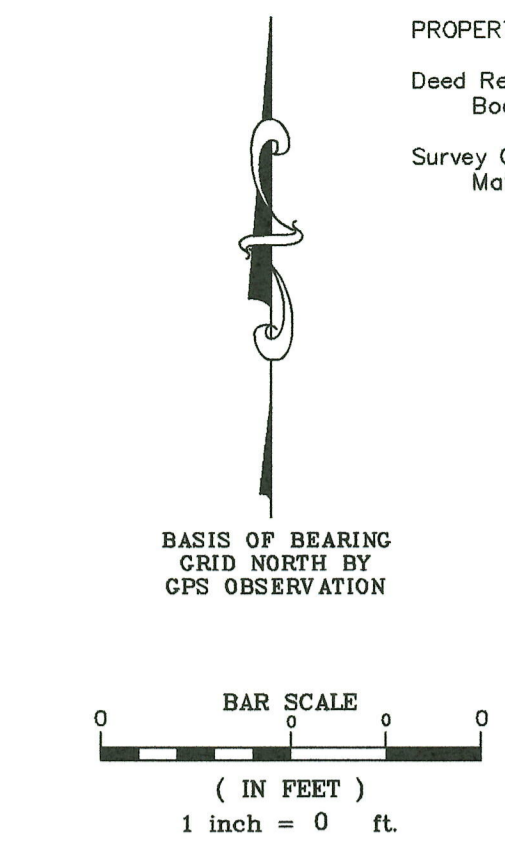
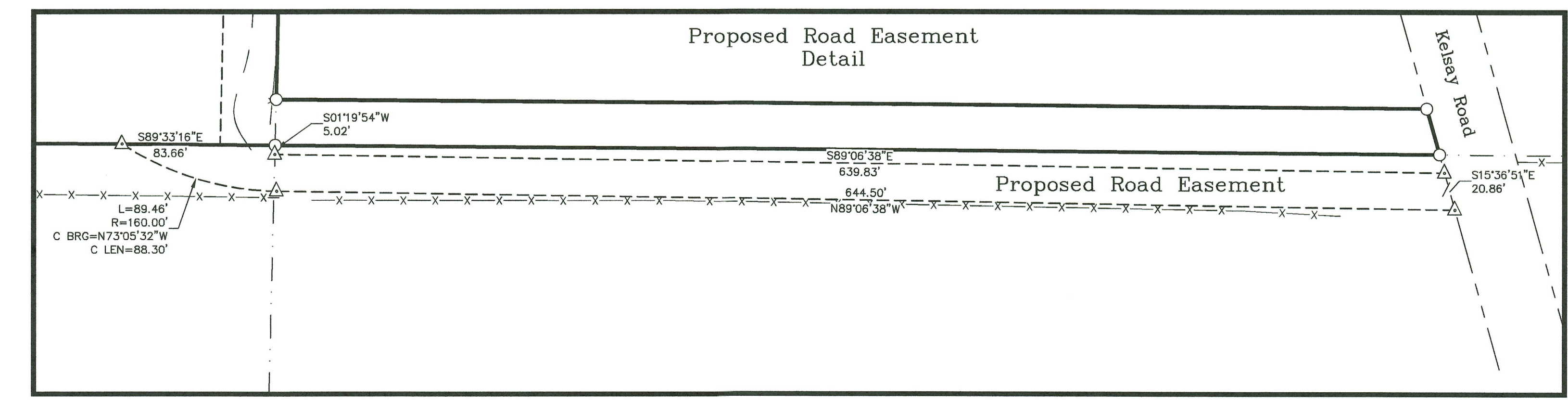
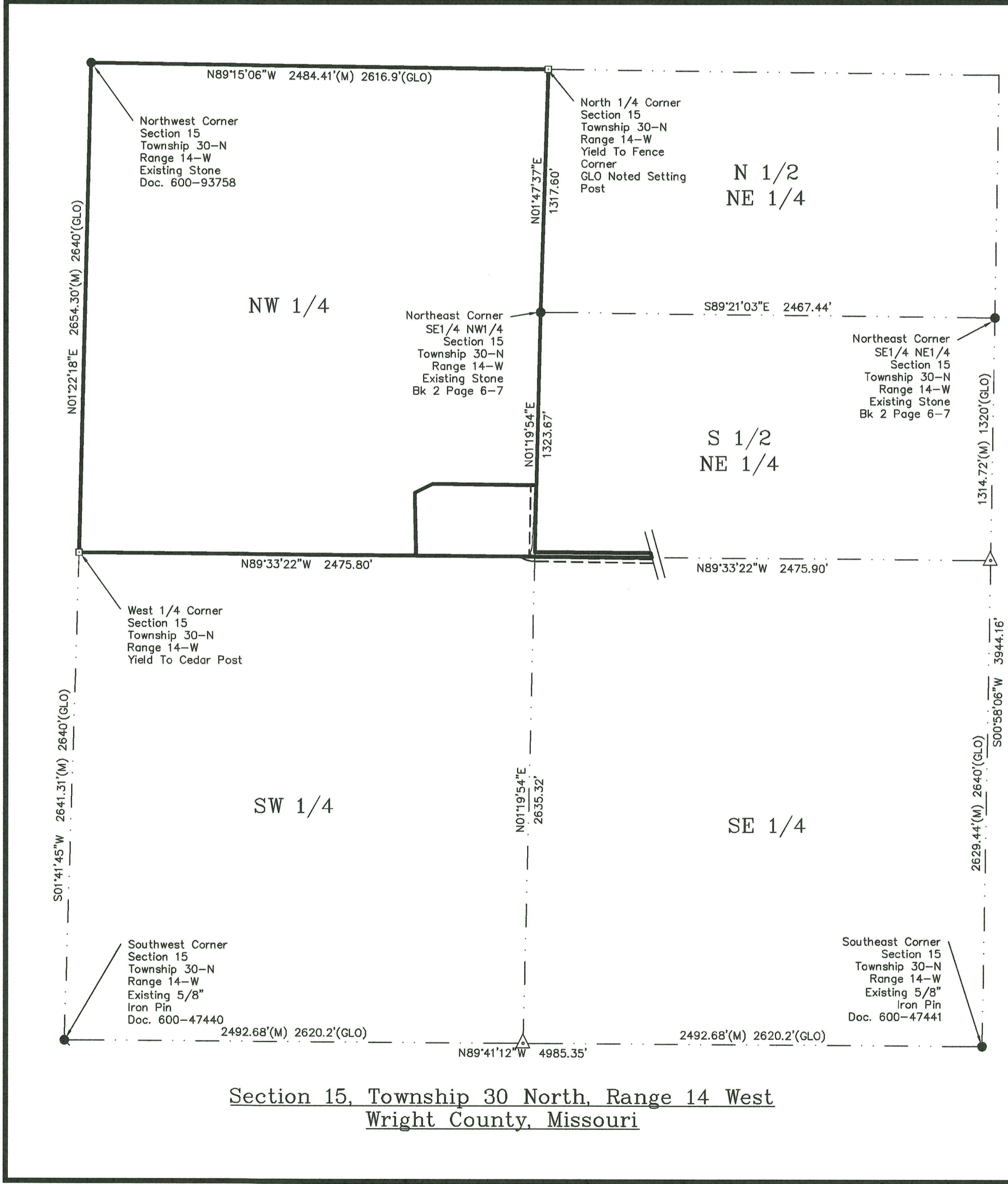
