

TRACT 1:

A tract of land being part of the Northwest Quarter of Section 2, Township 53 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of said Section two; thence South 16 degrees 47 minutes 29 seconds East, a distance of 262.88 feet to a right-of-way marker on the Southerly right-of-way of Route 24; thence along said right-of-way, North 86 degrees 22 minutes 27 seconds West, a distance of 506.00 feet to an iron rod and the POINT OF BEGINNING; thence leaving said right-of-way, South 10 degrees 20 minutes 48 seconds East, a distance of 51.99 feet to an iron rod; thence South 01 degrees 44 minutes 22 seconds West, a distance of 439.51 feet to an iron rod; thence North 88 degrees 15 minutes 38 seconds West, a distance of 542.55 feet to an iron rod; thence North 01 degrees 37 minutes 52 seconds East, a distance of 608.25 feet to an iron rod on the Southerly right-of-way of Route 24; thence along said right-of-way the following four courses, South 88 degrees 15 minutes 38 seconds East, a distance of 300.00 feet to an iron rod; thence South 20 degrees 10 minutes 28 seconds West, a distance of 116.02 feet to a right-of-way marker; thence South 88 degrees 15 minutes 38 seconds East, a distance of 31.64 feet to a right-of-way marker; thence South 86 degrees 22 minutes 27 seconds East, a distance of 238.00 feet to the POINT OF BEGINNING, containing 6.9 acres. Subject to any easements of record or not of record, if any.

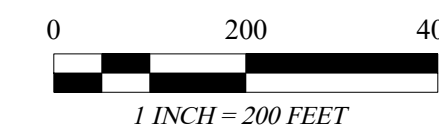
TRACT 2:

A tract of land being part of the Northwest Quarter of Section 2, Township 53 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of said Section two; thence South 16 degrees 47 minutes 29 seconds East, a distance of 262.88 feet to a right-of-way marker on the Southerly right-of-way of Route 24; thence along said right-of-way the following four courses, North 86 degrees 22 minutes 27 seconds West, a distance of 744.00 feet to a right-of-way marker; thence North 88 degrees 15 minutes 38 seconds West, a distance of 31.64 feet to a right-of-way marker; thence North 20 degrees 10 minutes 28 seconds East, a distance of 116.02 feet to an iron rod; thence North 88 degrees 15 minutes 38 seconds West, a distance of 300.00 feet to an iron rod and the POINT OF BEGINNING; thence leaving said right-of-way, South 01 degrees 37 minutes 52 seconds West, a distance of 608.25 feet to an iron rod; thence North 88 degrees 15 minutes 38 seconds West, a distance of 358.15 feet to an iron rod; thence North 01 degrees 37 minutes 52 seconds East, a distance of 608.25 feet to an iron rod on the Southerly right-of-way of Route 24; thence South 88 degrees 15 minutes 38 seconds East, a distance of 358.15 feet to the POINT OF BEGINNING, containing 5.0 acres. Subject to any easements of record or not of record, if any.

TRACT 3:

A tract of land being part of the Northwest Quarter of Section 2, Township 53 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of said Section two; thence South 16 degrees 47 minutes 29 seconds East, a distance of 262.88 feet to a right-of-way marker on the Southerly right-of-way of Route 24; thence along said right-of-way the following four courses, North 86 degrees 22 minutes 27 seconds West, a distance of 744.00 feet to a right-of-way marker; thence North 88 degrees 15 minutes 38 seconds West, a distance of 31.64 feet to a right-of-way marker; thence North 20 degrees 10 minutes 28 seconds East, a distance of 116.02 feet to an iron rod; thence North 88 degrees 15 minutes 38 seconds West, a distance of 658.15 feet to an iron rod and the POINT OF BEGINNING; thence leaving said right-of-way, South 01 degrees 37 minutes 52 seconds West, a distance of 608.25 feet to an iron rod; thence North 88 degrees 15 minutes 38 seconds West, a distance of 408.21 feet to an iron rod at the centerline of county road 2130; thence along said centerline, North 01 degrees 37 minutes 52 seconds East, a distance of 518.24 feet to an iron rod on the Southerly right-of-way of Route 24; thence along said right-of-way the following three courses, South 88 degrees 15 minutes 38 seconds East, a distance of 15.88 feet to an iron rod; thence North 28 degrees 48 minutes 41 seconds East, a distance of 101.08 feet to a right-of-way marker; thence South 88 degrees 15 minutes 38 seconds East, a distance of 346.15 feet to the POINT OF BEGINNING, containing 5.6 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

- - 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



BEARINGS ARE MISSOURI CENTRAL
GRID BASED ON GPS OBSERVATION

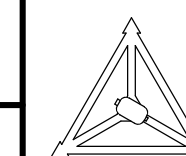
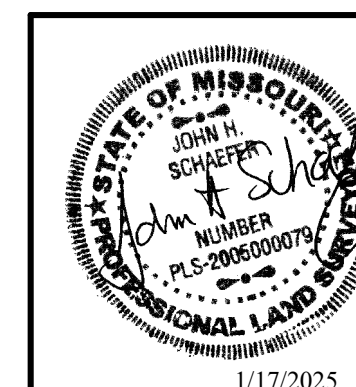
CLIENT: SCOTT MARTIN
DATE OF SURVEY: JANUARY 14, 2025
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON
GROUND MEASUREMENTS. PROJECT SCALE FACTOR
FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99990080.

REFERENCE SURVEYS:
1973; BVOL 4, PG 42; WALLER, PLS#156;
2013; BK 504D, PG 1; SCHAEFER, PLS#2005000079.
2014; BK 508C, PG 2; SCHAEFER, PLS#2005000079.
2016; BK 545C, PG 2; SCHAEFER, PLS#2005000079.

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



SCHAEFER
SURVEYING, LLC

John H. Schaefer, PLS
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Macon, MO 63552 EMAIL: john@schaeferurveying.com

BOUNDARY SURVEY

NW 1/4 SEC. 2, T53N, R15W
RANDOLPH COUNTY, MISSOURI