LINE	BEARING	DISTANCE
L1	N29°26'23"W	133.04'
L2	N55°13'18"W	182.17'
L3	N88°37'11"W	180.17'
L4	S32°50'11"W	346.47'
L5	S77°01'40"W	129.17'
L6	N74°23'03"W	166.62'
L7	N46°54'02"W	190.60'
L8	N09°05'40"E	212.37'
L9	N33°19'21"E	299.79'
L10	N65°58'19"E	247.22'
L11	N32°08'07"E	185.38'
L12	N07°00'02"W	90.58'

DESCRIPTION OF TRACT 3: A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 5, 6, 7, & 8;
THENCE ALONG THE LINE BETWEEN SECTIONS 6 & 7, N89°07'48"W A DISTANCE OF 1313.46' TO AN IRON ROD SET AT THE EAST 1/16 CORNER COMMON TO SAID SECTIONS;
THENCE ALONG THE EAST 1/16 LINE OF SECTION 6, N01°10'41"E A DISTANCE OF 2639.00' TO AN IRON ROD SET AT THE CENTER-EAST 1/16 CORNER;
THENCE S88°39'54"E A DISTANCE OF 1293.13' TO AN IRON ROD SET AT THE NORTHERLY PROLONGATION OF A FENCE LINE;
THENCE ALONG SAID FENCE LINE AND ITS SOUTHERLY PROLONGATION, S00°44'07"W A DISTANCE OF 2628.47' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 78.8 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 4: A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 58 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 5, 6, 7, & 8;
THENCE ALONG THE LINE BETWEEN SECTIONS 5 & 8, N89°49'29"E A DISTANCE OF 1243.97' TO AN IRON ROD SET;
THENCE LEAVING SAID LINE, N01°13'00"E A DISTANCE OF 2625.28' TO AN IRON ROD SET ON THE MID LINE OF SECTION 5;
THENCE ALONG SAID LINE, S89°57'58"W A DISTANCE OF 1244.43' TO AN IRON ROD SET AT THE 1/4 CORNER COMMON TO SECTIONS 5 & 6;
THENCE ALONG THE MID LINE OF SECTION 6, N88°39'54"W A DISTANCE OF 21.55' TO AN IRON ROD SET AT THE NORTHERLY PROLONGATION OF A FENCE LINE;
THENCE ALONG SAID FENCE LINE AND ITS SOUTHERLY PROLONGATION, S00°44'07"W A DISTANCE OF 2628.47' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 75.7 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT A: A TRACT OF LAND SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 58 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER POST AT THE WEST 1/16 CORNER COMMON TO SECTIONS 5 & 8;
THENCE ALONG THE LINE BETWEEN SAID SECTIONS, S89°49'29"W A DISTANCE OF 70.17' TO AN IRON ROD SET;
THENCE LEAVING SAID LINE, N01°13'00"E A DISTANCE OF 2625.28' TO AN IRON ROD SET ON THE MID LINE OF SECTION 5;
THENCE ALONG SAID LINE, N89°57'58"E A DISTANCE OF 70.16' TO THE CENTER-WEST 1/16 CORNER;
THENCE ALONG THE WEST 1/16 LINE, S01°13'00"W A DISTANCE OF 2625.10' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 4.2 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 5: A TRACT OF LAND SITUATED IN SECTION 5, TOWNSHIP 58 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE MID LINE OF SECTION 5, WHENCE THE NORTHWEST CORNER OF A SURVEY RECORDED IN BOOK 2020, PAGE 112 BEARS N89°57'58"E A DISTANCE OF 104.94';
THENCE ALONG THE MID LINE, S89°57'58"W A DISTANCE OF 2085.65' TO AN IRON ROD SET AT THE THE CENTER-EAST-WEST 1/64 CORNER OF SAID SECTION 5;
THENCE ALONG SAID LINE, S01°10'00"W A DISTANCE OF 1830.29' TO AN IRON ROD SET AT THE WESTERLY PROLONGATION OF A FENCE LINE;
