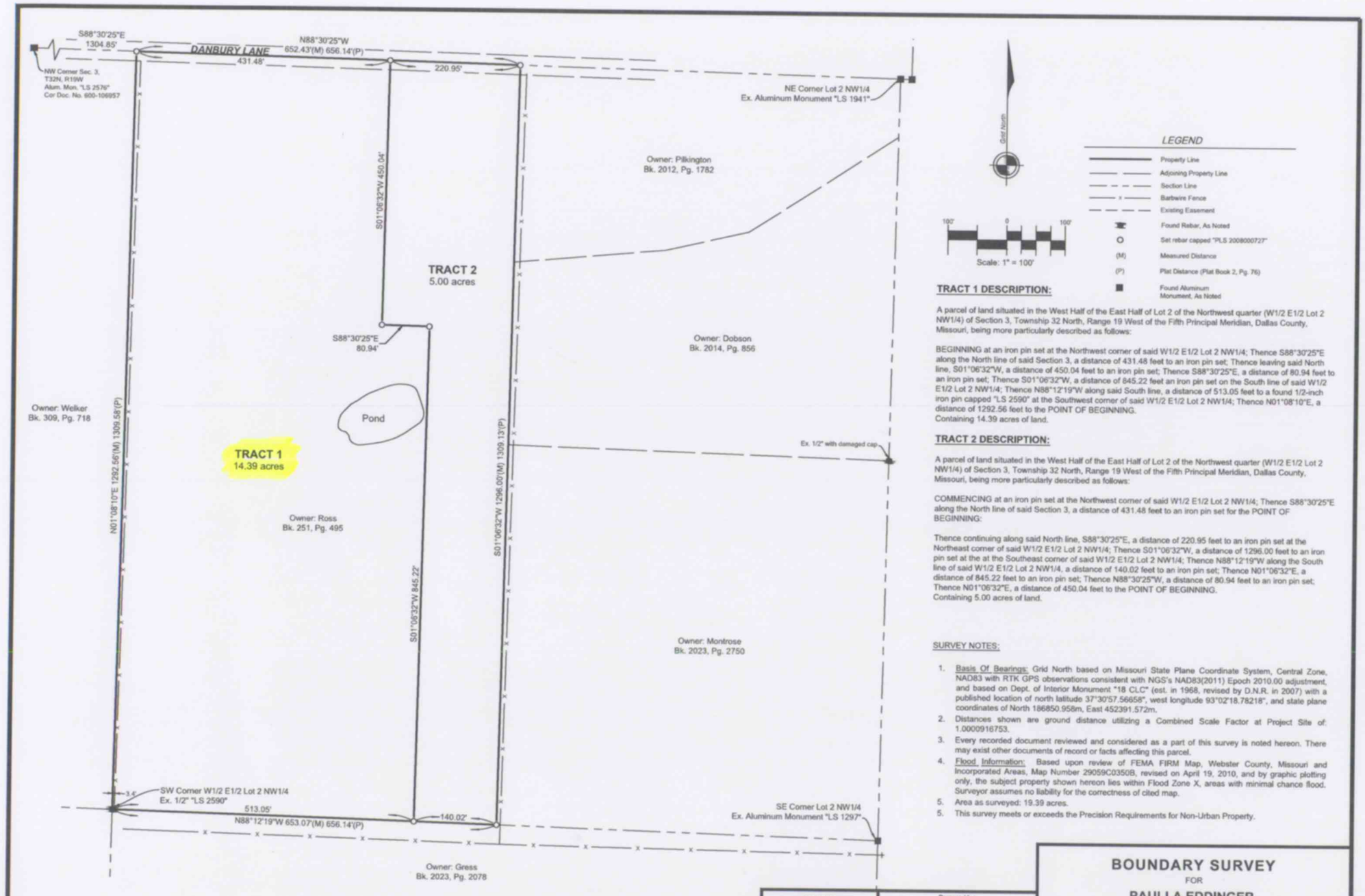

TRACT 1 DESCRIPTION:

A parcel of land situated in the West Half of the East Half of Lot 2 of the Northwest quarter (W1/2 E1/2 Lot 2 NW1/4) of Section 3, Township 32 North, Range 19 West of the Fifth Principal Meridian, Dallas County, Missouri, being more particularly described as follows:

