BOUNDARY SURVEY

A Part of the Southeast Quarter of Section 21,
Township 52 North, Range 6 West of The Fifth Principal
Meridian, County of Audrain, State of Missouri.

TRACT 1

PROPERTY DESCRIPTION: 2.899 MORE OR LESS ACRE TRACT

A tract of land being part of the Southeast Quarter of Section 21, Township 52 North, Range 6 West of the Fifth Principal Meridian, in the County of Audrain, State of Missouri, and being more particularly described as follows:

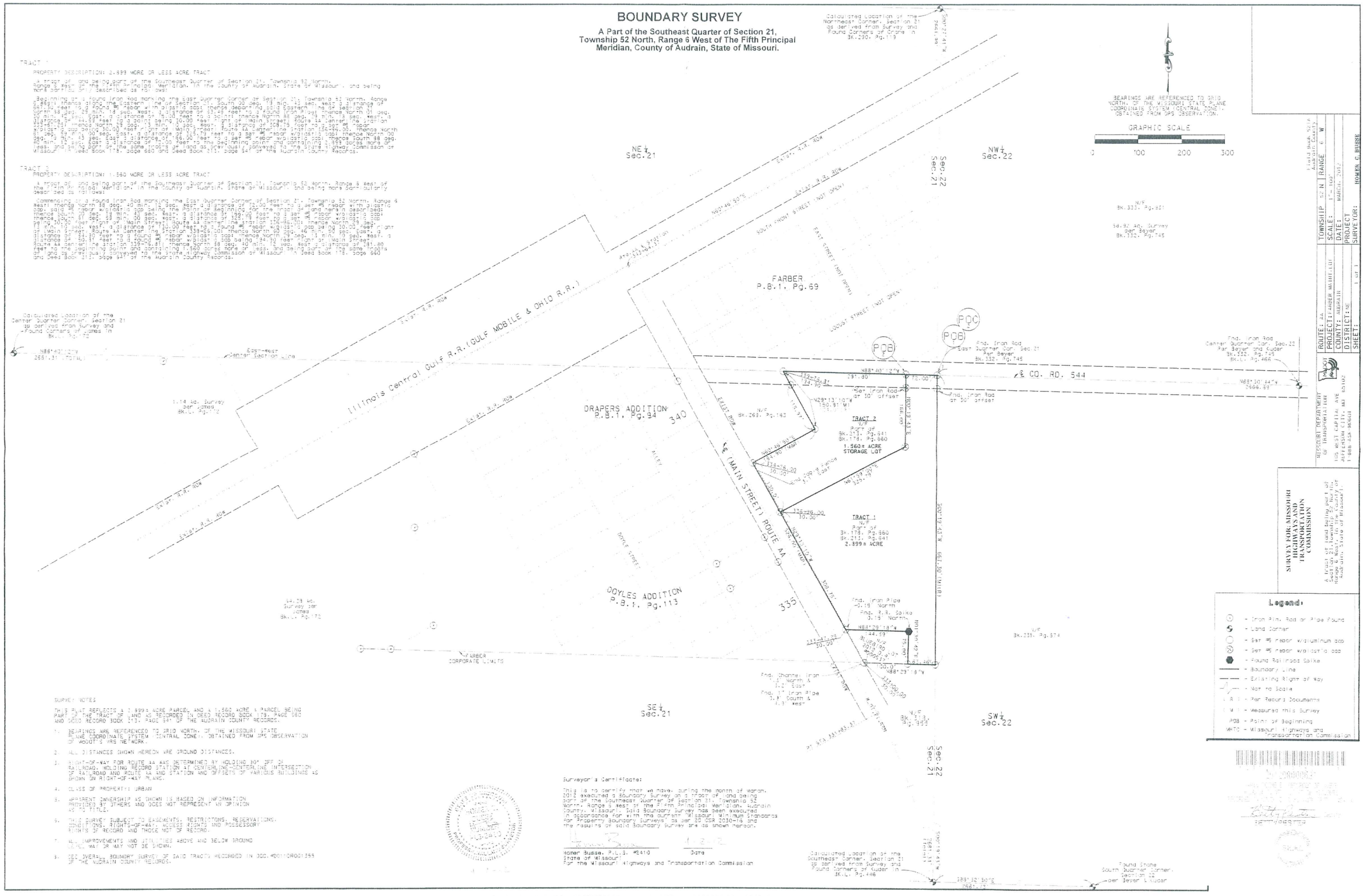
Beginning at a found iron rod marking the East Quarter Corner of Section 21, Township 52 North, Range 6 West; thence along the Eastern line of Section 21, South 00 deg. 19 min. 14 sec. West a distance of 1330.44 feet to a found iron pipe; thence departing said Eastern line, North 89 deg. 40 min. 12 sec. West a distance of 33.48 feet to a found iron pipe; thence North 01 deg. 19 min. 14 sec. East a distance of 5.00 feet to a point; thence North 88 deg. 40 min. 12 sec. West a distance of 29.90 feet to a point being 10.00 feet right of Main Street Route AA Center Line station 136+49.01; thence North 33 deg. 13 min. 0 sec. West a distance of 108.15 feet to a set 5/8" rebar with aluminum cap; thence North 00 deg. 19 min. 43 sec. East a distance of 165.00 feet to a set 5/8" rebar with aluminum cap; thence South 89 deg. 40 min. 12 sec. East a distance of 25.00 feet to the beginning point and containing 2.899 acres more or less, and being part of the same tracts as conveyed to and as previously conveyed to the State Highway Commission of Missouri in Deed Book 178, page 660 and Deed Book 213, page 641 of the Audrain County Records.

