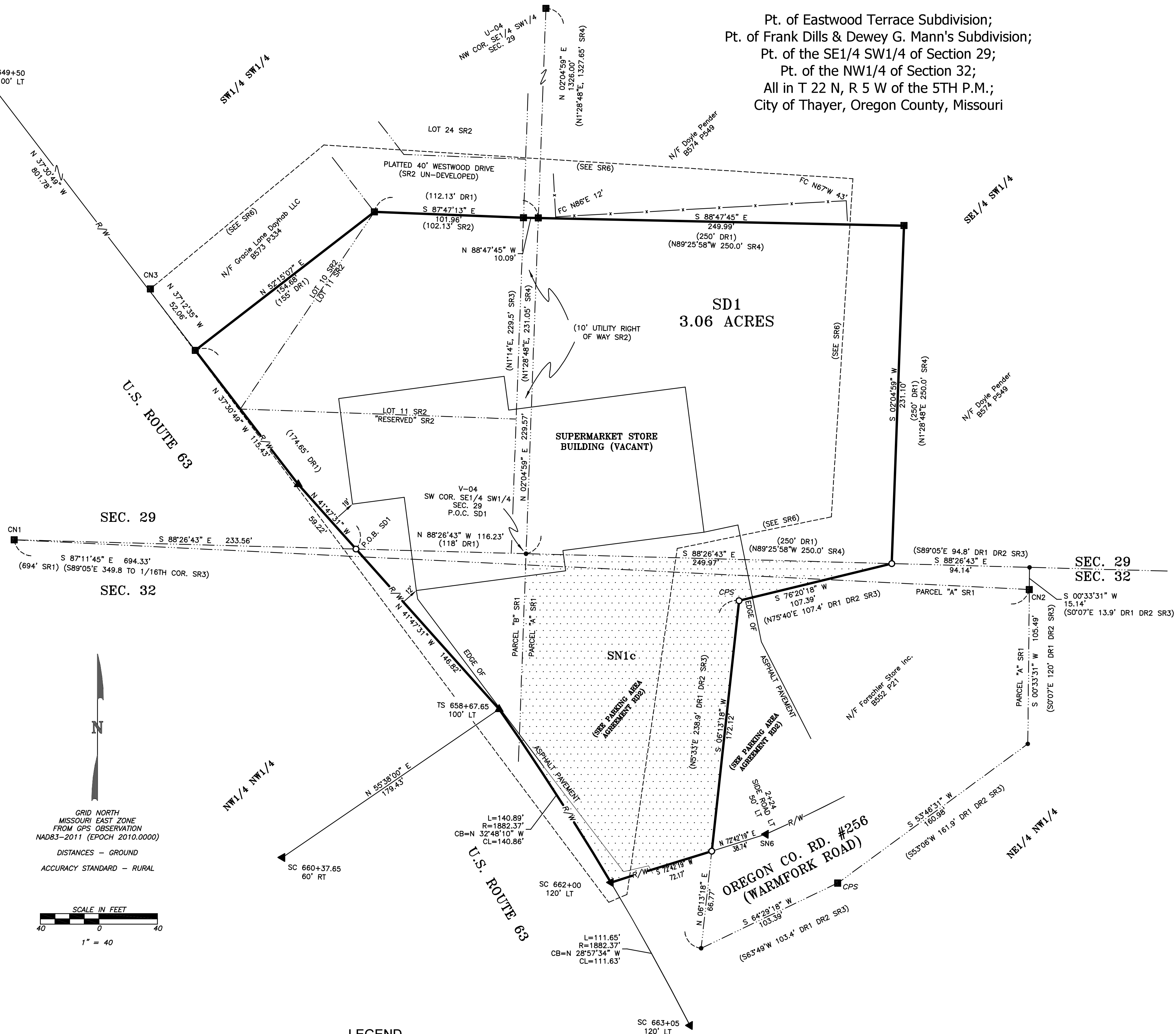


Pt. of Eastwood Terrace Subdivision;
Pt. of Frank Dills & Dewey G. Mann's Subdivision;
Pt. of the SE1/4 SW1/4 of Section 29;
Pt. of the NW1/4 of Section 32;
All in T 22 N, R 5 W of the 5TH P.M.;
City of Thayer, Oregon County, Missouri



