# BOUNDARY SURVEY

## TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 36 TOWNSHIP 37 NORTH, RANGE 1 EAST OF THE 5TH PRINCIPAL MERIDIAN WASHINGTON COUNTY, MISSOURI

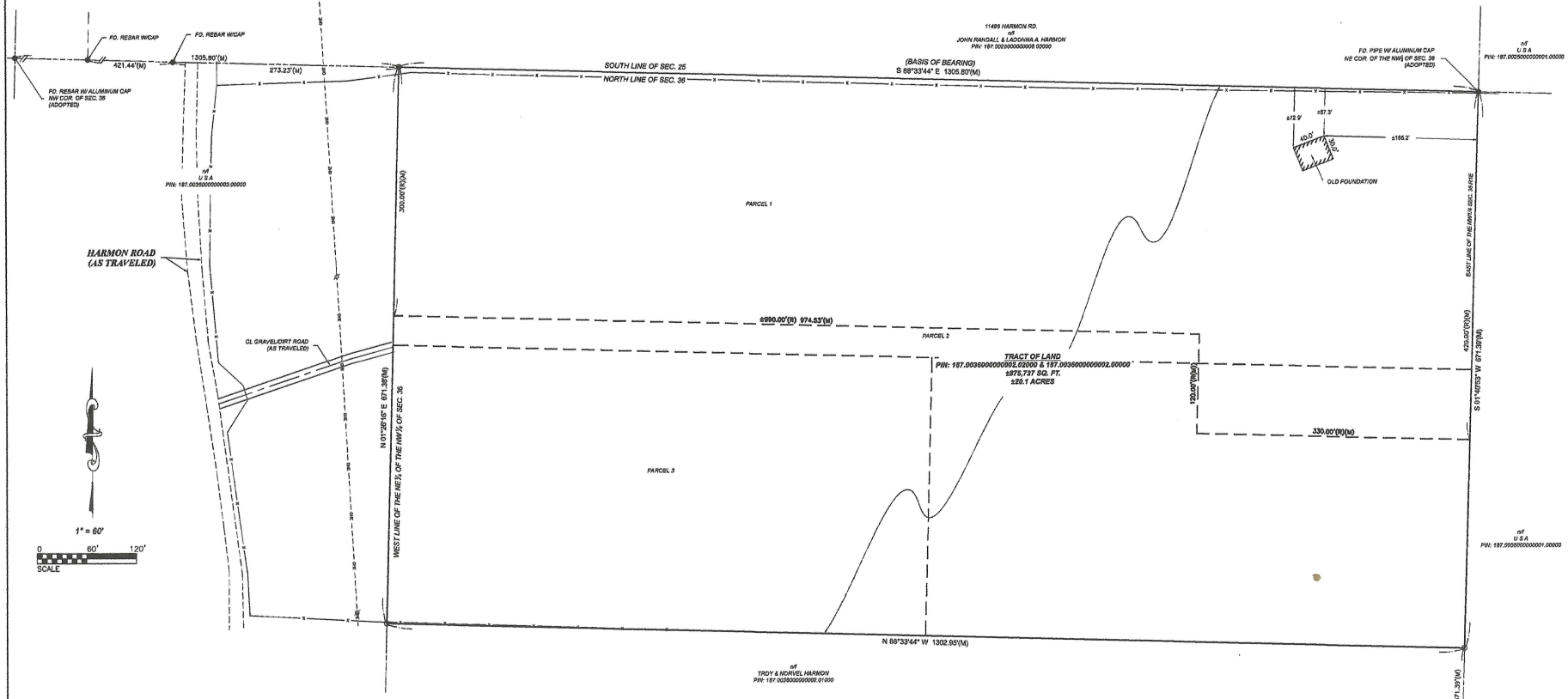
### LEGAL DESCRIPTION PER TITLE COMMITMENT:

**PARCEL 1:** ALL PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE ONE (1) EAST OF THE FIFTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH ONE-QUARTER SECTION CORNER OF SAID SECTION 36; THENCE ALONG AND WITH THE NORTH-SOUTH ONE-QUARTER SECTION LINE, SOUTH 420.00 FEET TO A POINT; THENCE LEAVING THE SAID ONE-QUARTER SECTION LINE, ON A LINE PARALLEL WITH THE NORTH LINE OF SECTION 36, WEST 330.00 FEET TO A POINT; THENCE ON A LINE PARALLEL WITH THE NORTH-SOUTH ONE-QUARTER SECTION LINE OF SECTION 36, NORTH 120.00 FEET TO A POINT; THENCE ON A LINE PARALLEL WITH THE NORTH LINE OF SECTION 36, WEST APPROXIMATELY 950.00 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG AND WITH SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 300.00 FEET TO THE POINT OF BEGINNING.

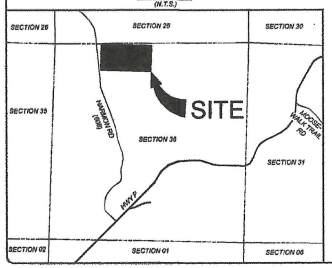
**PARCEL 2:** ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE ONE (1) EAST OF THE 5TH PRINCIPAL MERIDIAN.

