

PROPERTY BOUNDARY SURVEY PART OF:
NW FRACTIONAL 1/4,
SECTION 19, TOWNSHIP 33 NORTH, RANGE 27 WEST
CEDAR COUNTY, MISSOURI

SOURCE DEEDS:
BOOK 2026, PAGE 39

PROPERTY DESCRIPTION TRACT "1":

ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRACT. 1/4) OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 27 WEST, CEDAR COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE WEST 15 ACRES OF THE EAST 25 ACRES OF THE SOUTH HALF (S 1/2) OF LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER, THENCE N89°31'10"W ALONG THE SOUTH LINE THEREOF, 500.91 FEET (MEAS.) 501.00 FEET (RECORD) TO A FOUND IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING N89°31'10"W, 579.60 FEET TO A SET IRON PIN; THENCE N01°26'02"E, 499.26 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE N89°31'10"W, 932.35 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND RECORDED IN BOOK 2026 AT PAGE 39; THENCE N01°06'16"E ALONG SAID WEST LINE, 837.96 TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE S89°23'00"E ALONG THE NORTH LINE THEREOF, 937.13 FEET; THENCE S01°26'02"W, 659.50 FEET TO A SET IRON PIN; THENCE S01°26'02"W, 176.30 FEET TO THE POINT OF BEGINNING. CONTAINING 17.96 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

IN THE RECORDER'S OFFICE

LEGEND

- = FOUND IRON PIN
- = SET 1/2" X 18" IRON PIN
- ✕ = COMPUTED CORNER
- (M) = MEASURED
- (R) = RECORD

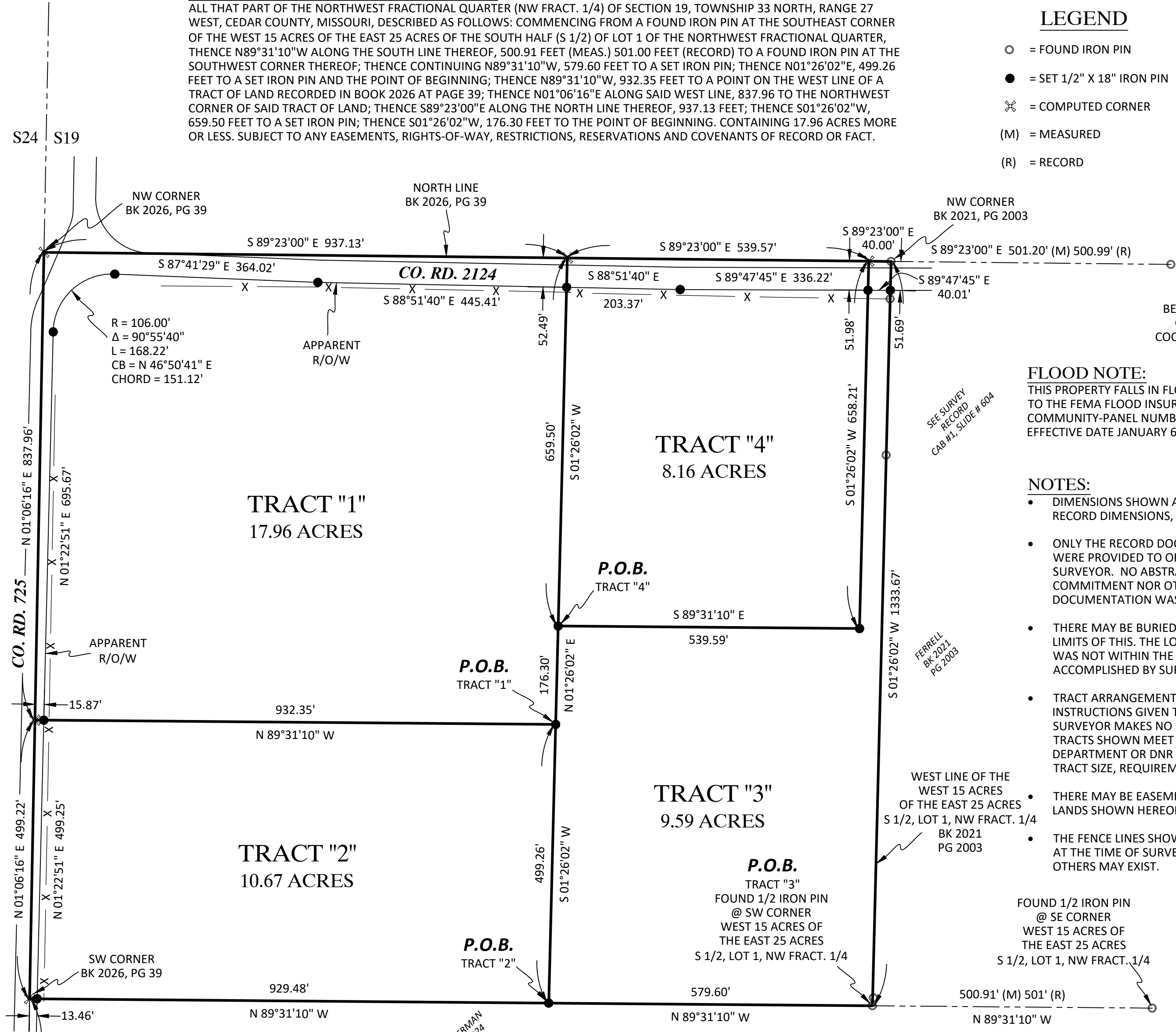
BEARINGS ARE BASED UPON
GRID NORTH, MISSOURI
COORDINATE SYSTEM OF 1983,
WEST ZONE.

