BOUNDARY SURVEY

LOCATED IN THE LOT 2, FRAC. NW1/4 OF SECTION 30 AND LOTS 1 & 2, FRAC. SW1/4 OF SECTION 19, ALL IN TOWNSHIP 22 NORTH, RANGE 21 WEST OF THE 5th PRINCIPAL MERIDIAN CITY OF HOLLISTER TANEY COUNTY, MISSOURI

PLAT NOTE:

ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, WAS GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://beacon.schneidercorp.com/), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.

ABBREVIATION LEGEND:

R/W = RIGHT-OF-WAY
M.S.H. = MISSOURI STATE HIGHWAY
EX. = EXISTING
CHD. = CHORD
DIST. = DISTANCE
BRNG. = BEARING
SEC. = SECTION
T = TOWNSHIP
R = RANGE
N = NORTH
S = SOUTH
W = WEST
E = EAST
C.O.E. = CORPS OF ENGINEERS
SQ. = SQUARE
FT. = FEET
EL = ELEVATION
STA: = STATION
BP = BEGINNING POINT
EP = ENDING POINT
R = RADIUS
L = LENGTH
SL = SPIRAL LENGTH
TS: = TANGENT TO SPIRAL
SC: = SPIRAL TO CURVE
CS: = CURVE TO SPIRAL
ST: = SPIRAL TO TANGENT
PC: = POINT OF CURVE
PT: = POINT OF TANGENCY
MO = MISSOURI

KLEYSTEUBER LEO H TRUST SHARE 67% & ET AL
BOOK 2021, AT PAGE 24422

BOUNDARY SURVEY
PLAT BOOK/SLIDE "L", AT PAGE 274

BRAYMAN CRISMON & MICHELLE
BOOK N/A, AT PAGE N/A

AMENDED PLAT
LOT 4B & 5A, BRIARCLIFF SUBDIVISION
PLAT BOOK/SLIDE "K", AT PAGE 592

LOT 4B

LOT 5A

ARNOLD DOUGLAS E & SANDRA L HEAVNER TRUST
BOOK 2022, AT PAGE 11893

RECORDER'S SPACE

SOUTHWEST CORNER
BOUNDARY SURVEY
PLAT BOOK/SLIDE "L", AT PAGE 274
COMPUTED POINT

S 86°51'43" E 1854.42'

100' POWER TRANSMISSION LINE EASEMENT

EX. IRON PIN (BENT OVER)
SOUTHEAST CORNER
LOT 4B, BRIARCLIFF SUB.

70' ROAD EASEMENT

S 1°00'18" W
60.05'

S 87°44'08" E
162.14'

EX. IRON PIN
NORTHWEST CORNER
S1/2 LOT 1 FRAC. SW1/4
SEC. 19, T22N, R21W

NORTH LINE S1/2 LOT 1 FRAC. SW1/4

144.15'
S 35°58'35" W

100' ACCESS EASEMENT

S 14°57'20" W 496.96'

ROAD R/W

CONSERVATION EASEMENT 5

MRG LAND HOLDINGS LLC
BOOK 2024, AT PAGE 24297

S 65°00'40" W 301.76'

S 60°38'20" W 287.68'

TALL TIMBERS, PHASE 5
PLAT BOOK/SLIDE "O", AT PAGES 249-252

TALL TIMBERS, PHASE 7

Δ=41°53'14"
R=187.92'
L=137.38'

N 88°39'51" W 274.41'

CHAIN-LINK FENCE

329.00'

S 1°20'09" W

TALL TIMBERS, PHASE 4A
PLAT BOOK/SLIDE "O", AT PAGES 210-211

181.83'

S 11°04'36" E

292.52'

S 6°57'33" E

334.46'

S 15°07'37" W

482.59'

S 13°58'15" W

TALL TIMBERS, PHASE 3
PLAT BOOK/SLIDE "O", AT PAGES 5-10

TRACT 1
±2,197,330.00 SQ. FT.
±50.44 ACRES

TRACT 2
±1,567,795.59 SQ. FT.
±35.99 ACRES

165 CABIN DEVELOPMENT LLC
BOOK 2024, AT PAGE 22528

WEST LINE SEC. 19

N 1°55'15" E 1437.87'

