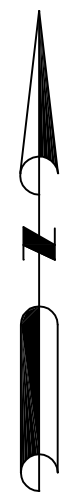
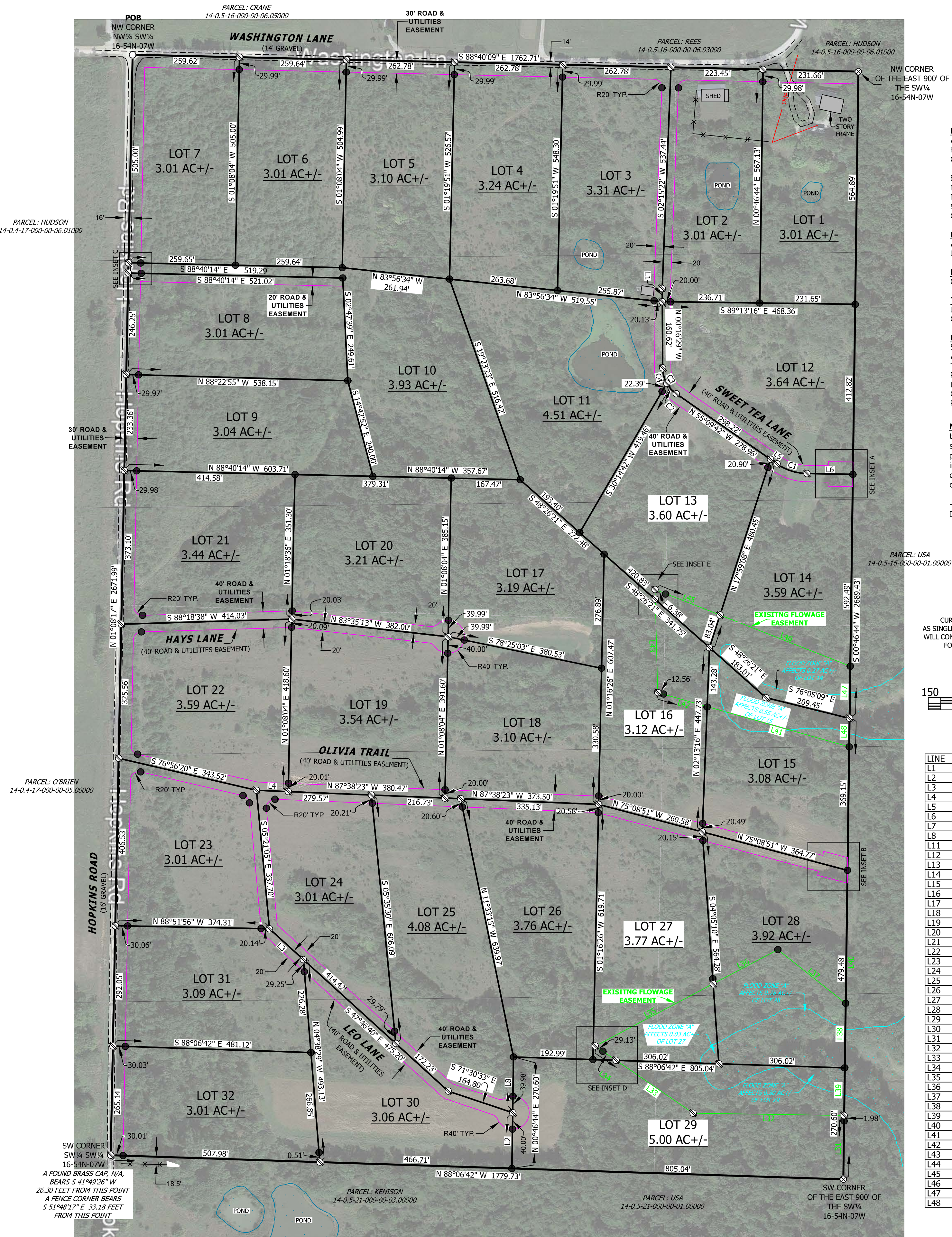
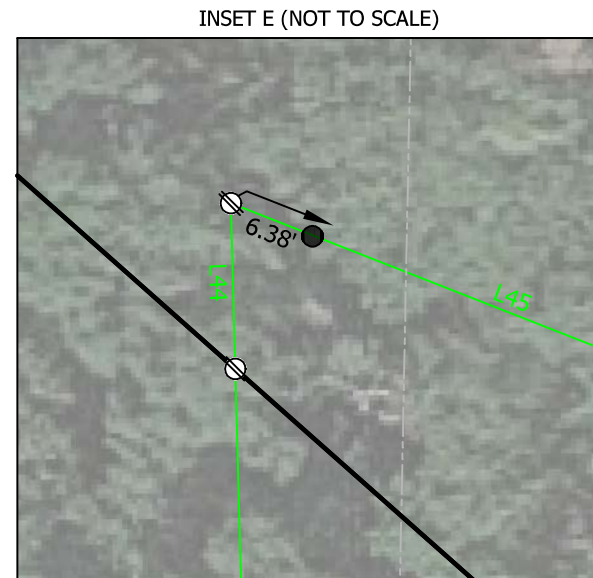
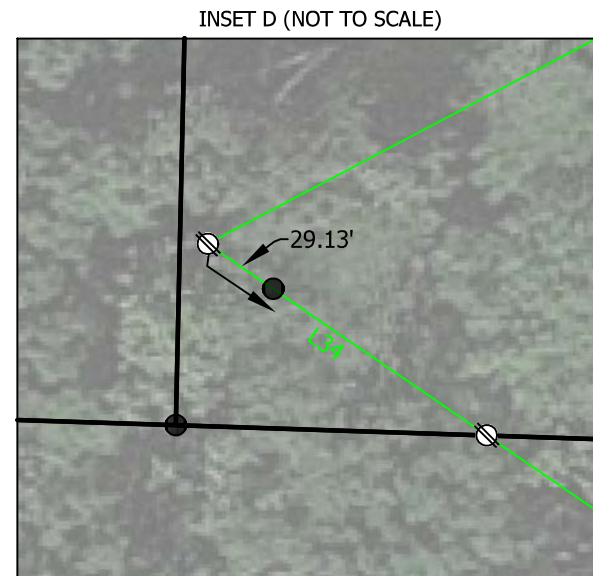
