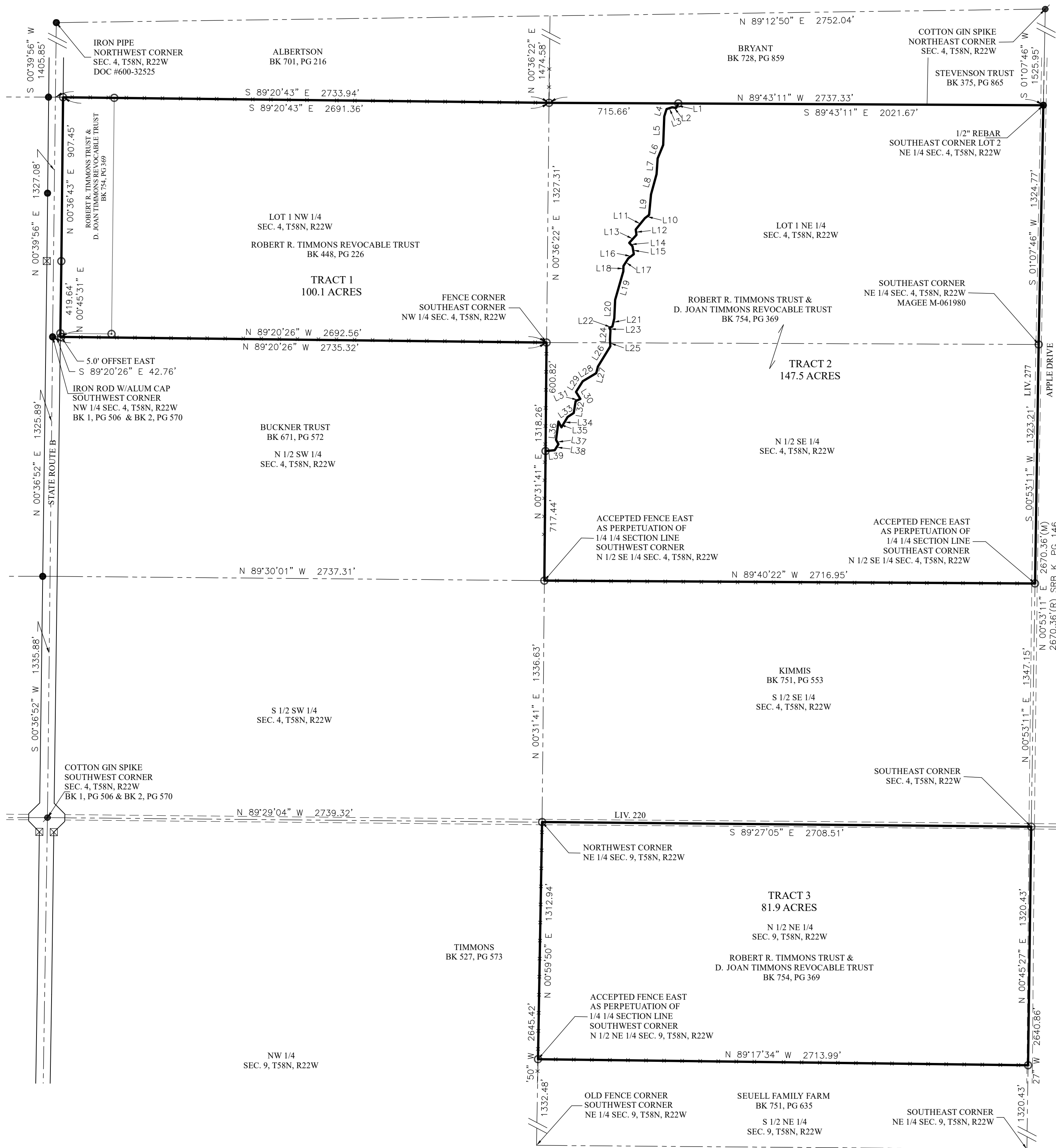




LINE	BEARING	DISTANCE
L1	S 26°01'58" W	27.22'
L2	N 81°59'58" W	23.00'
L3	S 71°34'48" W	32.32'
L4	S 17°08'27" W	42.58'
L5	S 02°10'23" W	157.77'
L6	S 27°04'52" W	80.51'
L7	S 04°04'37" W	87.02'
L8	S 15°23'26" W	115.88'
L9	S 05°19'46" W	114.67'
L10	S 52°43'48" W	29.41'
L11	S 39°02'56" W	80.89'
L12	S 08°39'35" E	30.25'
L13	S 42°36'16" W	59.76'
L14	S 44°14'37" E	26.31'
L15	S 08°58'16" E	44.71'
L16	S 52°26'05" W	38.21'
L17	S 32°25'19" W	50.06'
L18	S 01°03'44" W	28.96'
L19	S 16°00'37" W	164.62'
L20	S 02°37'42" W	101.63'
L21	S 12°52'03" W	47.73'
L22	S 68°49'21" W	18.05'
L23	S 23°51'38" E	15.03'
L24	S 02°54'28" W	52.76'
L25	S 03°19'11" E	36.19'
L26	S 31°37'16" W	131.31'
L27	S 14°25'10" W	37.83'
L28	S 58°43'15" W	86.84'
L29	S 32°25'30" W	70.12'
L30	S 31°40'19" E	45.28'
L31	S 65°05'06" W	28.61'
L32	S 09°15'12" W	66.63'
L33	S 56°32'26" W	40.31'
L34	S 30°42'19" W	66.90'
L35	N 27°10'42" W	36.10'
L36	S 07°27'19" W	101.88'
L37	S 28°41'44" E	27.77'
L38	S 32°14'25" W	38.96'
L39	S 84°27'45" W	51.14'

● - FOUND IRON PIN
⊗ - FOUND STONE
⊗ - RIGHT-OF-WAY MARKER
○ - 5/8" REBAR W/SCHAEFER CAP
(M) - MEASURED
(R) - RECORD
(D) - DEED
(GLO) - ORIGINAL GLO DISTANCE

0 400 800
1 INCH = 400 FEET
BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION

TRACT 1:

A tract of land being part of Lot 1 of the Northwest Quarter, part of Lot 1 of the Northeast Quarter and part of the North Half of the Southeast Quarter, all in Section 4, Township 58 North, Range 22 West of the fifth principal meridian, Livingston County, Missouri, being more particularly described as follows:
Commencing at an iron rod marking the Southwest corner of the Northwest Quarter of said Section 4; thence along the South line of said Northwest Quarter, South 89 degrees 20 minutes 26 seconds East, a distance of 42.76 feet to a point on the Easterly right-of-way of State Route B, being 5.0 feet North 89 degrees 20 minutes 26 seconds West of an iron rod; thence along said right-of-way the following two courses, North 00 degrees 45 minutes 31 