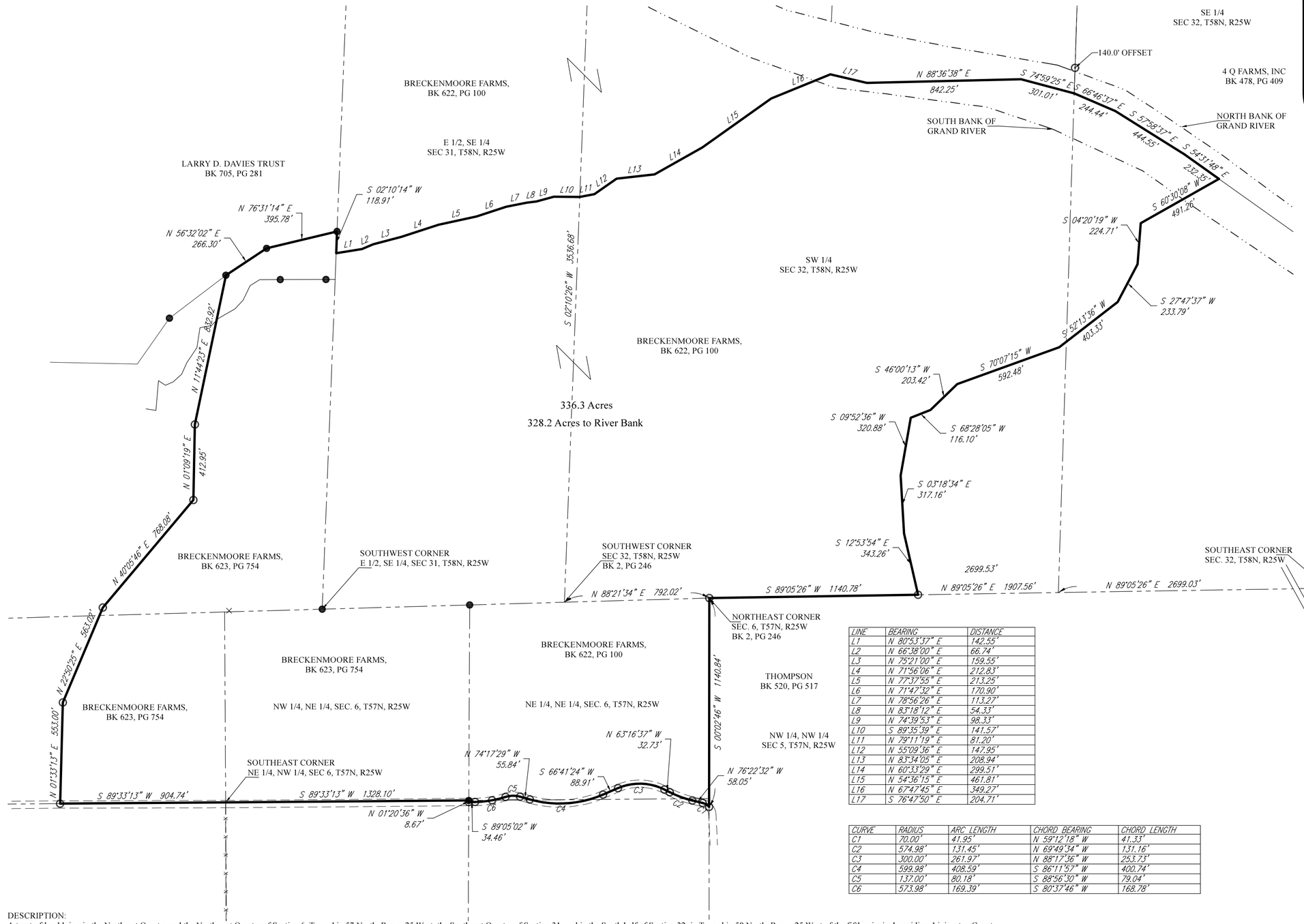

LINE	BEARING	DISTANCE
L1	N 80°53'37" E	142.55'
L2	N 66°38'00" E	66.74'
L3	N 75°21'00" E	159.55'
L4	N 71°56'06" E	212.83'
L5	N 77°37'55" E	213.25'
L6	N 71°47'32" E	170.90'
L7	N 78°56'26" E	113.27'
L8	N 83°18'12" E	54.33'
L9	N 74°39'53" E	98.33'
L10	S 89°35'39" E	141.57'
L11	N 79°11'19" E	81.20'
L12	N 55°09'36" E	147.95'
L13	N 83°34'05" E	208.94'
L14	N 60°33'29" E	299.51'
L15	N 54°36'15" E	461.81'
L16	N 67°47'45" E	349.27'
L17	S 76°47'50" E	204.71'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00'	41.95'	N 59°12'18" W	41.33'
C2	574.98'	131.45'	N 69°49'34" W	131.16'
C3	300.00'	261.97'	N 88°17'36" W	253.73'
C4	599.98'	408.59'	S 86°11'57" W	400.74'
C5	137.00'	80.18'	S 88°56'30" W	79.04'
C6	573.98'	169.39'	S 80°37'46" W	168.78'

REFERENCE SURVEYS:
1991; BK 1, PG 124; OLNEY, PLS#1560.
2010; BK 2, PG 79; MAGEE, PLS#2136.
2012; BK 2, PG 135; MAGEE, PLS#2136.
2015; BK 2, PG 246; HATTESOHL, PLS#2005000080.
2018; BK 2, PG 379; HATTESOHL, PLS#2005000080.
2022; PROJ. NO. 22-232C; SCHAEFER, PLS#2005000079

● - FOUND IRON PIN
⊕ - FOUND STONE
⊠ - RIGHT-OF-WAY MARKER
⊙ - 5/8" REBAR W/PLS 2005000079 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

CLIENT: BRECKENMOORE FARMS
DATE OF SURVEY: FEBRUARY 3, 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 0.99997157.