FLOOD NOTE:

THIS PROPERTY FALLS IN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP AS PER COMMUNITY-PANEL NUMBER 29039C0350D, EFFECTIVE DATE JANUARY 6, 2011.

NOTES:

- DIMENSIONS SHOWN ARE MEASURED. FOR RECORD DIMENSIONS, SEE DOCUMENTS NOTED.
- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED SURVEYOR.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF THIS. THE LOCAL OF THESE FACILITIES WAS NOT WITHIN THE SCOPE OF WORK TO BE ACCOMPLISHED BY SURVEYOR.
- TRACT ARRANGEMENT SHOWN IS PER INSTRUCTIONS GIVEN TO SURVEYOR BY OWNER. SURVEYOR MAKES NO REPRESENTATION THAT TRACTS SHOWN MEET APPLICATION HEALTH DEPARTMENT OR DNR REGULATIONS CONCERNING TRACT SIZE, REQUIREMENTS, ETC.
- THERE MAY BE EASEMENTS WHICH AFFECT THE LANDS SHOWN HEREON.
- THE FENCE LINES SHOWN HEREON WERE EXISTING AT THE TIME OF SURVEY. POSSIBLE RIGHTS OF OTHERS MAY EXIST.



PROPERTY DESCRIPTION TRACT "2":

ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRACT. 1/4) OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 27 WEST, CEDAR COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE WEST 15 ACRES OF THE EAST 25 ACRES OF THE SOUTH HALF (S 1/2) OF LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER, THENCE N89°31'10"W ALONG THE SOUTH LINE THEREOF, 500.91 FEET (MEAS.) 501.00 FEET (RECORD) TO A FOUND IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE N89°31'10"W, 579.60 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE N89°31'10"W, 929.48 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND RECORDED IN BOOK 2026 AT PAGE 39; THENCE N01°06'16"E ALONG SAID WEST LINE, 499.22 FEET; THENCE S89°31'10"E, 932.35 FEET TO A SET IRON PIN; THENCE S01°26'02"W, 499.26 FEET TO THE POINT OF BEGINNING. CONTAINING 10.67 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

PROPERTY DESCRIPTION TRACT "3":