N 2°12'31" E 1268.24'

S 88°39'51" E 1176.08'

956.92'

SOUTH LINE SEC. 19

219.16'

POINT OF BEGINNING
EX. IRON PIN
SOUTHWEST CORNER
SEC. 19, T22N, R21W

Δ=11°04'17"
R=252.96'
L=48.88'
CHD. BRNG.=S 5°32'28" E
CHD. DIST.=48.80'

N 0°36'13" E
33.85'

EX. IRON PIN
NORTHEAST CORNER
S1/2 NE1/4
SEC. 25, T22N, R22W

N 88°10'44" W 1096.85'

EX. LIMESTONE
SOUTHWEST CORNER
N1/2 LOT 2 FRAC. NW1/4
SEC. 30, T22N, R21W

165 CABIN DEVELOPMENT LLC
BOOK 2024, AT PAGE 22528

CONSERVATION EASEMENT 4

TALL TIMBERS CAMP DEVELOPMENT LLC
BOOK 2024, AT PAGE 8421

SURVEYED DESCRIPTION (TRACT 1):

A TRACT OF LAND BEING SITUATED IN PART OF LOTS 1 AND 2 OF THE FRACTIONAL SW1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 21 WEST, CITY OF HOLLISTER, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE N 1°55'15" E ALONG THE WEST LINE OF SAID SECTION 19, 1437.87 FEET TO A COMPUTED POINT MARKING THE SOUTHWEST CORNER OF A BOUNDARY SURVEY RECORDED IN PLAT BOOK/SLIDE "I", AT PAGE 274, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI, ALSO BEING A POINT ON THE NORTHERLY LIMITS OF A 100 FOOT WIDE POWER TRANSMISSION LINE EASEMENT; THENCE S 86°51'43" E LEAVING SAID WEST LINE AND ALONG SAID NORTHERLY LIMITS 1854.42 FEET TO AN EXISTING IRON PIN (BENT OVER) MARKING THE SOUTHEAST CORNER OF LOT 4B, AMENDED PLAT OF BRIARCLIFF SUBDIVISION, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "K", AT PAGE 592, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI, ALSO BEING A POINT ON THE WEST LINE OF LOT 1 OF THE FRACTIONAL SW1/4 OF SAID SECTION 19; THENCE S 1°00'18" W LEAVING SAID NORTHERLY LIMITS AND ALONG SAID WEST LINE 60.05 FEET TO AN EXISTING IRON PIN MARKING THE NORTHWEST CORNER OF THE S1/2 OF LOT 1 OF THE FRACTIONAL SW1/4 OF SAID SECTION 19; THENCE S 87°44'08" E ALONG THE NORTH LINE OF SAID S1/2 OF LOT 1, 162.14 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF TALL TIMBERS, PHASE 7, AS PER THE RECORDED PLAT THEREOF, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE LEAVING SAID NORTH LINE AND ALONG SAID BOUNDARY LINE AS FOLLOWS: THENCE S 35°58'35" W 144.15 FEET; THENCE S 14°51'20" W 496.96 FEET; THENCE S 65°00'40" W 301.76 FEET; THENCE S 60°38'20" W 287.68 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT 137.38 FEET (SAID CURVE HAVING A DELTA OF 41°53'14" AND HAVING A RADIUS OF 187.92 FEET); THENCE N 88°39'51" W 274.41 FEET; THENCE S 1°20'09" W 329.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE N 88°39'51" W LEAVING SAID BOUNDARY LINE AND ALONG SAID SOUTH LINE 956.92 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 50.44 ACRES OF LAND, MORE OR LESS.

SURVEYED DESCRIPTION (TRACT 2):