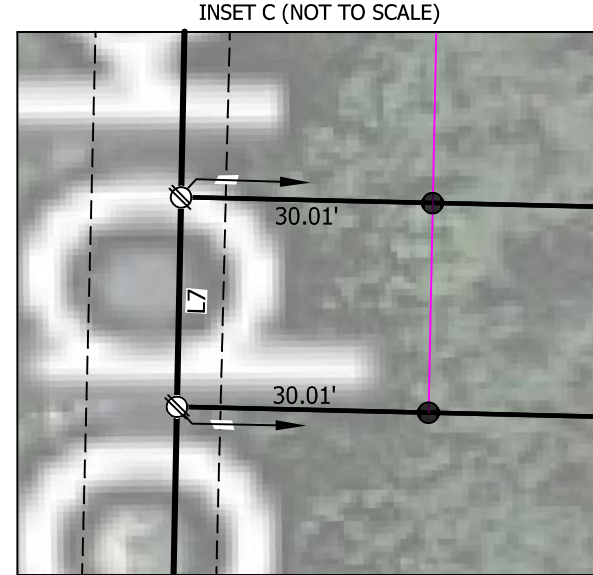
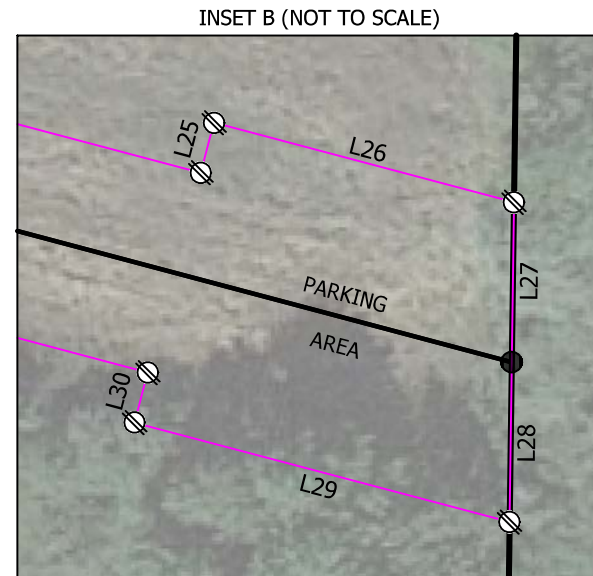
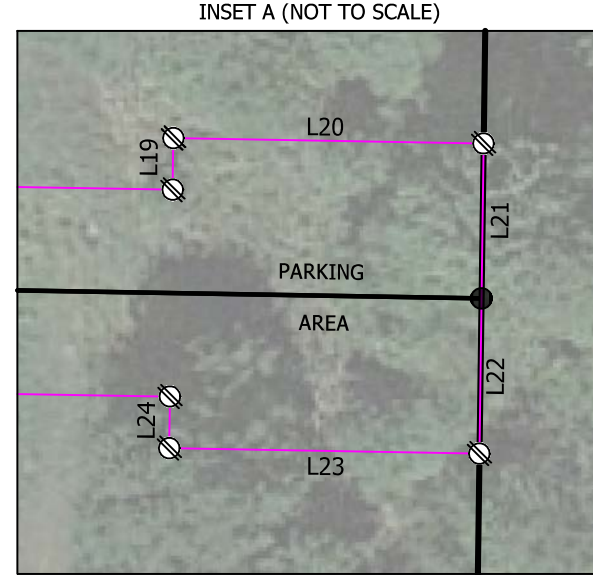