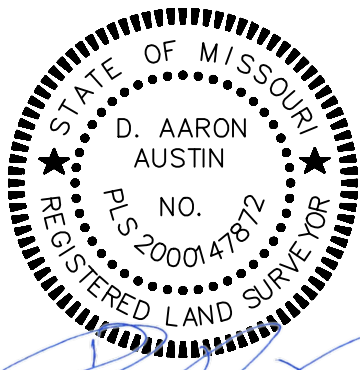
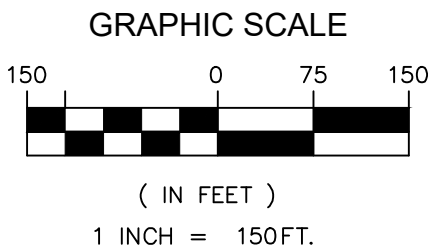
ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRACT. 1/4) OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 27 WEST, CEDAR COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE WEST 15 ACRES OF THE EAST 25 ACRES OF THE SOUTH HALF (S 1/2) OF LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER, THENCE N89°31'10"W ALONG THE SOUTH LINE THEREOF, 500.91 FEET (MEAS.) 501.00 FEET (RECORD) TO A FOUND IRON PIN AT THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING; THENCE CONTINUING N89°31'10"W, 579.60 FEET TO A SET IRON PIN; THENCE N01°26'02"E, 499.26 FEET TO A SET IRON PIN; THENCE N01°26'02"E, 176.30 FEET TO A SET IRON PIN; THENCE S89°31'10"E, 539.57 FEET TO A SET IRON PIN; THENCE S89°23'00"E ALONG SAID NORTH LINE, 40.00 FEET TO THE NORTHWEST CORNER OF AFORESAID WEST 15 ACRES OF THE EAST 25 ACRES OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER; THENCE S01°26'02"W ALONG THE WEST LINE THEREOF, 1333.67 FEET TO THE POINT OF BEGINNING. CONTAINING 9.59 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

PROPERTY DESCRIPTION TRACT "4":

ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRACT. 1/4) OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 27 WEST, CEDAR COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE WEST 15 ACRES OF THE EAST 25 ACRES OF THE SOUTH HALF (S 1/2) OF LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER, THENCE N89°31'10"W ALONG THE SOUTH LINE THEREOF, 500.91 FEET (MEAS.) 501.00 FEET (RECORD) TO A FOUND IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING N89°31'10"W, 579.60 FEET TO A SET IRON PIN; THENCE N01°26'02"E, 499.26 FEET TO A SET IRON PIN; THENCE N01°26'02"E, 176.30 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING; THENCE N01°26'02"E, 659.50 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN BOOK 2026 AT PAGE 39; THENCE S89°23'00"E ALONG SAID NORTH LINE, 539.57 FEET; THENCE S01°26'02"W, 658.21 FEET TO A SET IRON PIN; THENCE N89°31'10"W, 539.59 FEET TO THE POINT OF BEGINNING. CONTAINING 8.16 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD OR FACT.

SURVEYOR'S CERTIFICATION:

I, D. AARON AUSTIN, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ON THE LAND HEREIN DESCRIBED AND HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



D. AARON AUSTIN PLS 2000147872

AUSTIN LAND SURVEYING, LLC

www.austinlandsurveying.com

OFFICE (417)-471-1628
P.O. BOX 66
HALLTOWN, MO 65664

CERTIFICATE OF AUTHORITY LICENSE NUMBER 2011000156 EXPIRATION DECEMBER 31, 2027

SURVEY CERTIFIED TO:

GROUNDLED ACRES, LLC

SURVEY PART OF:

NW FRACT. 1/4
SEC. 19, T33N, R27W,
CEDAR COUNTY, MISSOURI

SCALE
1"=150'

DATE
01/20/2026

REVISED

DWN BY
AJH

CLASS OF PROPERTY
RURAL

FIELD WORK BY
SGA

FIELD WORK COMPLETED
1/11/2025

JOB NO.
25394