LEGEND

■	MARKER FOUND AS NOTED
○	SET 1/2" x 18" REBAR WITH PLASTIC ID CAP
●	CALCULATED CORNER POSITION
▲	FOUND METAL POST R/W MARKER
▲	FOUND 5/8" REBAR W/ALUM. CAP - R/W MARKER
(---)	RECORD OR DEED DISTANCE
---	SURVEYED BOUNDARY
- - -	EXISTING FENCE LINE
- - -	NOW OR FORMERLY
N/F	OFFSET ONLINE
O/S	FENCE CORNER
FL	NOT TO SCALE
FC	COTTON PICKER SPINDLE
N.T.S.	RIGHT-OF-WAY
CPS	U.S. ROUTE 63 STA. (SR7)
R/W	GRAPHIC DEPICTION OF OUTBOUNDARY OF SURVEY REFERENCED IN SR6
XXX+XX	DEED OVERLAP AREA (SN1c)
---	LINES OF RECORD SURVEYS AND SUBDIVISIONS

Survey Description

SD1

All of the "RESERVED" area, all of Lot 11, a part of Lot 10 and part of a 10' wide "Utility Right Of Way", all in Eastwood Terrace Subdivision in Thayer, Missouri, the plat of which is recorded in Oregon County Plat Book 12 at Page 10; A part of the SE1/4 of the SW1/4; all in Section 29; A part of Parcel "A" and a part of Parcel "B" in Frank Dills and Dewey G. Mann's Subdivision; and a part of the NW1/4; all in Section 32; in Township 22 North, Range 5 West of the Fifth Principal Meridian, in the City of Thayer, Oregon County, Missouri, being more particularly described as follows; Commencing at the southwest corner of said SE1/4 of the SW1/4; thence westerly, along the south line of said "RESERVED" area, and along the south line of the SW1/4 of said Section 29, North 88°26'43" West, 116.23 feet to a 1/2" rebar set on the east right-of-way line of U.S. Route 63 and the POINT OF BEGINNING; thence northwesterly, along said east right-of-way line, the following two courses; 1) North 41°47'31" West, 59.22 feet to an existing metal post right-of-way marker; 2) North 37°30'49" West, 115.43 feet to an existing 1/2" rebar; thence North 52°15'07" East, 154.68 feet to an existing 5/8" rebar at the northwest corner of said Lot 11; thence easterly, along the north line of said Lot 11, South 87°47'13" East, 101.96 feet to an existing 5/8" rebar at the northeast corner thereof; thence South 88°47'45" East, 260.09 feet to an existing 1" pipe; thence South 02°04'59" West, 231.10 feet to a 1/2" rebar set on the south line of said SE1/4 of the SW1/4; thence South 76°20'18" West, 107.39 feet to cotton picker spindle set; thence South 06°13'18" West, 172.12 feet to a 1/2" rebar set on the north right-of-way line of Oregon County Road #256 (MOdot Side Road Left); thence along said north right-of-way line, South 72°42'19" West, 72.17 feet to an existing 5/8" rebar right-of-way marker on said east right-of-way line of U.S. Route 63; thence northerly, along said east right-of-way line, the following two courses; 1) Along the arc of a non-tangent curve to the left, 140.89 feet to an existing metal post right-of-way marker, said curve having a radius of 1882.37 feet, and a chord bearing of North 32°48'10" West, 140.86 feet; 2) North 41°47'31" West, 146.82 feet to the point of beginning, containing 3.06 acres. This description was prepared by Ray L. Riggs, PLS2003000966 and is referenced to Riggs Brothers Surveying, LLC, Job No. RZ5060.

Record Descriptions

RD1

All of parcels "A" and "B" of Frank Dills and Dewey G. Mann's Subdivision (as shown in Plat Book 10 at page 53) of part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 32, Township 22 North, Range 5 West; ALSO, all that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 22 North, Range 5 West, described as follows: Beginning at the Southeast corner of said SW1/4 of the SW1/4 of Section 29, thence North along the East line of said Quarter a distance of 231.6 feet; thence West 112.13 feet along the North line of said Lot 11 of Eastwood Terrace Subdivision of said Quarter to the Northeast corner of Lot 10 of said Subdivision; thence Southwesterly 155 feet to the Southwest corner of Lot 10, being the Northeastly right-of-way line of Highway 63 as now located, striking said line at a point 50.65 feet Northwest of the Southeast corner of said Lot 10; thence Southeastly along the Northeastly right-of-way line of Highway 63 a distance of 174.65 feet to the South line of the SW1/4 of the SW1/4; thence East along the South line of said Quarter 118 feet, to the point of beginning.

