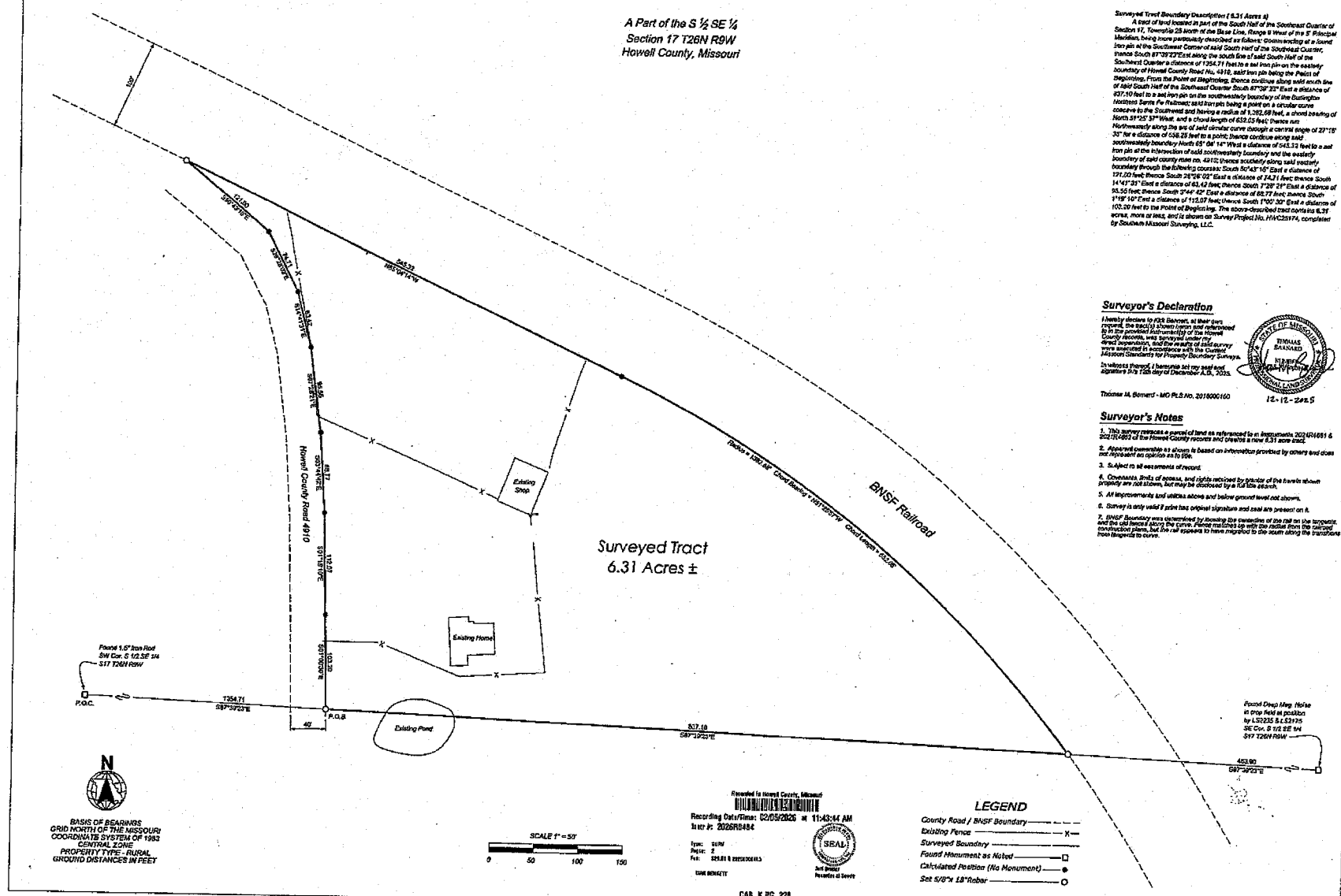
Instr #: 2026R0484 SURV

JEFF

BOUNDARY SURVEY

A Part of the S ½ SE ¼
Section 17 T26N R9W
Howell County, Missouri



Recorded in Howell County, Missouri
Recording Date/Time: 02/05/2026 at 11:43:44 AM
Instr #: 2026R0484
Type: SURV
Page: 2
Fee: $25.00 & $10.00/ADD'L
KIRK BENNETT
SEAL
Jack Drake
Recorder of Deeds