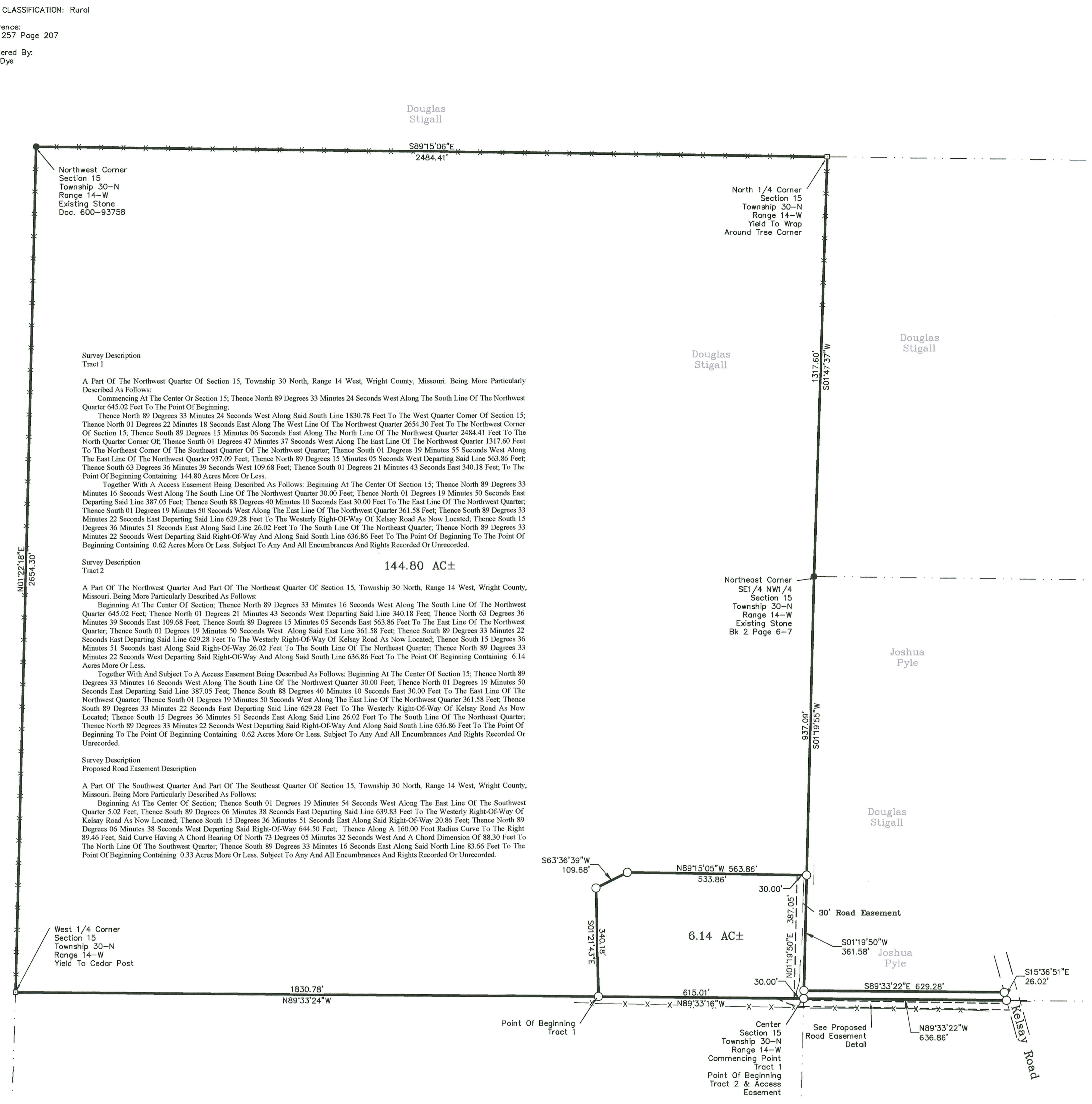
Part Of
Section 15
Township 30 North, Range 14 West
Wright County, Missouri