***EXCEPT:*** ALL THAT PART CONVEYED TO LARRY HARMON BY WARRANTY DEEDS RECORDED IN BOOK 185 AT PAGE 445 AND IN BOOK 195 AT PAGE 195.

**PARCEL 3:** ALL THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE ONE (1) EAST, OF THE 5TH PRINCIPAL MERIDIAN, LYING AND SITUATED IN WASHINGTON COUNTY, MISSOURI.




### VICINITY MAP
(N.T.S.)




### LEGEND:

- ● - FOUND MONUMENT (AS NOTED)
- ○ - SET ½"x24" REBAR
- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- BOUNDARY LINE
- SECTION LINE
- QUARTER LINE
- FENCE LINE
- LOT LINE
- ELECTRIC LINE

### SURVEYOR'S NOTES:

1.) SOURCE OF TITLE: WESTCOR LAND TITLE INSURANCE CO.; COMMITMENT DATE: NOVEMBER 6, 2023 @ 8:00 A.M.
2.) BASIS OF BEARING: ASSUMED GRID NORTH
3.) SITE ADDRESS: 11717 HARMON ROAD POTOSI, MO 63664.
4.) OWNER: JAMES & JESSICA YOUNCE
5.) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
6.) ALL EASEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
7.) PER TITLE COMMITMENT THE SURVEYOR DOES NOT FIND LEGAL ACCESS TO THE SUBJECT PROPERTY. IF ADDITIONAL INFORMATION IS RECEIVED OR AN IMPLIED EASEMENT IS IN PLACE NO DOCUMENTS HAVE BEEN FOUND OR RECEIVED PER THE SURVEYOR. THE SURVEYOR IN CHARGE HAS CONTACTED THE WASHINGTON COUNTY SURVEYOR WITH NO RESPONSE OF ADDITIONAL INFORMATION AS TO STATE IF THERE IS LEGAL ACCESS TO THE SUBJECT PARCEL. WASHINGTON COUNTY RECORDER OF DEEDS AND ASSESSOR COULD NOT FIND ANY RECORDED DOCUMENTS AS TO THE STATED ACCESS OR LEGAL EASEMENT TO THE SUBJECT PARCEL. THE SURVEYOR IN CHARGE DISCLAIMS ANY RESPONSIBILITY AS TO THE INCORRECT OR INSUFFICIENT EVIDENCE FOR THE LEGAL ACCESS TO THE SUBJECT PROPERTY AND BOUNDARIES. THE SURVEYOR ALSO FINDS CLOSING ERRORS IN THE WRITTEN LEGALS AS PROVIDED BY TITLE COMPANY.

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF JAMES & JESSICA YOUNCE, WE HAVE DURING THE MONTH OF DECEMBER, 2023 EXECUTED A BOUNDARY SURVEY. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY AND ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR "RURAL" CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY CHECKPOINT SURVEYING AS TO THE PRESENT STATUS OF EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, DUANE D. DORMEIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY, THAT AT THE REQUEST OF JAMES & JESSICA YOUNCE, I MADE THE WITHIN AND FOREGOING SURVEY OF LAND AS HEREON DESCRIBED AND THAT THE SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME PERSONALLY ON DECEMBER 8, 2023, THAT SAID SURVEY MEETS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS AN "RURAL PROPERTY". THIS SURVEY DOES NOT REPRESENT A COMPLETE TITLE SEARCH.

Duane D. Dormeier
DUANE D. DORMEIER
MO PLS NO.2014020710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www.checkpointsurveying.com


BOUNDARY SURVEY
TRACT OF LAND LOCATED IN THE N1/2 OF THE NE1/4 OF THE NW1/4 IN SECTION 36 T37N., R1E OF THE 5TH PRINCIPAL MERIDIAN
WASHINGTON COUNTY, MISSOURI

Project No.: 23-273
Date: 12/14/2023
Drawn By: S.L.S.
Checked By: D.D.D.

PROFESSIONAL REGISTRATIONS
CHECKPOINT SURVEYING LLC
LICENSE NO. LS-2014026496

SEAL

STATE OF MISSOURI
DUANE D. DORMEIER
NUMBER PLS-2014020710
PROFESSIONAL LAND SURVEYOR

Duane D. Dormeier
SIGNATURE

12/15/2023
DATE

DUANE D. DORMEIER, PLS
MISSOURI LICENSE NO. 2014020710

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE SIGNER OF THIS DOCUMENT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DOCUMENTS THAT DO NOT BEAR HIS SEAL AND SIGNATURE INCLUDING, BUT NOT NECESSARILY LIMITED TO, DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS AND OTHER SIMILAR INSTRUMENTS OF SERVICES INTENDED TO BE USED FOR THIS PROJECT

| Revision No. | Date | Description |
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SHEET 1 OF 1