CAB. K PG. 228

Surveyed Tract Boundary Description (6.31 Acres ±)

A tract of land located in part of the South Half of the Southeast Quarter of Section 17, Township 26 North of the Base Line, Range 9 West of the 5th Principal Meridian, being more particularly described as follows: Commencing at a found iron pin at the Southeast Corner of said South Half of the Southeast Quarter, thence South 87°39'23"East along the south line of said South Half of the Southeast Quarter a distance of 7354.71 feet to a set iron pin on the easterly boundary of Howell County Road No. 4910, said iron pin being the Point of Beginning. From the Point of Beginning, thence continue along said south line of said South Half of the Southeast Quarter South 87°39' 23" East a distance of 517.10 feet to a set iron pin on the southwesterly boundary of the Burlington Northern Santa Fe Railroad; said iron pin being a point on a circular curve concave to the Southwest and having a radius of 1,262.68 feet, a chord bearing of North 51°25' 37" West, and a chord length of 632.05 feet; thence run Northwesterly along the arc of said circular curve through a central angle of 27°15' 30" for a distance of 538.25 feet to a point; thence continue along said southwesterly boundary North 65° 04' 14" West a distance of 545.32 feet to a set iron pin at the intersection of said southwesterly boundary and the easterly boundary of said county road no. 4910; thence southerly along said easterly boundary through the following courses: South 50°43' 15" East a distance of 121.00 feet; thence South 28°56' 02" East a distance of 74.71 feet; thence South 14°47' 31" East a distance of 63.42 feet; thence South 7°26' 21" East a distance of 95.55 feet; thence South 3°44' 42" East a distance of 68.77 feet; thence South 1°18' 10" East a distance of 115.07 feet; thence South 1°00' 30" East a distance of 103.30 feet to the Point of Beginning. The above-described tract contains 6.31 acres, more or less, and is shown on Survey Project No. HWC25174, completed by Southern Missouri Surveying, LLC.

Surveyor's Declaration

I hereby declare to Kirk Bennett, at their own request, the tract(s) shown hereon and referenced to in the provided instrument(s) of the Howell County records, was surveyed under my direct supervision, and the results of said survey were executed in accordance with the Current Missouri Standards for Property Boundary Surveys.

In witness thereof, I hereunto set my seal and signature this 12th day of December A.D., 2025.

STATE OF MISSOURI
THOMAS BARNARD
NUMBER
PROFESSIONAL LAND SURVEYOR

Thomas M. Barnard - MO PLS No. 2016000160

12-12-2025

Surveyor's Notes

1. *This survey remaces a parcel of land as referenced to in instruments 2021R4651 & 2021R4663 of the Howell County records and creates a new 6.31 acre tract.*
2. *Apparent ownership as shown is based on information provided by others and does not represent an opinion as to title.*
3. *Subject to all easements of record.*
4. *Covenants, limits of access, and rights reserved by grantor of the herein shown property are not shown, but may be disclosed by a full title search.*
5. *All improvements and utilities above and below ground level not shown.*
6. *Survey is only valid if print has original signature and seal are present on it.*
7. *BNSF Boundary was determined by locating the centerline of the rail on the tangents and the old fence along the curve. Fence matches up with the radius from the contract construction plans, but the rail appears to have migrated to the south along the transitions from tangents to curve.*

SURVEY FOR: Kirk Bennett

DRAWN BY: TMB	JOB NO. HWC25174	DATE: 12-12-2025	
COUNTY: HOWELL	S-T-R: S17 T26N R9W	SHEET: 1 OF 1	

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