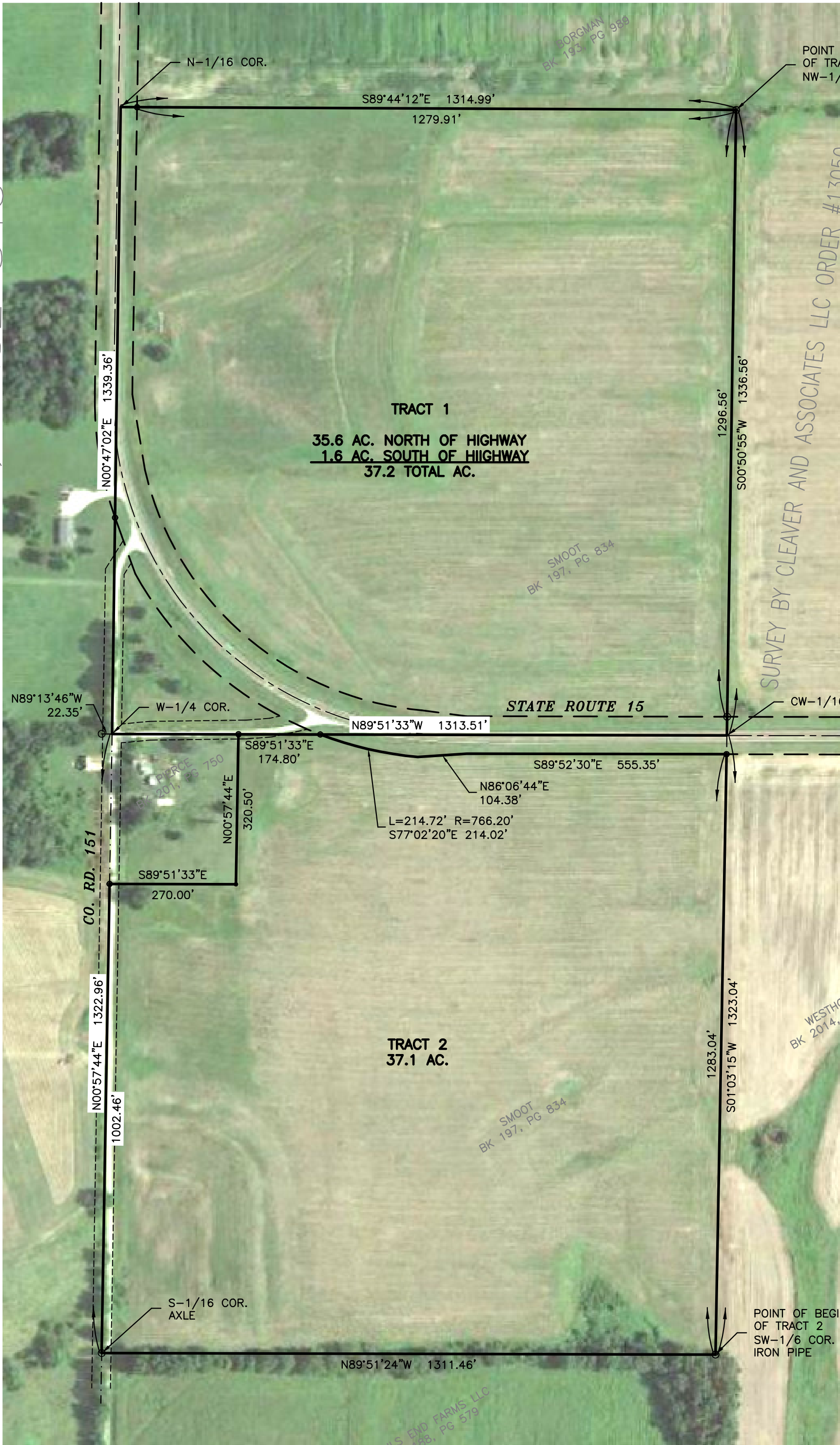


SURVEY RECORDED IN BOOK 2016, PAGE 346



EAGLE ONE LLC
BK 2022, PG 70

WESTHOFF
BK 2014, PG 934

TRAILS END FARMS LLC
BK 199, PG 679

SMOOT
BK 197, PG 834

SMOOT
BK 193, PG 988

SPACE RESERVED FOR COUNTY RECORDER

DESCRIPTION OF TRACT 1: ALL OF THE SOUTHWEST FOURTH OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 59 NORTH, RANGE 10 WEST, EXCEPT THAT PORTION WITHIN THE RIGHT OF WAY OF STATE ROUTE 15, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

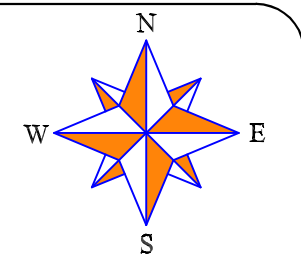
BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST 1/16 CORNER OF SECTION 17;
THENCE ALONG THE WEST 1/16 LINE OF SAID SECTION, S00°50'55"W A DISTANCE OF 1336.56' TO THE CENTER-WEST 1/16 CORNER;
THENCE ALONG THE MID LINE, N89°51'33"W A DISTANCE OF 1313.51' TO THE WEST 1/4 CORNER OF SAID SECTION;
THENCE ALONG THE TOWNSHIP LINE, N00°47'02"E A DISTANCE OF 1339.36' TO THE NORTH 1/16 CORNER OF SECTION 17;
THENCE ALONG THE NORTH 1/16 LINE OF SAID SECTION, S89°44'12"E A DISTANCE OF 1314.99' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 37.2 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

DESCRIPTION OF TRACT 2: A TRACT OF LAND SITUATED IN THE NORTHWEST FOURTH OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 59 NORTH, RANGE 10 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST 1/16 CORNER OF SECTION 17;
THENCE ALONG THE SOUTH 1/16 LINE OF SAID SECTION, N89°51'24"W A DISTANCE OF 1311.46' TO AN AXLE FOUND AT THE SOUTH 1/16 CORNER ON THE TOWNSHIP LINE;
THENCE ALONG SAID LINE, N00°57'44"E A DISTANCE OF 1002.46' TO AN IRON ROD SET;
THENCE LEAVING SAID LINE, S89°51'33"E A DISTANCE OF 270.00' TO A CORNER POST;
THENCE N00°57'44"E A DISTANCE OF 320.50' TO AN IRON ROD SET ON THE MID LINE OF SAID SECTION;
THENCE ALONG SAID LINE, S89°51'33"E A DISTANCE OF 174.80' TO AN IRON ROD SET ON THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 15;
THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: 214.72' ALONG A NON-TANGENT ARC TO THE LEFT, WITH A RADIUS OF 766.20', AND A CHORD THAT BEARS S77°02'20"E, A DISTANCE OF 214.02';
THENCE N86°06'44"E A DISTANCE OF 104.38';
THENCE S89°52'30"E A DISTANCE OF 555.35' TO AN IRON ROD SET ON THE WEST 1/16 LINE OF SAID SECTION;
THENCE ALONG SAID LINE, S01°03'15"W A DISTANCE OF 1283.04' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 37.1 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.



BEARINGS ARE ASSUMED
RURAL CLASS PROPERTY

CLEAVER AND ASSOCIATES, LLC.
P.O. BOX 338, 29331 HWY 63,
MACON, MO 63552
TELEPHONE (660) 239-4403
cleaverandassociates@gmail.com

SCALE: 1" = 200'

LEGEND

PEOPLES LAND CO. / SCOTT GANDER

SECTION 17,
TOWNSHIP 59 NORTH, RANGE 10 WEST
SHELBY COUNTY, MISSOURI

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

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