seconds East, a distance of 419.64 feet to an iron rod; thence North 00 degrees 36 minutes 43 seconds East, a distance of 907.45 feet to an iron rod on the North line of Lot 1 of the Northwest Quarter of said Section 4; thence South 89 degrees 20 minutes 43 seconds East, a distance of 2691.36 feet to an iron rod at the Northeast corner of said Lot 1; thence along the North line of Lot 1 of the Northeast Quarter of said Section 4 South 89 degrees 43 minutes 11 seconds East, a distance of 715.66 feet to the centerline of a drainage ditch; thence along said centerline the following thirty-nine courses, South 26 degrees 01 minutes 38 seconds West, a distance of 27.22 feet; thence North 81 degrees 59 minutes 58 seconds West, a distance of 23.00 feet; thence South 71 degrees 34 minutes 48 seconds West, a distance of 32.32 feet; thence South 17 degrees 08 minutes 27 seconds West, a distance of 42.58 feet; thence South 02 degrees 10 minutes 23 seconds West, a distance of 157.77 feet; thence South 27 degrees 04 minutes 52 seconds West, a distance of 80.51 feet; thence South 04 degrees 04 minutes 37 seconds West, a distance of 87.02 feet; thence South 15 degrees 23 seconds West, a distance of 115.88 feet; thence South 05 degrees 19 minutes 46 seconds West, a distance of 114.67 feet; thence South 52 degrees 43 minutes 48 seconds West, a distance of 29.41 feet; thence South 39 degrees 02 minutes 56 seconds West, a distance of 80.89 feet; thence South 08 degrees 39 minutes 35 seconds East, a distance of 30.25 feet; thence South 42 degrees 36 minutes 16 seconds West, a distance of 59.76 feet; thence South 44 degrees 14 minutes 37 seconds East, a distance of 26.31 feet; thence South 08 degrees 58 minutes 16 seconds East, a distance of 44.71 feet; thence South 52 degrees 26 minutes 05 seconds West, a distance of 38.21 feet; thence South 32 degrees 25 minutes 19 seconds West, a distance of 50.06 feet; thence South 01 degrees 03 minutes 44 seconds West, a distance of 28.96 feet; thence South 16 degrees 00 minutes 37 seconds West, a