BEGINNING at an iron pin set at the Northwest corner of said W1/2 E1/2 Lot 2 NW1/4; Thence S88°30'25"E along the North line of said Section 3, a distance of 431.48 feet to an iron pin set; Thence leaving said North line, S01°06'32"W, a distance of 450.04 feet to an iron pin set; Thence S88°30'25"E, a distance of 80.94 feet to an iron pin set; Thence S01°06'32"W, a distance of 845.22 feet an iron pin set on the South line of said W1/2 E1/2 Lot 2 NW1/4; Thence N88°12'19"W along said South line, a distance of 513.05 feet to a found 1/2-inch iron pin capped "LS 2590" at the Southwest corner of said W1/2 E1/2 Lot 2 NW1/4; Thence N01°08'10"E, a distance of 1292.56 feet to the POINT OF BEGINNING.
Containing 14.39 acres of land.

TRACT 2 DESCRIPTION:

A parcel of land situated in the West Half of the East Half of Lot 2 of the Northwest quarter (W1/2 E1/2 Lot 2 NW1/4) of Section 3, Township 32 North, Range 19 West of the Fifth Principal Meridian, Dallas County, Missouri, being more particularly described as follows:

COMMENCING at an iron pin set at the Northwest corner of said W1/2 E1/2 Lot 2 NW1/4; Thence S88°30'25"E along the North line of said Section 3, a distance of 431.48 feet to an iron pin set for the POINT OF BEGINNING:

Thence continuing along said North line, S88°30'25"E, a distance of 220.95 feet to an iron pin set at the Northeast corner of said W1/2 E1/2 Lot 2 NW1/4; Thence S01°06'32"W, a distance of 1296.00 feet to an iron pin set at the at the Southeast corner of said W1/2 E1/2 Lot 2 NW1/4; Thence N88°12'19"W along the South line of said W1/2 E1/2 Lot 2 NW1/4, a distance of 140.02 feet to an iron pin set; Thence N01°06'32"E, a distance of 845.22 feet to an iron pin set; Thence N88°30'25"W, a distance of 80.94 feet to an iron pin set; Thence N01°06'32"E, a distance of 450.04 feet to the POINT OF BEGINNING.
Containing 5.00 acres of land.

SURVEY NOTES:

1. Basis Of Bearings: Grid North based on Missouri State Plane Coordinate System, Central Zone, NAD83 with RTK GPS observations consistent with NGS's NAD83(2011) Epoch 2010.00 adjustment, and based on Dept. of Interior Monument "18 CLC" (est. in 1968, revised by D.N.R. in 2007) with a published location of north latitude 37°30'57.56658", west longitude 93°02'18.78218", and state plane coordinates of North 186850.958m, East 452391.572m.
2. Distances shown are ground distance utilizing a Combined Scale Factor at Project Site of: 1.0000916753.
3. Every recorded document reviewed and considered as a part of this survey is noted hereon. There may exist other documents of record or facts affecting this parcel.
4. Flood Information: Based upon review of FEMA FIRM Map, Webster County, Missouri and Incorporated Areas, Map Number 29059C0350B, revised on April 19, 2010, and by graphic plotting only, the subject property shown hereon lies within Flood Zone X, areas with minimal chance flood. Surveyor assumes no liability for the correctness of cited map.
5. Area as surveyed: 19.39 acres.
5. This survey meets or exceeds the Precision Requirements for Non-Urban Property.

I, James L. Payne, PLS 2008000727, hereby declare on this 29th day of June, 2024, that the survey shown hereon was executed in accordance with the Missouri Standards for Property Boundary Surveys (Mo. 20 CSR 2030-16) and is based on an actual survey on the ground completed under my personal supervision and the monuments were found or set as shown, to the best of my knowledge and belief.

STATE OF MISSOURI
JAMES L. PAYNE
NUMBER PLS-2008000727
6/29/2024
PROFESSIONAL LAND SURVEYOR

Prepared by:
GENESIS LAND SURVEYING LLC
242 East Washington Street
Marshfield, Missouri 65706
Ofc: 417.630.0000
Email: james@genesislandsurveyors.com

BOUNDARY SURVEY
FOR
PAULLA EDDINGER
W1/2 E1/2 Lot 2 NW1/4 Sec. 3, T32N, R19W
28 Duncan Road
Elkland, Dallas County, Missouri

SURVEY BY JLP	DESIGN N/A	SCALES	SHEET 1
FIELD DATE 06/28/2024	DRAWN JLP	HOR. 1"= 100'	OF 1 SHEETS
DWG DATE 06/29/2024	CHECKED	VERT. N/A	FILE NO. 24-0050