HALYON ESTATES

(SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI)



BASIS OF BEARING:
STATE PLANE MO CENTRAL



PARENT TRACT SURVEY DESCRIPTION: THE NW¼ SW¼ (APPROXIMATELY 40.58 ACRES), THE SW¼ SW¼ (APPROXIMATELY 40.58 ACRES), APPROXIMATELY 13.79 ACRES OF THE NE¼ SW¼, AND APPROXIMATELY 14.04 ACRES OF THE SE¼ SW¼, ALL IN SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018):

BEGINNING AT A FOUND IRON PIN FOR THE NW CORNER OF SAID SW¼, THENCE S 88°40'09" E 1762.71 FEET TO A FOUND BRASS BLM MONUMENT FOR THE NW CORNER OF THE EAST 900.0 FEET OF THE SW¼, THENCE S 00°46'44" W 2689.42 FEET TO A FOUND BRASS BLM MONUMENT FOR THE SW CORNER OF THE EAST 900.0 FEET OF THE SW¼, THENCE N 88°06'42" W 1779.73 FEET TO THE SW CORNER OF SAID SW¼ (A SET IRON PIN BEARS S 88°06'42" E 30.01 FEET FROM THIS POINT), THENCE N 01°08'17" E 2672.00 FEET TO THE POINT OF BEGINNING, CONTAINING 108.99 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2023-74213, OF THE RALLS COUNTY RECORDS. SEE ALSO PRIOR DEPENDENT RESURVEY AND SUBDIVISION OF T-54-N, R-07-W, BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT, ON 06-25-1981, AND DEEDS FILED IN BOOK 176, PAGE 533 AND BOOK 176, PAGE 534.

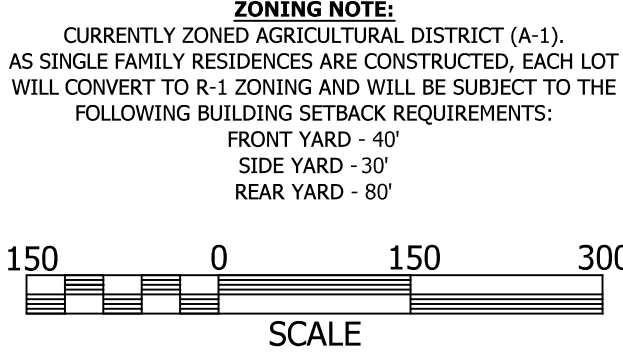
FLOOD STATEMENT: APPROXIMATELY 1.93 ACRES OF THE PARENT TRACT LIES IN FLOOD ZONE "A" OF THE FIRM MAP #29173C0275C, EFFECTIVE ON 04-19-2010, AS PER FEMA.