distance of 164.62 feet; thence South 02 degrees 37 minutes 42 seconds West, a distance of 101.63 feet; thence South 12 degrees 52 minutes 03 seconds West, a distance of 47.73 feet; thence South 68 degrees 49 minutes 21 seconds West, a distance of 18.05 feet; thence South 23 degrees 51 minutes 38 seconds East, a distance of 15.03 feet; thence South 02 degrees 54 minutes 28 seconds West, a distance of 52.76 feet; thence South 03 degrees 19 minutes 11 seconds East, a distance of 36.19 feet; thence South 31 degrees 37 minutes 16 seconds West, a distance of 131.31 feet; thence South 14 degrees 25 minutes 10 seconds West, a distance of 37.83 feet; thence South 58 degrees 43 minutes 15 seconds West, a distance of 86.84 feet; thence South 32 degrees 25 minutes 30 seconds West, a distance of 70.12 feet; thence South 31 degrees 40 minutes 19 seconds East, a distance of 45.28 feet; thence South 65 degrees 05 minutes 06 seconds West, a distance of 28.61 feet; thence South 09 degrees 15 minutes 12 seconds West, a distance of 66.63 feet; thence South 56 degrees 32 minutes 26 seconds West, a distance of 40.31 feet; thence South 30 degrees 42 minutes 19 seconds West, a distance of 66.90 feet; thence South 27 degrees 10 minutes 42 seconds West, a distance of 36.10 feet; thence South 07 degrees 27 minutes 19 seconds West, a distance of 101.88 feet; thence South 28 degrees 41 minutes 44 seconds East, a distance of 27.77 feet; thence South 32 degrees 14 minutes 25 seconds West, a distance of 38.96 feet; thence South 84 degrees 27 minutes 45 seconds West, a distance of 51.14 feet to an iron rod on the West line of the North Half of the Southeast Quarter of said Section 4; thence leaving said centerline, North 00 degrees 31 minutes 41 seconds East, a distance of 600.82 feet to an iron rod at the Southeast corner of the Northwest Quarter of said Section 4; thence North 89 degrees 20 minutes 26 seconds West, a distance of 2692.56 feet to the POINT OF BEGINNING, containing 100.1 acres. Subject to any easements of record or not of record, if any.