THENCE ALONG SAID FENCE LINE AS FOLLOWS: N56°48'38"E A DISTANCE OF 706.01' TO A CORNER POST;
THENCE N18°33'01"W A DISTANCE OF 285.47' TO A CORNER POST;
THENCE N83°14'28"E A DISTANCE OF 942.01' TO A CORNER POST;
THENCE N13°58'21"E A DISTANCE OF 489.67' TO A CORNER POST;
THENCE N87°44'03"E A DISTANCE OF 556.83' TO AN IRON ROD SET;
THENCE LEAVING SAID LINE, N01°17'41"E A DISTANCE OF 566.11' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 52.4 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 6: A TRACT OF LAND SITUATED IN SECTION 5 & 8 TOWNSHIP 58 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A SURVEY RECORDED IN BOOK 2020, PAGE 112;
THENCE ALONG SAID SURVEY, S01°02'18"W A DISTANCE OF 2617.66' TO AN IRON ROD FOUND ON THE LINE BETWEEN SECTIONS 5 & 8;
THENCE S00°37'47"W A DISTANCE OF 890.57' TO A POINT ON THE CENTERLINE OF THE NORTH RIVER;
THENCE ALONG SAID LINE AS FOLLOWS: N29°26'23"W A DISTANCE OF 133.04';
THENCE N55°13'18"W A DISTANCE OF 182.17';
THENCE N88°37'11"W A DISTANCE OF 180.17';
THENCE S32°50'11"W A DISTANCE OF 346.47';
THENCE S77°01'40"W A DISTANCE OF 129.17';
THENCE N74°23'03"W A DISTANCE OF 166.62';
THENCE N46°54'02"W A DISTANCE OF 190.60';
THENCE N09°05'40"E A DISTANCE OF 212.37';
THENCE N33°19'21"E A DISTANCE OF 299.79';
THENCE N65°58'19"E A DISTANCE OF 247.22';
THENCE N32°08'07"E A DISTANCE OF 185.38';
THENCE N07°00'02"W A DISTANCE OF 90.58' TO A POINT ON THE LINE BETWEEN SECTIONS 5 & 8;
THENCE ALONG SAID LINE, S89°49'29"W A DISTANCE OF 1675.18' TO THE EAST-WEST 1/64 CORNER;
THENCE N01°10'00"E A DISTANCE OF 793.14' TO AN IRON ROD SET AT THE WESTERLY PROLONGATION OF A FENCE LINE;
THENCE ALONG SAID FENCE LINE AS FOLLOWS: N56°48'38"E A DISTANCE OF 706.01' TO A CORNER POST;
THENCE N18°33'01"W A DISTANCE OF 285.47' TO A CORNER POST;
THENCE N83°14'28"E A DISTANCE OF 942.01' TO A CORNER POST;
THENCE N13°58'21"E A DISTANCE OF 489.67' TO A CORNER POST;
THENCE N87°44'03"E A DISTANCE OF 556.83' TO AN IRON ROD SET;
THENCE LEAVING SAID LINE, N01°17'41"E A DISTANCE OF 566.11' TO AN IRON ROD SET ON THE MID LINE OF SECTION 5;
THENCE ALONG SAID LINE, N89°57'58"E A DISTANCE OF 104.94' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 94.8 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

I HEREBY CERTIFY THE SURVEY PLATTED HEREON COMPLIES WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

MARK W. ROBERTSON, P.L.S.
L.S. # 2008016665
CORP. # 2012023741

STATE OF MISSOURI
MARK W. ROBERTSON
NUMBER
PLS-2008016665
PROFESSIONAL LAND SURVEYOR

N
W E
S

BEARINGS ARE ASSUMED
RURAL CLASS PROPERTY

CLEAVER AND ASSOCIATES, LLC.
P.O. BOX 538
MACON, MO 63552
TELEPHONE (660) 239-4403
cleaverandassociates@gmail.com

150 300 600
SCALE 1" = 300'

● SET MONUMENT
○ FOUND MONUMENT
△ ALUMINUM MARKER
⊟ STONE MONUMENT
⊙ CORNER POST
X FENCE LINE
OHE OVERHEAD ELECTRIC

LEGEND

PEOPLES LAND CO. / SCOTT GANDER

SECTIONS 5 & 6,
TOWNSHIP 58 NORTH, RANGE 9 WEST
SHELBY COUNTY, MISSOURI
REVISED: 09-22-2023

ORDER # : 13719 | PAGE 1 OF 1 | DATE: 09-07-2023