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

EASEMENT NOTE: THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE. THE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY PROVIDED BY THE PROPERTY OWNER FOR PUBLIC UTILITIES, FRANCHISE UTILITIES, CABLE TV, DRAINAGE, ACCESS, AND OTHER PURPOSES. THE DESIGNATION, UTILITY EASEMENT, SHALL INCLUDE PUBLIC UTILITIES, FRANCHISE UTILITIES, AND CABLE TV. THE RESPECTIVE UTILITY COMPANIES AND CABLE TV SHALL HAVE ACCESS THROUGH AND ALONG THEIR DESIGNATED EASEMENTS FOR THEIR PERSONNEL AND EQUIPMENT AT ALL TIMES. THE AUTHORITY TO CUT DOWN AND KEEP TRIMMED TREES, HEDGES AND SHRUBS THAT MAY INTERFERE WITH OR ENDANGER SUCH UTILITIES AND CABLE TV IS HEREBY GRANTED BY THE PROPERTY OWNER. IN THE EVENT THAT FENCING OF INDIVIDUAL LOTS IS DESIRED, GATES THAT PROVIDE FREE INGRESS AND EGRESS TO, AND WITHIN THE DEDICATED EASEMENTS, SHALL BE PROVIDED.

MISSOURI CERTIFICATION: This survey was executed in accordance with the Missouri Standards for Property Boundary Surveys. This property has been surveyed under my direct supervision, with corners found or set as shown. This plat is a representation of the survey showing the property, reasonably visible improvements, and possession lines, if any. This survey was performed for the client shown and those who purchase, sell, or guarantee title to within 90 days of this date.

Date 11-06-2023 James E. Higby, MO. PS #2008000721



LINE	BEARING	DISTANCE
L1	S 00°16'29" E	32.03'
L2	S 00°46'44" W	135.30'
L3	S 47°46'40" E	111.45'
L4	N 87°38'23" W	77.46'
L5	S 55°09'42" E	19.26'
L6	S 89°00'41" E	111.33'
L7	N 01°08'17" E	25.00'
L8	S 00°46'44" W	135.30'
L11	N 89°08'46" W	366.60'
L12	N 55°31'46" W	288.40'
L13	N 62°10'14" E	501.20'
L14	S 51°38'46" E	210.14'
L15	N 00°46'44" E	1050.00'
L16	N 74°09'46" W	483.20'
L17	N 01°30'46" W	250.20'
L18	S 68°33'16" E	509.39'
L19	N 00°46'44" W	10.00'
L20	S 89°00'41" E	60.00'
L21	S 00°46'44" W	30.00'
L22	S 00°46'44" W	30.00'
L23	N 89°00'41" W	60.00'
L24	N 00°46'44" E	10.00'
L25	N 14°51'09" E	10.00'
L26	S 75°08'51" E	60.00'
L27	S 00°46'44" W	30.93'
L28	S 00°46'44" W	30.93'
L29	N 75°08'51" W	75.04'
L30	N 14°51'09" E	10.00'
L31	N 00°46'44" E	155.00'
L32	N 89°08'46" W	366.60'
L33	N 55°31'46" W	226.91'
L34	N 55°31'46" W	61.49'
L35	N 62°10'14" E	323.60'
L36	N 62°10'14" E	177.60'
L37	S 51°38'46" E	210.14'
L38	S 00°46'44" W	156.70'
L39	S 00°46'44" W	115.60'
L40	N 00°46'44" E	1050.00'
L41	N 74°09'46" W	358.47'
L42	N 74°09'46" W	124.73'
L43	N 01°30'46" W	225.81'
L44	N 01°30'46" W	24.39'
L45	S 68°33'16" E	169.54'
L46	S 68°33'16" E	339.85'
L47	S 00°46'44" W	126.53'
L48	S 00°46'44" W	69.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	130.59'	77.63'	76.49'	S 72°11'29" E
C2	77.02'	34.41'	34.13'	N 42°21'45" W
C3	77.02'	73.79'	71.00'	N 27°43'05" W
C4	77.02'	39.37'	38.95'	N 14°55'08" W

CORNERSTONE SURVEYING
300 N. Center St. Shelby, Mo. 63468 Phone: 660-494-5424 E-mail: cole@cornerstone-surveying.com

○ FOUND IRON PIN

○ FOUND IRON PIPE

○ FOUND IRON SPIKE

□ FOUND SET STONE

□ R/W MARKER

▽ FOUND "T" POST

◇ FOUND R.R. SPIKE

⊠ FOR. SERV. MONUMENT

⊠ COR. MARK

⊠ FND. BRASS BLM MON.