ALSO: All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 22 North, Range 5 West, described as follows: Beginning at the Southwest corner of said SE1/4 of the SW1/4; thence East along the South line of said Quarter a distance of 250 feet; thence North 231.6 feet; thence West 250 feet to the West line of said Quarter; thence South 231.6 feet, to the point of beginning.

EXCEPT: A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 32, Township 22 North, Range 5 West, described as follows: Starting at the Northwest corner of said NE1/4 of the NW1/4; thence South 89 degrees 05 minutes East 250 feet to an iron pin stamped "RN LS 2235" which is the point of beginning for the tract herein described, said point being the Southeast corner of a tract of land 250 feet East/West and 231.6 feet North/South lying in the SE1/4 of the SW1/4 of Section 29, Township 22 North, Range 5 West; thence continue South 89 degrees 05 minutes East 94.8 feet; thence South 0 degrees 07 minutes East 120 feet to the centerline of a gravel road; thence South 53 degrees 06 minutes West 161.9 feet along said centerline; thence South 63 degrees 49 minutes West 103.4 feet along said centerline; thence North 5 degrees 33 minutes East 238.9 feet; thence North 75 degrees 40 minutes East 107.4 feet, to the point of beginning; Being subject to public roads and easements and subject to an agreement referenced in Book 269 page 753 and subject to an easement reference in Book 269 at page 753.

RD2

Tract 1: A part of the NE1/4 of the NW1/4 of Section 32, Township 22 North, Range 5 West, described as follows: Starting at the Northwest corner of said NE1/4 NW1/4; thence South 89° 05' East 250.0 feet to an iron pin with cap stamped "RN LS 2235" which is the point of beginning for the tract herein described, said point being the Southeast corner of a tract of land (250'E-W X 231.6' N-S) lying in the SE1/4SW1/4 Section 29, Township 22 North, Range 5 West; thence continue South 89° 05' East 94.8 feet; thence South 0° 07' East 120.0 feet to the centerline of a gravel road; thence South 53° 06' West 161.9 feet along said centerline; thence South 63° 49' West 103.4 feet along said centerline; thence North 5° 33' East 238.9 feet; thence North 75° 40' East 107.4 feet to point of beginning.

ALSO an easement of way over, upon and across that part of the NE1/4 of the NW1/4 of Section 32, Township 22 North, Range 5 West that lies adjacent to the above-described parcel and is South and East of the centerline of the gravel road and North and West of the center of Warm Fork Creek.

ALSO subject to an agreement wherein the black-topped parking area now located on the above-described parcel is to remain unobstructed and open to use by both parties, their heirs, executors, administrators, assigns, lessees and clients unless change of use is agreed upon by the owners of both parcels.

Tract 2:

All that part of the W1/2 of the NE1/4 NW1/4 of Section 32, Township 22 North, Range 5 West, that lies North and West of the County Road.

Survey and Deed References

- SR1. Plat of "Dills and Mann Subdivision" by Oregon County Surveyor, Fred Heiskell, filed August 1947 in Oregon County Plat Book 10 at Page 53.
SR2. Plat of "Eastwood Terrace Subdivision" by Donald Rich, PLS1215 filed May 1971 in Oregon County Plat Book 12 at Page 10.
SR3. Survey by John Ed Isbell, PLS1722, dated June 1988 and filed as MSLS Doc. #7504636B03 (#750-24936).
SR4. Survey by Ralph L. Riggs, PLS2175, dated April 1987 and filed as MSLS Doc. #7504488B03 and #Y1803381.
SR5. Survey by Ralph L. Riggs, PLS2175, for Jed Underwood, dated August 1987 and Shown as Riggs-Norsworthy Land Surveyors, Inc. Job No. 8701019.
SR6. Survey by David J. Schaffer, PLS2696 for "The Matthews Company" and "Associated Wholesale Grocers", dated March 2020 and shown as Design Surveys, LLC Job No. 20-4196.
SR7. MODOT Route Plans for U.S. Route 63 - C075-63(2)

