



BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION

CLIENT: TERRY SMITH
DATE OF SURVEY: DECEMBER 20, 2023
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99999065.

FIELD: MGW DRAWN: JHS PROJECT #23-345
SURVEY CERTIFICATE OF AUTHORITY LS-2006021550

SCHAEFER SURVEYING, LLC
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Macon, MO 63552
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BOUNDARY SURVEY
SE 1/4 SEC. 5; NE 1/4 SEC. 8 &
E 1/2 NW 1/4 SEC. 8, T58N, R23W
LIVINGSTON COUNTY, MISSOURI

1/10/2024

TRACT 2:
A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 58 North, Range 23 West of the fifth principal meridian, Livingston County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Northeast corner of the Southeast Quarter of said Section 5; thence along the East line of said Section 5, South 00 degrees 00 minutes 56 seconds East, a distance of 718.56 feet to an iron rod; thence South 89 degrees 53 minutes 13 seconds West, a distance of 155.83 feet to an iron rod on the Easterly right-of-way of the Milwaukee SOO line Railroad (formerly Chicago, Milwaukee and St. Paul Railroad); thence along said right-of-way the following two courses, North 10 degrees 06 minutes 50 seconds East, a distance of 470.06 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 5657.11 feet, for a length of 261.11 feet (chord = N11°26'10"E - 261.09') to an iron rod on the North line of said Southeast Quarter; thence North 89 degrees 26 minutes 47 seconds East, a distance of 21.33 feet to the POINT OF BEGINNING, containing 1.5 acres. Subject to that portion currently being used as public roadway.
ALSO
A tract of land being part of the Southeast Quarter of Section 5 and part of the Northeast Quarter of Section 8, all in Township 58 North, Range 23 West of the fifth principal meridian, Livingston County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Southwest corner of the Northeast Quarter of said Section 8; thence South 89 degrees 22 minutes 33 seconds West, a distance of 974.58 feet to an iron rod on the Easterly right-of-way of the Milwaukee SOO line Railroad (formerly Chicago, Milwaukee and St. Paul Railroad); thence along said right-of-way the following five courses, North 10 degrees 06 minutes 50 seconds East, a distance of 3041.72 feet to an iron rod; thence South 79 degrees 53 minutes 10 seconds East, a distance of 50.00 feet to an iron rod; thence North 10 degrees 06 minutes 50 seconds East, a distance of 400.00 feet to an iron rod; thence North 79 degrees 53 minutes 10 seconds West, a distance of 50.00 feet to an iron rod; thence South 10 degrees 06 minutes 50 seconds West, a distance of 3068.68 feet to an iron rod on the South line of the Northeast Quarter of said Section 8; thence South 89 degrees 22 minutes 33 seconds West, a distance of 2889.19 feet to an iron rod at the Southwest corner of the East Half of the Northwest Quarter of said Section 8; thence North 00 degrees 04 minutes 56 seconds East, a distance of 2675.79 feet to an iron rod at the Northwest corner of said East Half; thence North 89 degrees 11 minutes 04 seconds East, a distance of 1324.88 feet to an iron rod at the Northwest corner of the Northeast Quarter of said Section 8; thence North 00 degrees 08 minutes 04 seconds East, a distance of 2637.66 feet to the POINT OF BEGINNING, containing 330.0 acres. Subject to that portion currently being used as public roadway.

TRACT 3:
A tract of land being part of the Southeast Quarter of Section 5 and part of the North Half of Section 8, all in Township 58 North, Range 23 West of the fifth principal meridian, Livingston County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Northwest corner of the Southeast Quarter of said Section 5; thence along the North line of said Southeast Quarter, North 89 degrees 26 minutes 47 seconds East, a distance of 2517.09 feet to an iron rod on the Westerly right-of-way of the Milwaukee SOO line Railroad (formerly Chicago, Milwaukee and St. Paul Railroad); thence along said right-of-way the following six courses, Southwesterly, along the arc of a curve to the left, having a radius of 5757.12 feet, for a length of 242.08 feet (chord = S11°19'06"W - 242.06') to an iron rod; thence South 10 degrees 06 minutes 50 seconds West, a distance of 1707.41 feet to an iron rod; thence North 79 degrees 53 minutes 10 seconds West, a distance of 50.00 feet to an iron rod; thence South 10 degrees 06 minutes 50 seconds West, a distance of 3068.68 feet to an iron rod on the South line of the Northeast Quarter of said Section 8; thence South 89 degrees 22 minutes 33 seconds West, a distance of 2889.19 feet to an iron rod at the Southwest corner of the East Half of the Northwest Quarter of said Section 8; thence North 00 degrees 04 minutes 56 seconds East, a distance of 2675.79 feet to an iron rod at the Northwest corner of said East Half; thence North 89 degrees 11 minutes 04 seconds East, a distance of 1324.88 feet to an iron rod at the Northwest corner of the Northeast Quarter of said Section 8; thence North 00 degrees 08 minutes 04 seconds East, a distance of 2637.66 feet to the POINT OF BEGINNING, containing 330.0 acres. Subject to that portion currently being used as public roadway.

REFERENCE SURVEYS:
1872; SRB B, PG 27&28; PARK.
1877; SRB B, PG 225; MARKEY.
1904; SRB D, PG 177; POWELL.
1978; 750-18222; SHY, LS#714.
2000; PROJ. 500797 (SKW); RUSSELL, PLS#1927.
2000; PROJ. 500832 (SKW); RUSSELL, PLS#1927.
2014; BK 2, PG 192; MAGEE, PLS#2136.
2022; JOB 12236.01 (ALL STATE CONSULTANTS); KELLY, PLS#2003013175.
2022; BK 2, PG 634; HATTESOIL, PLS#200500080.

SURVEYORS STATEMENT
A survey of the property shown hereon has been performed to the best of my knowledge and belief in accordance with the current Missouri Standards for Property Boundary Surveys.
John H. Schaefer,
Missouri PLS.#200500079