DESCRIPTION:
A tract of land lying in the Northeast Quarter and the Northwest Quarter of Section 6, Township 57 North, Range 25 West, the Southeast Quarter of Section 31, and in the South half of Section 32, in Township 58 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri and being more particularly described as follows:
Beginning at an iron rod at the Northeast corner of Section 6, Township 57 North, Range 25 West; thence along the East line of said Section 6, South 00 degrees 02 minutes 46 seconds West, a distance of 1140.84 feet to an iron rod at the centerline of Livingston County Road 400; thence along said centerline the following eleven courses; on an arc of a curve to the left, having a radius of 70.00 feet, for a length of 41.95 feet (chord = N59°12'18"W- 41.33') to an iron rod; thence North 76 degrees 22 minutes 32 seconds West, a distance of 58.05 feet to an iron rod; thence on an arc of a curve to the right, having a radius of 574.98 feet, for a length of 131.45 feet (chord = N69°49'34"W-131.16') to an iron rod; thence North 63 degrees 16 minutes 37 seconds West, a distance of 32.73 feet to an iron rod; thence on an arc of a curve to the left, having a radius of 300.00 feet, for a length of 261.97 feet (chord = N88°17'36"W-253.73') to an iron rod; thence South 66 degrees 41 minutes 24 seconds West, a distance of 88.91 feet to an iron rod; thence on an arc of a curve to the right, having a radius of 599.98 feet, for a length of 408.59 feet (chord = S86°11'57"W-400.74') to an iron rod; thence North 74 degrees 17 minutes 29 seconds West, a distance of 55.84 feet to an iron rod; thence on a arc of curve to the left, having a radius of 137.00 feet, for a length of 80.18 feet (chord = S88°56'30"W- 79.04') to an iron rod; thence on a arc of a curve to the right, having a radius of 573.98 feet, for a length of 169.39 feet (chord = S80°37'46"W-168.78') to an iron rod; thence South 89 degrees 05 minutes 02 seconds West, a distance of 34.46 feet to an iron rod; thence leaving said centerline, North 01 degrees 20 minutes 36 seconds West, a distance of 8.67 feet to an iron rod at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6; thence along the South line of the Northwest Quarter of said Northeast Quarter, South 89 degrees 33 minutes 13 seconds West, a distance of 1328.10 feet to a point at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 6; thence along the South line of said Northeast Quarter, South 89 degrees 33 minutes 13 seconds West, a distance of 904.74 feet to an iron rod; thence North 01 degrees 33 minutes 13 seconds East, a distance of 553.00 feet to an iron rod; thence North 22 degrees 50 minutes 25 seconds East, a distance of 563.02 feet to an iron rod; thence North 40 degrees 05 minutes 46 seconds East, 768.08 feet to an iron rod; thence North 01 degrees 09 minutes 19 seconds East, a distance of 412.95 feet to an iron rod; thence North 11 degrees 44 minutes 23 seconds East, a distance of 832.92 feet to an iron rod; thence North 56 degrees 32 minutes 02 seconds East, a distance of 266.30 feet to an iron rod; thence North 76 degrees 31 minutes 14 seconds East, a distance of 395.78 feet to an iron rod on the West line of the East half of the Southeast Quarter of Section 31, Township 58 North, Range 25 West; thence along the West line of the East half of said Southeast Quarter, South 02 degrees 10 minutes 14 seconds West, a distance of 118.91 feet to a point on the centerline of a ditch; thence along said