- DR1. Oregon County Deed Book 426 at Pages 222-224. Grantee: Robert W. Clay, Trustee
DR2. Oregon County Deed Book 552 at Page 21. Grantee: Forscher Store, Inc.
DR3. Oregon County Deed Instrument #20240291. Grantee: Gracie Lane Dayhab, LLC
DR4. Oregon County Deed Instrument #20240547. Grantee: Doyle Alan Pender
DR5. Oregon County Deed Book 311 at Page 602. Grantee: Grace Mainprize

Surveyor's Notes

SN1. Plat represents a boundary survey of the tract described in DR1 above with the following exceptions:

- a) The tract described in DR2 above.
b) The "Tract 3" described in DR5 above.
c) There is a deed overlap between DR1 description and DR2 description. The area of overlap is shown on subject plat.
SN2. Survey is valid only if print has original seal and signature of surveyor present on it or exhibits a digital signature.
SN3. Only the recorded documents delineated on this plat were provided to or obtained by the surveyor. No abstract of title or title commitment was provided. Record documents other than those shown hereon may affect this tract.
SN4. The survey was completed using a Carlson BRX7 GPS system and meets the current "Missouri Standards for Property Boundary Surveys".
SN5. Fieldwork was completed September, 2025.
SN6. The tract shown in SR6 above, is shifted approximately 50' northwest of the surveyed tract. It appears that the surveyor used a 60d nail (referenced in SR6 as a 3/8" rebar) as the northwest corner on the U.S. Route 63 right-of-way. This corner and the right-of-way marker referenced SN6 are the only corners from the SR6 survey that were located.

Corner Notes

T22N R5W

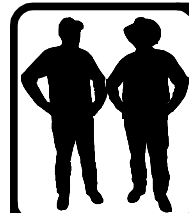
- U-04. SW1/16 Corner of Section 29
Found 5/8" rebar as referenced in SR4 above
V-04. W1/16 Corner of Sections 29 & 32
Calculated position from SR4 above. Position falls in vacant supermarket building.
CN1. West Corner of "Parcel B" from SR1 above: Found railroad rail, 19"up with "+" filed in top.
CN2. Northeast Corner of "Parcel A" from SR1 above: Found 1.25" x 12" up pipe.
CN3. Found 60d nail. This is referenced as a 3/8" rebar in SR6 above.

Missouri Certification

I, Ray L. Riggs, Missouri Professional Surveyor No. 2003000966, certify that this survey was made under my supervision and in accordance with the Missouri Standards for Property Boundary Surveys.

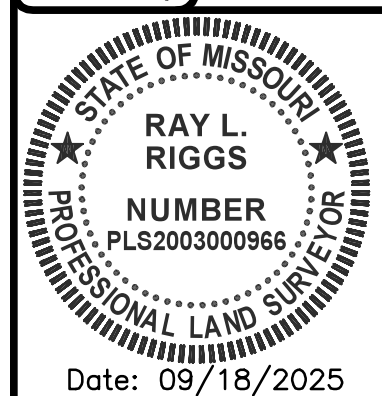
Digitally signed by Ray L. Riggs
DN: cn=Ray L. Riggs, c=US,
o=Riggs Brothers Surveying,
LLC, email=rayl@riggs-
surveying.com
Date: 2025.09.19 14:15:35 -
0500

Ray L. Riggs
Missouri PLS No. 2003000966
Riggs Brothers Surveying, LLC
MO Certificate of Authority #2022002091



Riggs Brothers Surveying, LLC

www.riggs-surveying.com
Land Surveyor Corp. # 2022002091
1598 Imperial Ctr Ste 2007 (417) 256-8125
West Plains, Missouri 65775 ralp@riggs-surveying.com



Boundary Survey for:
**Robert W. Clay Trust &
Renee Clay-Thomas Trust**
In Sections 29 & 32, T 22 N, R 5 W of the 5TH P.M.
City of Thayer, Oregon County, Missouri
Drawn by: RAR
Checked by: RLR
Field Book: D/C
Job No: **R25060**
Date: 09/18/2025
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Sheet **1** of 1