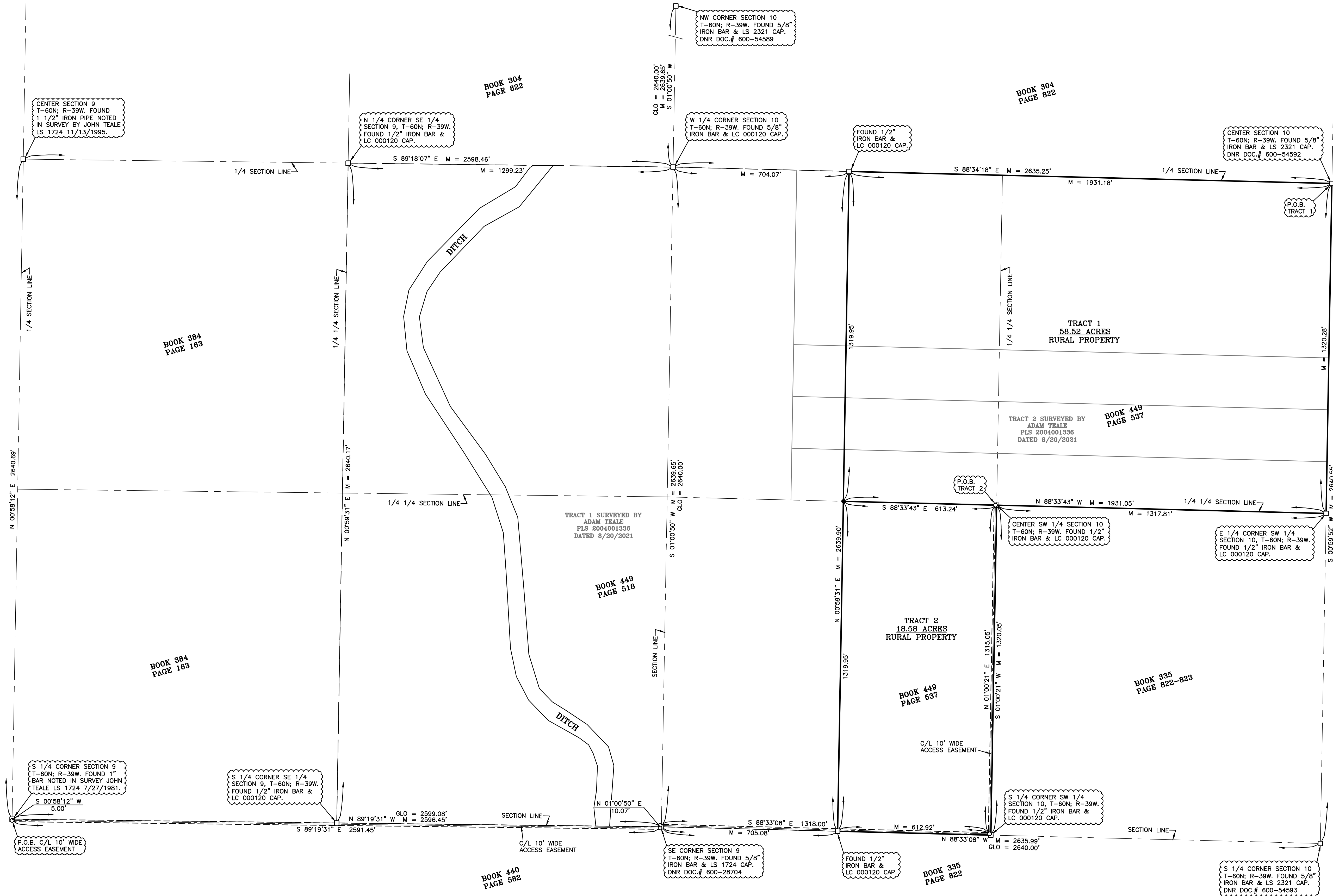


PLAT OF SURVEY



PROPERTY DESCRIPTIONS:

Tract 1:  
Beginning at the Center of Section 10, Township 60 North, Range 39 West, Holt County, Missouri; thence along East line of the Northeast Quarter of the Southwest Quarter of said section South 00 degrees 59 minutes 52 seconds West, 1320.28 feet to the East Quarter Corner of the Southwest Quarter; thence departing from said line and along the South line of the North Half of the Southwest Quarter of said section North 88 degrees 33 minutes 43 seconds West, 1931.05 feet; thence departing from said line North 00 degrees 59 minutes 31 seconds East, 1319.95 feet to the North line of the Southwest Quarter of said section; thence along said line South 88 degrees 34 minutes 18 seconds East, 1931.18 feet to the Point of Beginning.

The above described tract of land contains 58.52 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

Tract 2:  
Commencing at the Center of Section 10, Township 60 North, Range 39 West, Holt County, Missouri; thence along East line of the Northeast Quarter of the Southwest Quarter of said section South 00 degrees 59 minutes 52 seconds West, 1320.28 feet to the East Quarter Corner of the Southwest Quarter; thence departing from said line and along the South line of the Northeast Quarter of the Southwest Quarter of said section North 88 degrees 33 minutes 43 seconds West, 1317.81 feet to the Point of Beginning said point being the Center of the Southwest Quarter of said section; thence departing from said line South 01 degrees 00 minutes 21 seconds West, 1320.05 feet to the South line of the Southwest Quarter; thence along said line North 88 degrees 33 minutes 08 seconds West, 612.92 feet; thence departing from said line North 00 degrees 59 minutes 31 seconds East, 1319.95 feet to the North line of the South Half of the Southwest Quarter of said section; thence along said line South 88 degrees 33 minutes 43 seconds East, 613.24 feet to the Point of Beginning.

The above described tract of land contains 18.58 acres, more or less, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Sixteenth (16th) day of April, 2025.

Richard L. Mattson  
Missouri P.L.S. 2674

SURVEYOR'S 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, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- Survey is valid only if print has original seal and signature of surveyor.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied 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.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The word "certify" 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.
- Bearings for attached survey are referenced to Missouri West Zone Grid Bearings 1983 NAD based upon RTK GPS connection with MoDot VRN.

CENTERLINE OF 10-FOOT-WIDE ACCESS EASEMENT:

Commencing at the South Quarter Corner of Section 09, Township 60 North, Range 39 West, Holt County, Missouri; thence South 00 degrees 58 minutes 12 seconds West, 5.00 feet to the Point of Beginning for said Centerline of 10-foot-wide Access Easement; thence along said Centerline the following courses and distances South 89 degrees 19 minutes 31 seconds East, 2591.45 feet; thence North 01 degrees 00 minutes 50 seconds East, 10.07 feet; thence South 88 degrees 33 minutes 08 seconds East, 1318.00 feet; thence North 01 degrees 00 minutes 21 seconds East, 1315.05 feet to the Point of Terminus for said Centerline of 10-foot-wide Access Easement.

PREPARED FOR:

TYLER DERR  
SECTION 9 & 10, T-60N; R-39W  
HOLT COUNTY, MISSOURI



Midland Surveying, Inc.  
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS  
501 North Market, Maryville, MO 64468  
ph. (660) 582-8633 fax (660) 582-7173  
4784 Frederick Blvd, St. Joseph, MO 64506  
ph. (816) 233-7900 fax (816) 233-4852

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
DERR-HOLT-CO	APRIL 16, 2025	1" = 200'		1 OF 1