

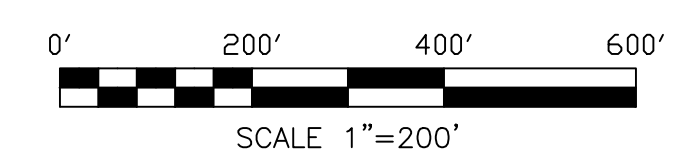
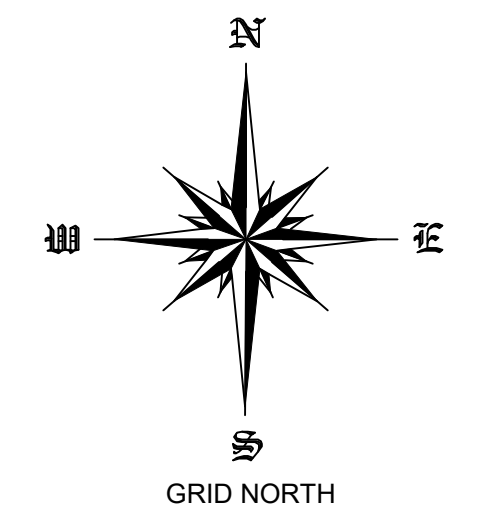


LEGEND

- These standard symbols will be found in the drawing:
- ▲ Pipeline Marker
 - △ Stone Fnd.
 - Monument Fnd.
 - 1/2" Bar & Cap Set- Unless Specified
 - ⊗ Existing Corner Post
 - ⊙ 60d Nail Set
 - Calculated Point
 - × Existing Fence Line
 - Square Bolt Fnd.
 - LS 786= Elzie Steele Distance
 - M= Mitchell Distance
 - L= Leatham Distance
 - GLO= Government Land Office Distance

Plat of Survey

In the N1/2 of the NW1/4 AND
in the NW1/4 of the NE1/4
Section 17, T54N-R21W
Carroll County, Missouri



DESCRIPTION TRACT A:

A tract of land situated in the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Seventeen (17), Township Fifty-four (54) North, Range Twenty-one (21) West, Carroll County, Missouri, being more particularly described as follows:
Beginning at a 1/2" bar found at the Northwest corner of Seventeen (17), Township Fifty-four (54) North, Range Twenty-one (21) West; Thence N 89°57'26" E, along the North line of said section, a distance of 1327.67 feet to a set 1/2" bar and cap; Thence S 01°21'25" W, parallel with the West line of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Seventeen (17), a distance of 1342.54 feet to a set 1/2" bar and cap on the South line of the North Half (N1/2) of the Northwest Quarter (NW1/4); Thence N 89°40'59" W, along the aforesaid line, a distance of 1327.49 feet to a set 5/8" bar and cap at the Southwest corner of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Seventeen (17); Thence N 01°21'25" E, along the West line of the North Half (N1/2) of the Northwest Quarter (NW1/4), a distance of 1334.20 feet to the point of beginning and containing within the above described boundaries 40.78 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises.

DESCRIPTION TRACT B:

A tract of land situated in the North Half (N1/2) of the Northwest Quarter (NW1/4) AND in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Fifty-four (54) North, Range Twenty-one (21) West, Carroll County, Missouri, being more particularly described as follows:
Commencing at a 1/2" bar found at the Northwest corner of Seventeen (17), Township Fifty-four (54) North, Range Twenty-one (21) West; Thence N 89°57'26" E, along the North line of said section, a distance of 1327.67 feet to a set 1/2" bar and cap, said point being the True point of beginning for the following described tract of land; Thence continuing N 89°57'26" E, along the aforesaid line, a distance of 777.33 feet to a set 60d nail at the Northwest corner of a tract of land conveyed to Joseph L. Goetting, Jr., recorded in Book 820 at page 751 in the Office of the Recorder of Deeds, Carroll County, Missouri; Thence S 00°02'34" E, along the West line of the aforesaid tract of land, a distance of 233.00 feet to a set 60d nail; Thence N 89°57'26" E, along the South line of the aforesaid tract of land, a distance of 375.00 feet to a set 60d nail; Thence N 00°02'34" W, along the East line of said tract of land described in Book 820 at page 751, a distance of 233.00 feet to a set 60d nail; Thence N 89°57'26" E, along the North line of Seventeen (17), a distance of 226.85 feet to a set 1/2" bar and cap; Thence S 00°56'04" W, parallel to the East line of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Seventeen (17), a distance of 1350.98 feet to a set 1/2" bar and cap; Thence N 89°54'03" W, along the South line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Seventeen (17), a distance of 20.89 feet to a set 5/8" bar and cap at the Southeast corner of the North Half (N1/2) of the Northwest Quarter (NW1/4); Thence N 89°40'59" W, along the South line of the North Half (N1/2) of the Northwest Quarter (NW1/4), a distance of 1368.07 feet to a set 1/2" bar and cap; Thence N 01°21'25" E, a distance of 1342.54 feet to the point of beginning and containing within the above described boundaries 40.78 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises.

DESCRIPTION TRACT C:

A tract of land situated in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17), Township Fifty-four (54) North, Range Twenty-one (21) West, Carroll County, Missouri, being more particularly described as follows:
Commencing at a 1/2" bar found at the Northwest corner of Seventeen (17), Township Fifty-four (54) North, Range Twenty-one (21) West; Thence N 89°57'26" E, along the North line of said section, a distance of 2706.85 feet to a set 1/2" bar and cap, said point being the True point of beginning for the following described tract of land; Thence continuing N 89°57'26" E, along the aforesaid line, a distance of 1317.14 feet to a set 5/8" bar and cap at the Northeast corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Thence S 01°14'35" W, along the East line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), a distance of 1354.37 feet to an existing corner post at the Southeast corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4); Thence N 89°54'03" W, along the South line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), a distance of 1309.79 feet to the point of beginning and containing within the above described boundaries 40.78 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises.

CERTIFICATION: This is to certify that at the request of Daniel Goetting, Edward Goetting, Joseph L. Goetting Jr, and John Goetting, a survey was executed under my personal supervision and I hereby declare that to the best of my knowledge and belief at this time, this survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys, 10-CSR-30-2 and the results are represented on this Plat of Easement Survey.

Marcus J. Magee, PLS 2136
November 10, 2023

RECORDING AND SEAL

Marcus J. Magee, PLS 2136
Date

<p>Surveyed For:</p> <p>Daniel Goetting Edward Goetting John Goetting & Joseph L. Goetting Jr.</p>		<p>Magee Surveying LLC</p> <p>PO Box 192 Carrollton, Mo 64633 Phone: 660-542-3310 Fax: 660-542-0621</p>	
<p>SECTIONAL MAP</p> <p>SEC. 17</p>	<p>Project No. M-233833</p> <p>DATE: 11/10/23</p> <p>DRAWN BY: ADK</p> <p>CHECKED BY: MJM</p> <p>REVISED:</p> <p>SCALE: 1" = 200'</p> <p>SHEET: 1 OF 1</p>		