A TRACT OF LAND BEING SITUATED IN PART OF LOT 2 OF THE FRACTIONAL NW1/4 OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 21 WEST, CITY OF HOLLISTER, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 21 WEST; THENCE S 88°39'51" E ALONG THE SOUTH LINE OF SAID SECTION 19, 1176.08 FEET TO A POINT ON THE BOUNDARY LINE OF TALL TIMBERS, PHASE 4A, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "O", AT PAGES 210-211, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE LEAVING SAID SOUTH LINE AND ALONG THE BOUNDARY LINE OF SAID TALL TIMBERS, PHASE 4A AS FOLLOWS: THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT 48.88 FEET (SAID CURVE HAVING A DELTA OF 11°04'17", HAVING A CHORD BEARING AND DISTANCE OF S 5°32'28" E 48.80 FEET AND HAVING A RADIUS OF 252.96 FEET); THENCE S 11°04'36" E 181.83 FEET TO A POINT ON THE BOUNDARY LINE OF TALL TIMBERS, PHASE 3, AS PER THE RECORDED PLAT THEREOF, PLAT BOOK/SLIDE "O", AT PAGES 5-10, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE LEAVING THE BOUNDARY LINE OF SAID TALL TIMBERS, PHASE 4A AND ALONG THE BOUNDARY LINE OF SAID TALL TIMBERS, PHASE 3 AS FOLLOWS: THENCE S 6°57'33" E 292.52 FEET; THENCE S 15°07'37" W 334.46 FEET; THENCE S 13°58'15" W 482.59 FEET TO A POINT ON THE SOUTH LINE OF THE N1/2 OF LOT 2 OF THE FRACTIONAL NW1/4 OF SAID SECTION 30, ALSO BEING A POINT ON THE NORTHERLY LIMITS OF CONSERVATION EASEMENT 4, AS PER THE RECORDED PLAT THEREOF, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI; THENCE N 88°10'44" W LEAVING SAID BOUNDARY LINE AND ALONG SAID SOUTH LINE AND SAID NORTHERLY LIMITS 1096.85 FEET TO AN EXISTING LIMESTONE MARKING THE SOUTHWEST CORNER OF THE N1/2 OF LOT 2 OF THE FRACTIONAL NW1/4 OF SAID SECTION 30; THENCE N 0°36'13" E LEAVING SAID NORTHERLY LIMITS 33.85 FEET TO AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE S1/2 OF THE NE1/4 OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 22 WEST; THENCE N 2°12'31" E ALONG THE WEST LINE OF SAID SECTION 30, 1286.24 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 35.99 ACRES OF LAND, MORE OR LESS.

ALL OF THE ABOVE DESCRIBED TRACTS 1 AND 2 ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS OF RECORD, IF ANY.

RECORD SOURCE:

PLAT BOOK/SLIDE "L", AT PAGE 274.

PLAT BOOK/SLIDE "K", AT PAGE 592.

PLAT BOOK/SLIDE "O", AT PAGES 249-252.

PLAT BOOK/SLIDE "O", AT PAGES 210-211.

PLAT BOOK/SLIDE "O", AT PAGES 5-10.

ALL OF THE ABOVE BEING RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

CLASSIFICATION OF SURVEY:

"URBAN SURVEY"

NORTH

BASIS OF BEARINGS:
GRID NORTH BASED ON
MISSOURI STATE PLANE COORDINATE
SYSTEM 1983 BY USE OF
MODOT RTK NETWORK

GRAPHIC SCALE
200' 100' 50' 0 -100'
(IN FEET)
1 INCH =100FT.

HOUSEMAN
LAND SURVEY & ENGINEERING
MISSOURI - ARKANSAS
101 STATE DRIVE, SUITE 200
HOLLISTER, MO 65672
PHONE: 417-544-1147

PREPARED FOR:
MRG GROUP LLC

MONUMENT LEGEND:
○ - SET 1/2" IRON PIN
● - EX. 1/2" IRON PIN
□ - EX. STONE
◁ - EX. C.O.E. MONUMENT
◀ - EX. R/W MONUMENT
▽ - EX. ALUMINUM MONUMENT

PROJECT #: 6517
DRAWING #: 6517 BNDRY 10
DATE: 10/27/2026
REVISION DATE:
DRAWN BY: [illegible]
CHECKED BY: J. HOUSEMAN
SHEET: 1 OF 1
SCALE: 1" = 100'
MO COA #2022043688

STATE OF MISSOURI
JACK E. HOUSEMAN
NUMBER PLS-2005019222
12/27/2025
LAND SURVEYOR

JACK E. HOUSEMAN P.L.S. 2005019222
KELLY M. KEEVER P.L.S. 20260200045

PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. DISREGARD ALL INFORMATION UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT AT THE REQUEST OF: MRG GROUP LLC, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RECORDER'S SPACE