centerline the following sixteen courses, North 80 degrees 53 minutes 37 seconds East, a distance of 142.55 feet; thence North 66 degrees 38 minutes 00 seconds East, a distance of 66.74 feet; thence North 75 degrees 21 minutes 00 seconds East, a distance of 159.55 feet; thence North 71 degrees 56 minutes 06 seconds East, a distance of 212.83 feet; thence North 77 degrees 37 minutes 55 seconds East, a distance of 213.25 feet; thence North 71 degrees 47 minutes 32 seconds East, a distance of 170.90 feet; thence North 78 degrees 56 minutes 26 seconds East, a distance of 113.27 feet; thence North 83 degrees 18 minutes 12 seconds East, a distance of 54.33 feet; thence North 74 degrees 39 minutes 53 seconds East, a distance of 98.33 feet; thence South 89 degrees 35 minutes 39 seconds East, a distance of 141.57 feet to a point on the West line of the Southwest Quarter of Section 32, Township 58 North, Range 25 West; thence North 79 degrees 11 minutes 19 seconds East, a distance of 81.20 feet; thence North 55 degrees 09 minutes 36 seconds East, a distance of 147.95 feet; thence North 83 degrees 34 minutes 05 seconds East, a distance of 208.94 feet; thence North 60 degrees 33 minutes 29 seconds East, a distance of 299.51 feet; thence North 54 degrees 36 minutes 15 seconds East, a distance of 461.81 feet; thence North 67 degrees 47 minutes 45 seconds East, a distance of 349.27 feet to a point on the thread of the Grand River the following six courses; thence along the thread of the Grand River, South 76 degrees 47 minutes 50 seconds East, a distance of 204.71 feet; thence North 88 degrees 36 minutes 38 seconds East, a distance of 842.25 feet; thence South 74 degrees 59 minutes 25 seconds East, a distance of 301.01 feet; thence South 66 degrees 46 minutes 37 seconds East, a distance of 244.44 feet; thence South 57 degrees 58 minutes 37 seconds East, a distance of 444.55 feet; thence South 54 degrees 31 minutes 48 seconds East, a distance of 232.35 feet; thence leaving the thread of the Grand River, along the centerline of a ditch being the old channel of the Grand River the following ten courses, South 60 degrees 30 minutes 08 seconds West, 491.26 feet; thence South 04 degrees 20 minutes 19 seconds West, a distance of 224.71 feet; thence South 27 degrees 47 minutes 37 seconds West, a distance of 233.79 feet; thence South 52 degrees 13 minutes 36 seconds West, a distance of 403.33 feet; thence South 70 degrees 07 minutes 15 seconds West, a distance of 592.48 feet; thence South 46 degrees 00 minutes 13 seconds West, a distance of 203.42 feet; thence South 68 degrees 28 minutes 05 seconds West, a distance of 116.10 feet; thence South 09 degrees 52 minutes 36 seconds West, a distance of 320.88 feet; thence South 03 degrees 18 minutes 34 seconds East, a distance of 317.16 feet; thence South 12 degrees 53 minutes 54 seconds East, a distance of 343.26 feet to an iron rod on the South line of the Southwest Quarter of said Section 32; thence along said South line, South 89 degrees 05 minutes 26 seconds West, a distance of 1140.78 feet to the POINT OF BEGINNING, said tract containing 336.3 acres.

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

JOHN H. SCHAEFER NUMBER PLS-2005000079 STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR
02/13/2023

FIELD: MGW	DRAWN: PEB	PROJECT #23-042

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

NW 1/4 & NE 1/4, SEC. 6, T57N, R25W,
SE 1/4 SEC. 31 & SW 1/4 SEC. 32, T58N, R25W
LIVINGSTON COUNTY, MISSOURI