Boundary Survey
New Parcel
03/18/2025
AutoCAD Civil 3D
Designed by: JPK
Checked by: JPK
Project #: 25-5010
Sheet Size: 24x36
File: 25-5010

TO THE BEST OF MY INFORMATION,
KNOWLEDGE AND BELIEF, THIS SURVEY
WAS EXECUTED IN ACCORDANCE WITH THE
CURRENT MISSOURI STANDARDS
FOR PROPERTY BOUNDARY SURVEYS.
PATRICK W. BROWN PLS 2013020061
Patrick W. Brown 3-25-2025

Surveyor Notes

- Except As Specifically Stated Or Shown On This Plat, This Survey Does Not Purport To Reflect Any Of The Following Which May Be Applicable To The Subject Real Estate: Easements, Building Setback Lines, Restrictive Covenant, Subdivision Restrictions, Zoning Or Other Land Use Regulations, And Any Other Facts Outside Of The Facts That An Accurate And Current Title Search May Disclose
- Every Document Of Record Reviewed And Considered As Part Of This Survey Is Noted Hereon. Only The Documents Noted Hereon Were Supplied By The Surveyor. No Abstract Of Title, Nor Title Commitment, Nor Results Of Title Searches Were Furnished The Surveyor. There May Exist Other Documents Of Record That Would Affect This Parcel
- Survey Is Valid If Stamped And Signature Is Present And Has Been Electronically Signed And Approved By Patrick W. Brown.
- The Word "Verify" Or "Certificate" 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.
- All Adjoining Deed Reference And Ownerships Are Displayed From The County GIS Site. No Guarantee To The Accuracy Of These Claims.



