



Measurements Disclaimer

This disclaimer applies to the following real estate (the "Property"):

41 TBD Old Hickory Ln. Sunrise Beach MO 65079 Camden
Street Address City Zip Code County

SOURCE OF MEASUREMENTS:

The undersigned Brokerage Firm(s) and its affiliated licensee(s) **Have Not** measured the acreage of the Property or the square footage of any improvement located thereon. Any information shared regarding acreage or square footage ("**Measurements**") has been provided from another source(s) as indicated (*Check applicable box(es) below*):

Source of Measurements Information:

☐ Prior appraisal

☐ Building Plans

☐ Assessor's Office

☒ Other Plat / Survey - Mayhew Survey and Engineering

Any Measurements information shared has not been independently verified and is for purposes of marketing only. Measurements are an approximation and may not be exact. Measurements are not to be relied upon for purpose of a loan, valuation or for any other purpose.

If exact acreage or square footage is a concern, the Property should be independently measured.

Any independent measurement or investigation should be completed by Buyer on or before the Survey Deadline (*with respect to acreage*) and/or the Property Data Review Period (*with respect to improvements*) of the Contract.

Brokerage Firm Assisting Buyer

By (Signature) _____

Licensee Print Name: _____

Date: _____

Brokerage Firm Assisting Seller

Trophy Properties and Auction, LLC

By (Signature) Justin Swast

Licensee Print Name: Justin Swast

Date: Apr 16, 2025

The undersigned acknowledge(s) receipt of this Disclaimer:

BUYER _____ **Date** _____
Print Name: _____

Apr 16, 2025
SELLER _____ **Date** _____
Print Name: Jason Wollbrink
Bana Properties LLC

BUYER _____ **Date** _____
Print Name: _____

SELLER _____ **Date** _____
Print Name: _____

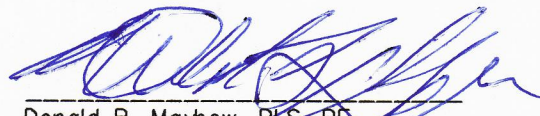
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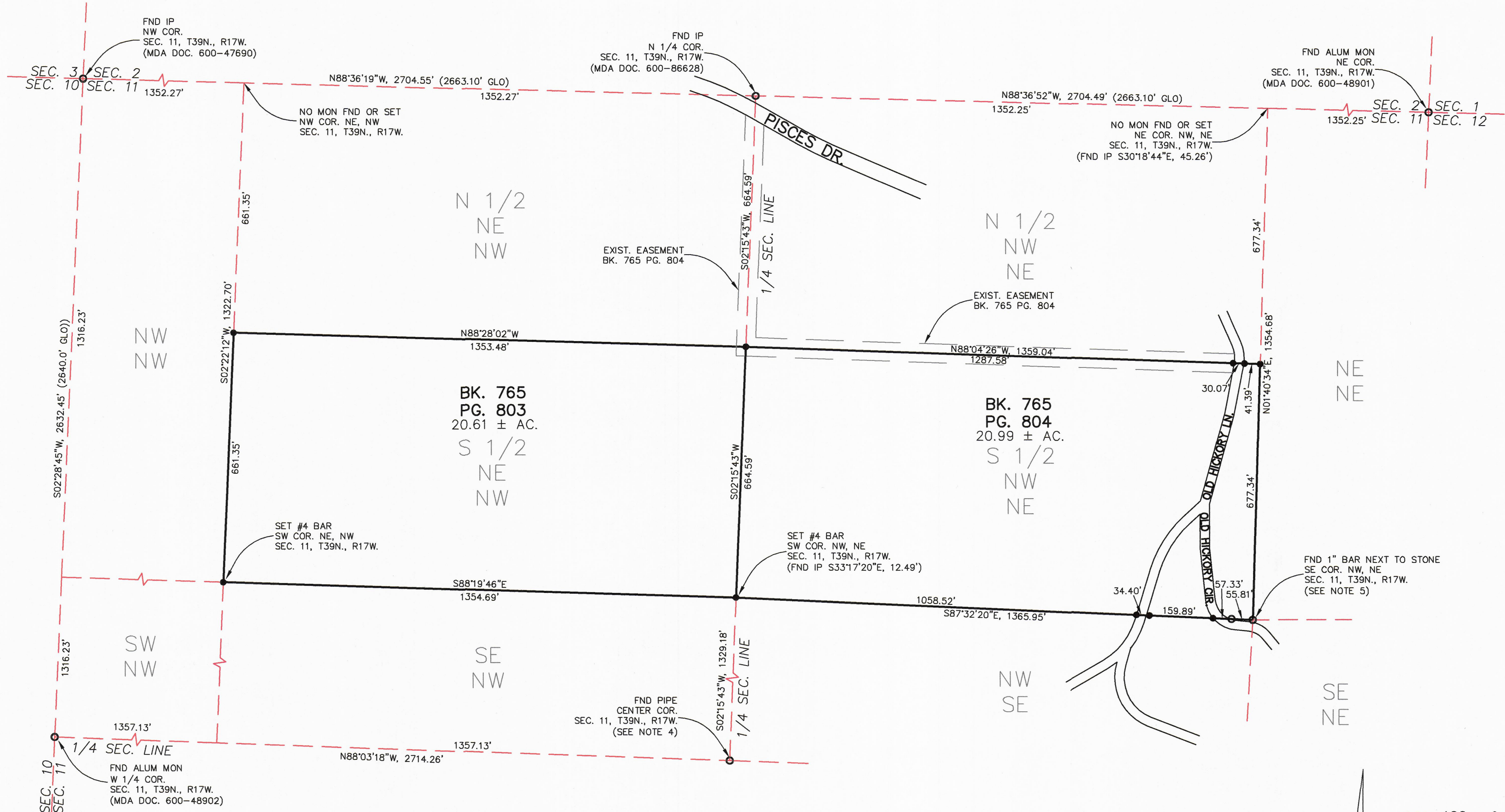
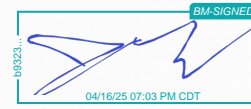
Effective 1/1/19.

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PLAT OF SURVEY
PT. N 1/2, SEC. 11 T39N., R17W.
CAMDEN COUNTY, MO

CERTIFICATION: This is to certify that I, Donald B. Mayhew, PLS, at the direction of Jason Wallbrink, have executed a survey of the tract of land shown and described hereon, and that said survey was, to the best of my knowledge and belief, executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and that the results of said survey are shown hereon.


Donald B. Mayhew, PLS, PE
PLS #2389
03/27/2025



- NOTES:
- Bearings relative to the Missouri State Plane Coordinate System, Central Zone.
 - Survey Accuracy Class - Rural.
 - All easements may not be shown.
 - See survey by PLS 1692, dated 04/19/2012.
 - See survey by LS 189, dated 04/1981.

200 100 0 200
Scale 1" = 200'
● SET #4 BAR
○ FND. IRON PIN
(UNLESS OTHERWISE NOTED)
□ FENCE CORNER
D DENOTES DEED DIMENSION

MAYHEW SURVEYING AND ENGINEERING
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