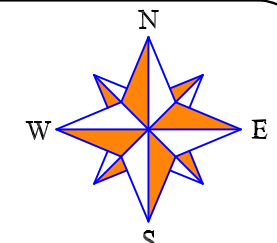




SPACE RESERVED FOR COUNTY RECORDER



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

- LEGEND
- SET MONUMENT
 - FOUND MONUMENT
 - △ RIGHT OF WAY MARKER
 - STONE MONUMENT
 - ◊ CORNER POST
 - × FENCE LINE
 - OH-E OVERHEAD ELECTRIC

PEOPLES LAND COMPANY / SCOTT GANDER
 SECTIONS 11 & 12,
 TOWNSHIP 58 NORTH, RANGE 9 WEST
 SHELBY COUNTY, MISSOURI



SCALE: 1" = 300'



DATE: 08-26-2022

PAGE 2 OF 2

ORDER # - 13301

DESCRIPTION OF INGRESS, EGRESS & UTILITY EASEMENT: A STRIP OF LAND 30.00' IN WIDTH, SITUATED IN THE NORTHWEST FOURTH OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 58 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE MID LINE OF SECTION 11, FROM WHENCE AN IRON ROD SET AT THE CENTER-SOUTH 1/16 CORNER BEARS S00°55'28"W A DISTANCE OF 470.57';

THENCE ALONG THE CENTERLINE OF SAID EASEMENT AS FOLLOWS: N24°00'17"E A DISTANCE OF 91.88';

THENCE 54.53' ALONG AN ARC TO THE RIGHT, WITH A RADIUS OF 45.11', AND A CHORD THAT BEARS N58°38'10"E, A DISTANCE OF 51.27';

THENCE S86°43'56"E A DISTANCE OF 330.26';

THENCE S81°29'52"E A DISTANCE OF 51.94';

THENCE S70°44'09"E A DISTANCE OF 59.87';

THENCE N76°30'12"E A DISTANCE OF 46.30';

THENCE 47.58' ALONG AN ARC TO THE LEFT, WITH A RADIUS OF 83.21', AND A CHORD THAT BEARS S74°01'30"E, A DISTANCE OF 121.70';

THENCE N72°07'40"E A DISTANCE OF 117.15';

THENCE N65°13'13"E A DISTANCE OF 208.65' TO THE POINT OF ENDING ON THE SOUTH LINE OF THE HEREON DESCRIBED TRACT 6.

A TRACT OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, 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 11 AT THE NORTHERLY PROLONGATION OF A FENCE LINE, FROM WHENCE AN IRON ROD SET AT THE CENTER 1/4 CORNER BEARS N89°25'41"W A DISTANCE OF 941.94';

THENCE ALONG SAID FENCE LINE AS FOLLOWS: S02°29'04"E A DISTANCE OF 767.81' TO A CORNER POST;

THENCE N82°22'54"E A DISTANCE OF 385.48' TO A CORNER POST;

THENCE S87°52'23"E A DISTANCE OF 91.59' TO A CORNER POST;

THENCE S77°03'51"E A DISTANCE OF 23.58' TO A CORNER POST;

THENCE S58°33'30"E A DISTANCE OF 1335.88' TO AN IRON ROD SET ON THE LINE BETWEEN SECTIONS 11 & 12;

THENCE ALONG SAID LINE, S01°10'16"W A DISTANCE OF 1233.37' TO A CORNER POST AT THE CORNER COMMON TO SECTIONS 11, 12, 13, & 14;

THENCE ALONG THE LINE BETWEEN SECTIONS 12 & 13, S89°27'21"E A DISTANCE OF 1311.61' TO AN IRON ROD SET AT THE WEST 1/16 CORNER COMMON TO SAID SECTIONS;

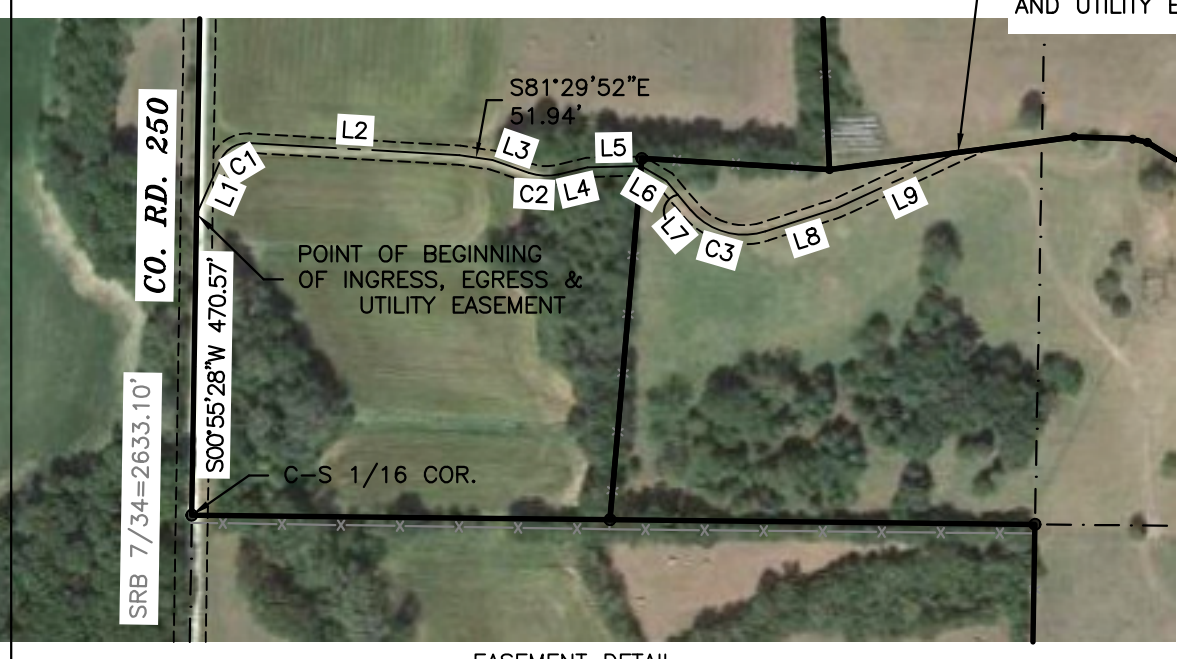
THENCE ALONG THE WEST 1/16 LINE OF SAID SECTION 12, N01°12'20"E A DISTANCE OF 2637.59' TO A CORNER POST ACCEPTED AS THE CENTER-WEST 1/16 CORNER;

THENCE ALONG THE MID LINE OF SECTION 12 AND ITS WESTERLY PROLONGATION, N89°25'41"W A DISTANCE OF 3011.58' TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 116.4 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, OR NOT OF RECORD, IF ANY.

LINE	BEARING	DISTANCE
L1	N24°00'17"E	91.88
L2	S86°43'56"E	330.26
L3	S70°44'09"E	59.87
L4	N76°30'12"E	46.30
L5	N88°36'46"E	83.48
L6	S59°39'58"E	45.61
L7	S40°10'39"E	59.47
L8	N72°07'40"E	117.15
L9	N65°13'13"E	208.65

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	54.53	45.11	N58°38'10"E	51.27
C2	47.58	83.21	S87°06'59"E	46.93
C3	129.08	109.25	S74°01'30"E	121.70



EASEMENT DETAIL

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

Mark W. Robertson
 MARK W. ROBERTSON, P.L.S.
 L.S. # 2008016665