Survey Description
Tract 1
A Part Of The Northwest Quarter Of Section 15, Township 30 North, Range 14 West, Wright County, Missouri. Being More Particularly Described As Follows:
Commencing At The Center Of Section 15; Thence North 89 Degrees 33 Minutes 24 Seconds West Along The South Line Of The Northwest Quarter 645.02 Feet To The Point Of Beginning;
Thence North 89 Degrees 33 Minutes 24 Seconds West Along Said South Line 1830.78 Feet To The West Quarter Corner Of Section 15; Thence North 01 Degrees 22 Minutes 18 Seconds East Along The West Line Of The Northwest Quarter 2654.30 Feet To The Northwest Corner Of Section 15; Thence South 89 Degrees 15 Minutes 06 Seconds East Along The North Line Of The Northwest Quarter 2484.41 Feet To The North Quarter Corner Of Thence South 01 Degree 47 Minutes 37 Seconds West Along The East Line Of The Northwest Quarter 1317.60 Feet To The Northeast Corner Of The Southeast Quarter Of The Northwest Quarter; Thence South 01 Degree 19 Minutes 55 Seconds West Along The East Line Of The Northwest Quarter 937.09 Feet; Thence North 89 Degree 15 Minutes 05 Seconds West Departing Said Line 563.86 Feet; Thence South 63 Degree 36 Minutes 39 Seconds West 109.68 Feet; Thence South 01 Degree 21 Minutes 43 Seconds East 340.18 Feet; To The Point Of Beginning Containing 144.80 Acres More Or Less.

Survey Description
Tract 2
A Part Of The Northwest Quarter And Part Of The Northeast Quarter Of Section 15, Township 30 North, Range 14 West, Wright County, Missouri. Being More Particularly Described As Follows:
Beginning At The Center Of Section 15; Thence North 89 Degree 33 Minutes 16 Seconds West Along The South Line Of The Northwest Quarter 645.02 Feet; Thence North 01 Degree 21 Minutes 43 Seconds West Departing Said Line 340.18 Feet; Thence North 63 Degree 36 Minutes 39 Seconds East 109.68 Feet; Thence South 89 Degree 15 Minutes 05 Seconds East 563.86 Feet To The East Line Of The Northwest Quarter; Thence South 01 Degree 19 Minutes 50 Seconds West Along Said East Line 361.58 Feet; Thence South 89 Degree 33 Minutes 22 Seconds East Departing Said Line 629.28 Feet To The Westerly Right-Of-Way Of Kelsey Road As Now Located; Thence South 15 Degree 36 Minutes 51 Seconds East Along Said Right-Of-Way 26.02 Feet To The South Line Of The Northeast Quarter; Thence North 89 Degree 33 Minutes 22 Seconds West Departing Said Right-Of-Way And Along Said South Line 636.86 Feet To The Point Of Beginning Containing 6.14 Acres More Or Less.

Survey Description
Proposed Road Easement Description
A Part Of The Southwest Quarter And Part Of The Southeast Quarter Of Section 15, Township 30 North, Range 14 West, Wright County, Missouri. Being More Particularly Described As Follows:
Beginning At The Center Of Section 15; Thence South 01 Degree 19 Minutes 54 Seconds West Along The East Line Of The Southwest Quarter 5.02 Feet; Thence South 89 Degree 06 Minutes 38 Seconds East Departing Said Line 639.83 Feet To The Westerly Right-Of-Way Of Kelsey Road As Now Located; Thence South 15 Degree 36 Minutes 51 Seconds East Along Said Right-Of-Way 20.86 Feet; Thence North 89 Degree 06 Minutes 38 Seconds West Departing Said Right-Of-Way 644.50 Feet; Thence Along A 160.00 Foot Radius Curve To The Right 89.46 Feet, Said Curve Having A Chord Bearing Of North 73 Degree 05 Minutes 32 Seconds West And A Chord Dimension Of 88.30 Feet To The North Line Of The Southwest Quarter; Thence South 89 Degree 33 Minutes 16 Seconds East Along Said North Line 83.66 Feet To The Point Of Beginning Containing 0.33 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.