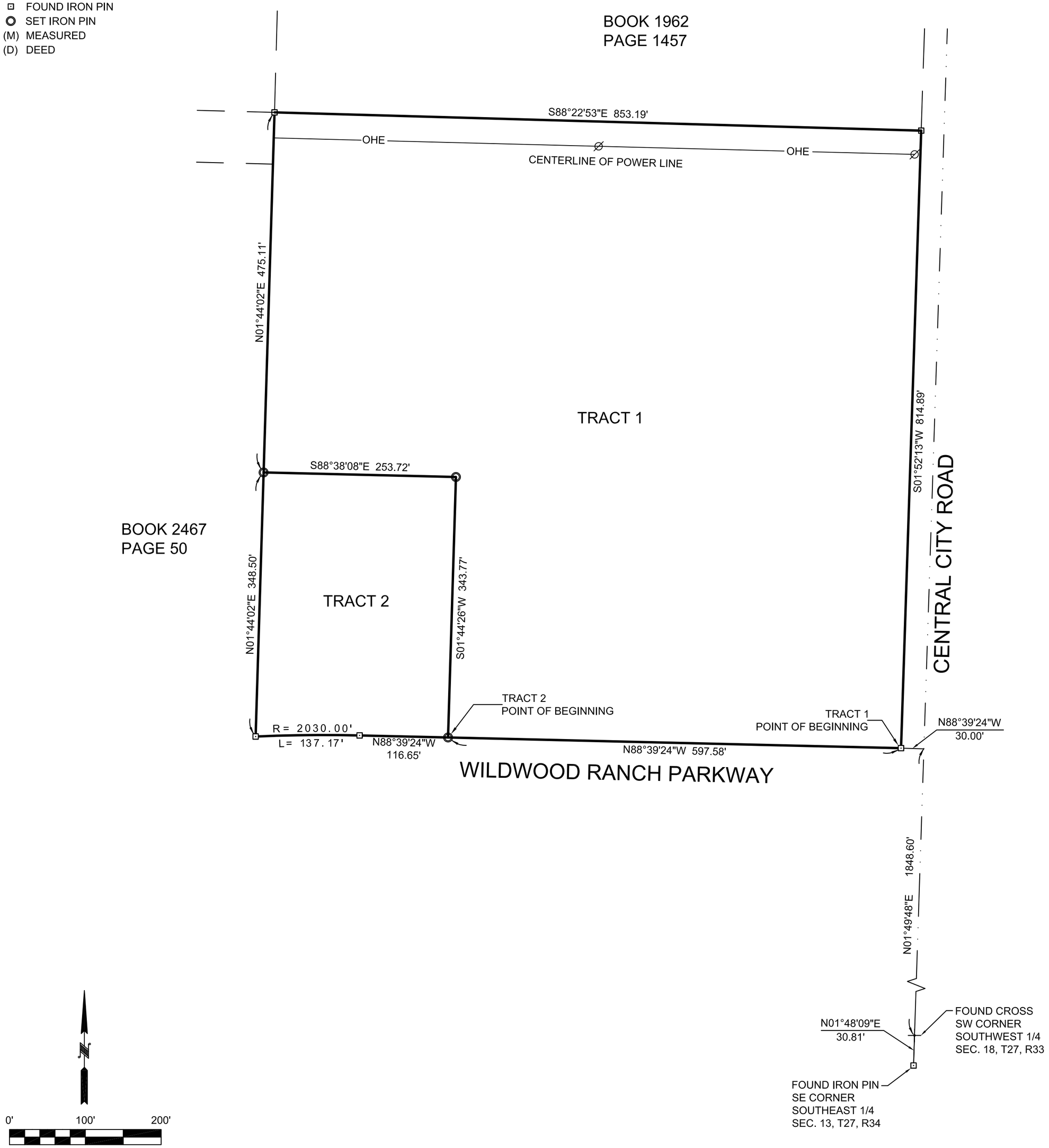
**LEGEND**

- ⊡ FOUND IRON PIN
- ⊙ SET IRON PIN
- (M) MEASURED
- (D) DEED




**TRACT 1:**
ALL THAT PART OF THE EAST HALF (E1/2) OF SECTION 13, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER THENCE N01°48'09"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.81 FEET TO THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 27, RANGE 33;
THENCE N01°49'48"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1848.60 FEET;
THENCE N88°39'24"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD AND THE NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY THE POINT OF BEGINNING;
THENCE CONTINUING N88°39'24"W A DISTANCE OF 597.58 FEET;
THENCE N01°44'26"E A DISTANCE OF 343.77 FEET;
THENCE N88°38'08"W A DISTANCE OF 253.72 FEET;
THENCE N01°44'02"E A DISTANCE OF 475.11 FEET;
THENCE S88°22'53"E A DISTANCE OF 853.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD;
THENCE S01°52'13"W ALONG SAID LINE A DISTANCE OF 814.89 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 14.0 ACRES

**TRACT 2:**
ALL THAT PART OF THE EAST HALF (E1/2) OF SECTION 13, TOWNSHIP 27, RANGE 34, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, THENCE N01°48'09"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.81 FEET TO THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 27, RANGE 33;
THENCE N01°49'48"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1848.60 FEET;
THENCE N88°39'24"W A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL CITY ROAD AND THE NORTH RIGHT-OF-WAY OF WILDWOOD RANCH PARKWAY;
THENCE CONTINUING N88°39'24"W A DISTANCE OF 597.58 FEET THE POINT OF BEGINNING;
THENCE N88°39'24"W A DISTANCE OF 116.65 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2030.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 137.17 FEET;
THENCE AWAY FROM SAID CURVE N01°44'02"E A DISTANCE OF 348.50 FEET;
THENCE S88°38'08"E A DISTANCE OF 253.72 FEET;
THENCE S01°44'26"W A DISTANCE OF 343.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CONTAINING 2.0 ACRES MORE OR LESS.

## BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

## CLASS OF PROPERTY

URBAN

## TYPE OF SURVEY

ORIGINAL

## SOURCE DOCUMENTS

SURVEY BY MJ SURVEYING DATED 7/26/2022
DEED BOOK 1962 PAGE 1457

## NOTES

NO UTILITIES SHOWN AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

**THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.**

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

**CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2024**


MJ SURVEYING, LLC
www.MJSurveyingLLC.com
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804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|---|---|---|
| DRAWN RLP | DATE 10/10/2023 | WILDWOOD RANCH PART OF NE1/4, SE1/4 SEC. 13, T27, R34 JASPER COUNTY, MISSOURI. |
| APPROVED BAA | DATE 10/10/2023 | |
| SCALE 1"=100' | SHEET B&R | PROJECT # 23489 |