⊠ FENCE CORNER POST

⊠ SET 1/2" REBAR

⊠ SET 2" CAP-1/2" REBAR

⊠ SET R.R. SPIKE

⊠ COMPUTED POINT

⊠ SET POST ON LINE

⊠ POINT OF BEGINNING

⊠ SETBACK LINE

⊠ FENCE LINE

⊠ RECORD DISTANCE

⊠ OVERHEAD POWER

HVAE HIGH VOLTAGE A/E

R/W RIGHT-OF-WAY

— G — UNDERGROUND GAS LINE

— U/P — UNDERGROUND PHONE

— UGE — UNDERGROUND ELECT.

— SS — SANITARY SEWER

⊠ MANHOLE

W WATER METER

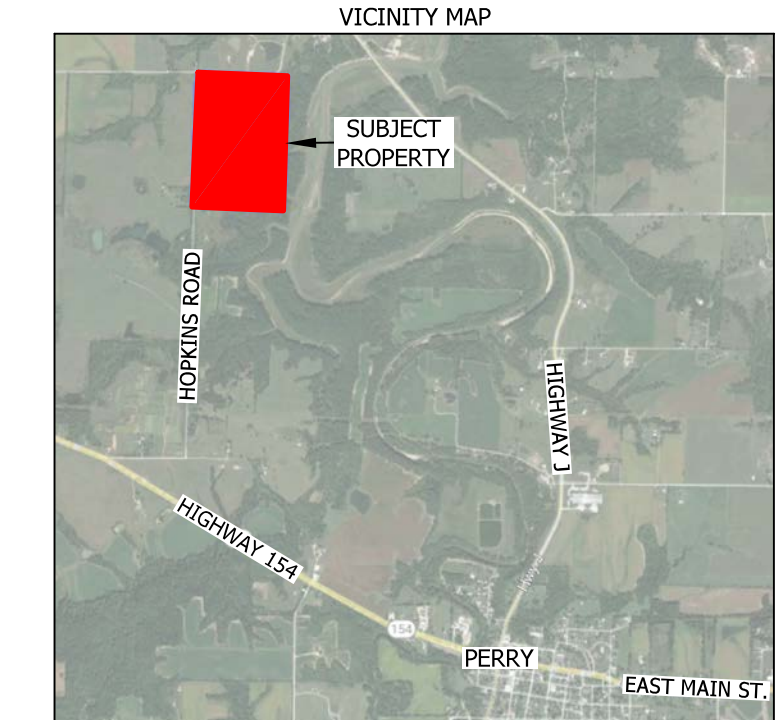
W WATER VALVE

W WATER LINE

⊠ GAS METER

⊠ FIRE HYDRANT

⊠ UTILITIES ESMT.



ALLOTTERS:
BY: _____
BY: _____
BY: _____
On this _____ day of _____, before me, _____, the undersigned notary, personally appeared _____, of _____, who is known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.
In witness whereof I hereunto set my hand and official seal.

DATE

OWNER(S):
HWH PROPERTIES LLC
41071 WASHINGTON LANE,
PERRY, MO 63462

LOT 1 DESCRIPTION: LOT 1, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.19 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 18 DESCRIPTION: LOT 18, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.10 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 19 DESCRIPTION: LOT 19, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.54 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 20 DESCRIPTION: LOT 20, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.44 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 21 DESCRIPTION: LOT 21, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.44 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 22 DESCRIPTION: LOT 22, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.59 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 23 DESCRIPTION: LOT 23, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.01 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 24 DESCRIPTION: LOT 24, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.01 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 25 DESCRIPTION: LOT 25, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 4.08 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 26 DESCRIPTION: LOT 26, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.76 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 27 DESCRIPTION: LOT 27, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.77 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 28 DESCRIPTION: LOT 28, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.92 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 29 DESCRIPTION: LOT 29, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 5.00 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 30 DESCRIPTION: LOT 30, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.06 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 31 DESCRIPTION: LOT 31, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.09 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 32 DESCRIPTION: LOT 32, HALYON ESTATES, WHICH LIES IN THE SW¼ OF SECTION 16, T-54-N, R-07-W, IN RALLS COUNTY, MISSOURI, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR JEREMY WILSON, ON 11-06-2023, JOB# 23-1018), CONTAINING 3.01 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.