TRACT 2:

A tract of land being part of Lot 1 of the Northeast Quarter and part of the North Half of the Southeast Quarter, all in Section 4, Township 58 North, Range 22 West of the fifth principal meridian, Livingston County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Southeast corner of the Northeast Quarter of said Section 4; thence South 00 degrees 53 minutes 11 seconds West, a distance of 1323.21 feet to an iron rod at the Southeast corner of the North Half of the Southeast Quarter of said Section 4; thence North 89 degrees 40 minutes 22 seconds West, a distance of 2716.95 feet to an iron rod at the Southwest corner of said North Half; thence along the West line of said North Half, North 00 degrees 31 minutes 41 seconds East, a distance of 717.44 feet to an iron rod at the centerline of a drainage ditch; thence along said centerline the following thirty-nine courses, North 84 degrees 27 minutes 45 seconds East, a distance of 51.14 feet; thence North 32 degrees 14 minutes 25 seconds East, a distance of 38.96 feet; thence North 28 degrees 41 minutes 44 seconds West, a distance of 27.77 feet; thence North 07 degrees 27 minutes 19 seconds East, a distance of 101.88 feet; thence South 27 degrees 10 minutes 42 seconds East, a distance of 36.10 feet; thence North 30 degrees 42 minutes 19 seconds East, a distance of 66.90 feet; thence North 36 degrees 32 minutes 26 seconds East, a distance of 40.31 feet; thence North 09 degrees 15 minutes 12 seconds East, a distance of 66.63 feet; thence North 65 degrees 05 minutes 06 seconds East, a distance of 28.61 feet; thence North 31 degrees 40 minutes 19 seconds West, a distance of 45.28 feet; thence North 32 degrees 25 minutes 30 seconds East, a distance of 70.12 feet; thence North 58 degrees 43 minutes 15 seconds East, a distance of 86.84 feet; thence North 14 degrees 25 minutes 10 seconds East, a distance of 37.83 feet; thence North 31 degrees 37 minutes 16 seconds East, a distance of 131.31 feet; thence North 03 degrees 19 minutes 11 seconds West, a distance of 36.19 feet; thence North 02 degrees 54 minutes 28 seconds East, a distance of 52.76 feet; thence North 23 degrees 51 minutes 38 seconds West, a distance of 15.03 feet; thence North 68 degrees 49 minutes 21 seconds East, a distance of 18.05 feet; thence North 12 degrees 52 minutes 03 seconds East, a distance of 47.73 feet; thence North 02 degrees 37 minutes 42 seconds East, a distance of 101.63 feet; thence North 16 degrees 00 minutes 37 seconds East, a distance of 164.62 feet; thence North 01 degrees 03 minutes 44 seconds East, a distance of 28.96 feet; thence North 32 degrees 25 minutes 19 seconds East, a distance of 50.06 feet; thence North 52 degrees 26 minutes 05 seconds East, a distance of 38.21 feet; thence North 08 degrees 58 minutes 16 seconds West, a distance of 44.71 feet; thence North 44 degrees 14 minutes 37 seconds West, a distance of 26.31 feet; thence North 42 degrees 36 minutes 16 seconds East, a distance of 59.76 feet; thence North 08 degrees 39 minutes 35 seconds West, a distance of 30.25 feet; thence North 39 degrees 02 minutes 56 seconds East, a distance of 80.89 feet; thence North 52 degrees 43 minutes 48 seconds East, a distance of 29.41 feet; thence North 05 degrees 19 minutes 46 seconds East, a distance of 114.67 feet; thence North 15 degrees 23 minutes 26 seconds East, a distance of 115.88 feet; thence North 04 degrees 04 minutes 37 seconds East, a distance of 87.02 feet; thence North 22 degrees 04 minutes 52 seconds East, a distance of 80.51 feet; thence North 02 degrees 10 minutes 23 seconds East, a distance of 157.77 feet; thence North 71 degrees 34 minutes 48 seconds East, a distance of 32.32 feet; thence South 81 degrees 59 minutes 58 seconds East, a distance of 23.00 feet; thence North 26 degrees 01 minutes 38 seconds East, a distance of 27.22 feet to an iron rod on the North line of Lot 1 of the Northeast Quarter of said Section 4; thence South 89 degrees 43 minutes 11 seconds East, a distance of 2021.67 feet to an iron rod at the Northeast corner of said Lot 1; thence South 01 degrees 07 minutes 46 seconds West, a distance of 1324.77 feet to the POINT OF BEGINNING, containing 147.5 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

TRACT 3:

A tract of land being all of the North Half of the Northeast Quarter of Section 9, Township 58 North, Range 22 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 said Section 9; thence South 00 degrees 45 minutes 27 seconds West, a distance of 1320.43 feet to an iron rod at the Southeast corner of the North Half of the Northeast Quarter of said Section 9; thence North 89 degrees 17 minutes 34 seconds West, a distance of 2713.99 feet to an iron rod at the Southwest corner of said North Half; thence North 00 degrees 59 minutes 50 seconds East, a distance of 1312.94 feet to an iron rod at the Northwest corner of the Northeast Quarter of said Section 9; thence South 89 degrees 27 minutes 05 seconds East, a distance of 2708.51 feet to the POINT OF BEGINNING, containing 81.9 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

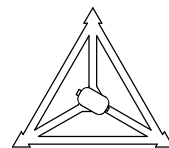
REFERENCE SURVEYS:
1917; SRB K, PG 146; PERRY;
1983; 750-22110 & 750-51576; OLNEY, PLS#1560.
2003; BK 1, PG 350; OLNEY, PLS#1560.
2006; PROJ. #M-61980 & M-61979; MAGEE, PLS#2136.
2008; BK 1, PG 506; MAGEE, PLS#2136.
2021; BK 2, PG 570; MAGEE, PLS#2136.
2023; 2023-1607; MAGEE, PLS#2136.

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 P.L.S.#2005000079

CLIENT: BILL TIMMONS
DATE OF SURVEY: JUNE 10, 2025
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99997018.

FIELD: MGW | DRAWN: JHS | PROJECT #25-255
SURVEY CERTIFICATE OF AUTHORITY LS-2009021550



SCHAEFER
SURVEYING, LLC

John H. Schaefer, PLS
30638 Kenbrook Pl.
Macon, MO 63552
PHONE: 660-395-5942
EMAIL: john@schaefersurveying.com

BOUNDARY SURVEY

SEC. 4 & NE 1/4 SEC. 9, T58N, R22W
LIVINGSTON COUNTY, MISSOURI