TRACT 2

PROPERTY DESCRIPTION: 1.560 MORE OR LESS ACRE TRACT

A tract of land being part of the Southeast Quarter of Section 21, Township 52 North, Range 6 West of the Fifth Principal Meridian, in the County of Audrain, State of Missouri, and being more particularly described as follows:

Commencing at a found iron rod marking the East Quarter Corner of Section 21, Township 52 North, Range 6 West; thence North 88 deg. 40 min. 12 sec. West a distance of 72.00 feet to a set 5/8" rebar with plastic cap, said set rebar with plastic cap being the Point of Beginning for the tract herein described; thence South 00 deg. 19 min. 43 sec. West a distance of 165.00 feet to a set 5/8" rebar with plastic cap; thence South 89 deg. 39 min. 30 sec. West a distance of 125.19 feet to a set 5/8" rebar with plastic cap being 10.00 feet right of Main Street Route AA Center Line station 136+49.01; thence North 33 deg. 13 min. 0 sec. West a distance of 130.00 feet to a found 5/8" rebar with plastic cap being 10.00 feet right of Main Street Route AA Center Line station 138+26.01; thence North 59 deg. 13 min. 0 sec. East a distance of 34.30 feet to a found 5/8" rebar with plastic cap; thence North 89 deg. 40 min. 12 sec. West a distance of 50.90 feet to a found 5/8" rebar with plastic cap being 34.90 feet right of Main Street Route AA Center Line station 139+26.01; thence North 48 deg. 40 min. 12 sec. West a distance of 31.80 feet to the beginning point and containing 1.560 acres more or less, and being part of the same tracts as conveyed to and as previously conveyed to the State Highway Commission of Missouri in Deed Book 178, page 660 and Deed Book 213, page 641 of the Audrain County Records.



SURVEY NOTES

THIS PLAT REFLECTS A 2.899± ACRE PARCEL AND A 1.560 ACRE ± PARCEL BEING PART OF THE TRACT OF LAND AS RECORDED IN DEED RECORD BOOK 178, PAGE 660 AND DEED RECORD BOOK 213, PAGE 641 OF THE AUDRAIN COUNTY RECORDS.

1. BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION OF MDOT'S VRS NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. RIGHT-OF-WAY FOR ROUTE AA WAS DETERMINED BY HOLDING 30' OFF OF RAILROAD, HOLDING RECORD STATION AT CENTERLINE-CENTERLINE INTERSECTION OF RAILROAD AND ROUTE AA AND STATION AND OFFSETS OF VARIOUS BUILDINGS AS SHOWN ON RIGHT-OF-WAY PLANS.
4. CLASS OF PROPERTY: URBAN
5. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
6. THIS SURVEY SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, RIGHTS-OF-WAY, ACCESS RIGHTS AND POSSESSORY RIGHTS OF RECORD AND THOSE NOT OF RECORD.
7. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL MAY OR MAY NOT BE SHOWN.
8. SEE OVERALL BOUNDRY SURVEY OF SAID TRACTS RECORDED IN DOC.#2011R0001355 OF THE AUDRAIN COUNTY RECORDS.

Surveyor's Certificate:

This is to certify that we have, during the month of March, 2012 executed a boundary survey on a tract of land being part of the Southeast Quarter of Section 21, Township 52 North, Range 6 West in the Fifth Principal Meridian, Audrain County, Missouri. Said boundary survey has been executed in accordance for with the current "Missouri Minimum Standards for Property Boundary Surveys" 19 per 20 CSR 2030-16 and the results of said boundary survey are as shown hereon.

Homer Busse, P.L.S. #2410 — Date
State of Missouri
For the Missouri Highways and Transportation Commission

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

A Tract of Land Being Part of Section 21, Township 52 North, Range 6 West, in The County of Audrain, State of Missouri.

Legend:

- Iron Pin, Rod or Pipe Found
- Land Corner
- Set #5 rebar w/aluminum cap
- Set #5 rebar w/plastic cap
- Found Railroad Spike
- Boundary Line
- Existing Right of Way
- Not to Scale
- (R) - Per Record Documents
- (M) - Measured this Survey
- POB - Point of Beginning
- MHTC - Missouri Highways and Transportation Commission

ROUTE: AA	TOWNSHIP 52 N	RANGE 6 W	Field Book 524 A Audrain County
PROJECT: FARBER MEHTI-LOT	SCALE: 1" = 100'		
COUNTY: AUDRAIN	DATE: MARCH, 2012		
DISTRICT: NE	PROJECT		
SHEET: 1 of 1	SURVEYOR: HOMER C. BUSSE		

MISSOURI DEPARTMENT OF TRANSPORTATION
105 WEST CAPITAL AVE
JEFFERSON CITY, MO 65102
1 800 ASK-MODOT

Surveyed