

Certificate of Survey  
PART of SECTION 26  
Township 52 North, Range 8 West  
Audrain County, Missouri  
Legal Description

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri and being more particularly described as follows:

Commencing at the Center corner of Section 26-52-8; thence with the East line of the Northwest  $\frac{1}{4}$ , Section 26-52-8 N00°45'36"E, 1155.62' to the Point of Beginning; thence leaving said Point of Beginning and the East line of the Northwest  $\frac{1}{4}$ , Section 26 N90°00'00"W, 657.38'; thence N80°12'40"W, 612.70'; thence N01°21'58"W, 1331.73'; thence N88°52'20"E, 1312.55' to the North  $\frac{1}{4}$  corner of Section 26-52-8; thence with the East line of the Northwest  $\frac{1}{4}$ , Section 26-52-8 S00°45'36"W, 1461.49' back to the Point of Beginning and containing 42.03 acres.

INGRESS/EGRESS EASEMENT

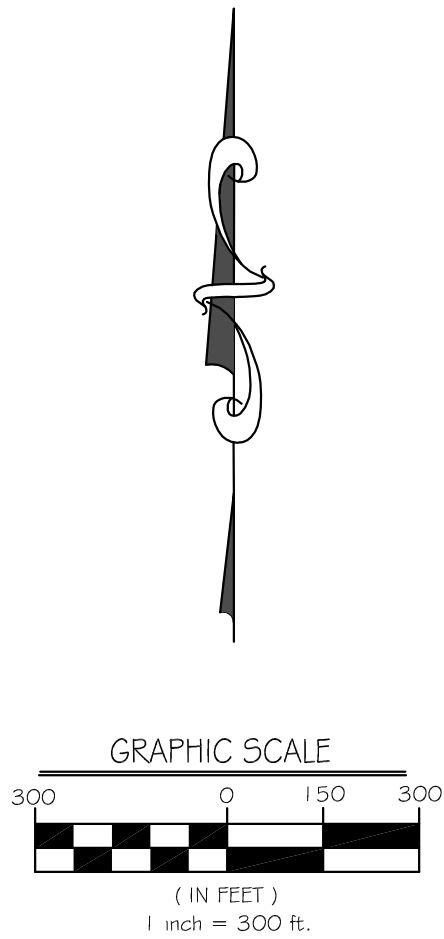
A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Ingress and Egress and being more particularly described as 15.00' either side of the following described centerline:

Commencing at the Center corner of Section 26-52-8; thence with the North line of the Southeast  $\frac{1}{4}$ , Section 26-52-8 N88°14'08"E, 1933.48'; thence S26°51'17"W, 397.08'; thence S25°07'26"W, 532.61'; thence S00°46'51"W, 45.75' to the centerline of said easement and the Point of Beginning; thence leaving said Point of Beginning with the centerline of said easement N64°55'32"W, 208.12'; thence N75°33'50"W, 126.63'; thence N76°28'17"W, 256.82'; thence N69°23'08"W, 184.13'; thence N57°40'57"W, 154.35'; thence N46°04'29"W, 198.37'; thence N60°55'30"W, 65.75'; thence N82°27'16"W, 100.33'; thence S82°54'43"W, 224.05'; thence N32°07'04"W, 330.34'; thence N09°40'05"W, 119.59'; thence N02°06'19"W, 82.51' to the Point of Terminus. Sides of the easement shall shorten and lengthen to terminate on the boundary lines

ACCESS EASEMENT

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Access and being more particularly described as follows:

Beginning at the Center corner of Section 26-52-8; thence with the North line of the Southeast  $\frac{1}{4}$ , Section 26-52-8 N88°14'08"E, 176.41'; thence leaving said North line of the Southeast  $\frac{1}{4}$ , S22°37'53"E, 336.14'; thence S82°54'43"W, 158.68'; thence N32°07'04"W, 317.82'; thence N09°40'05"W, 115.62'; thence N02°06'19"W, 61.17'; thence N01°30'58"E, 1036.00'; thence S90°00'00"E, 30.00'; thence S00°45'36"W, 1155.62' back to the Point of Beginning



BASIS OF BEARING:

North as per the Ease line of the Northwest  $\frac{1}{4}$ , Section 26-52-8; N00°45'36"E

Legend

- = Found as noted
- = Set 1/2" Iron Bar w/cap
- x = Found Curb Cut
- R = Record Distance
- M = Measured Distance
- C = Calculated

SURVEYOR'S GENERAL NOTES

- This Survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this property.
- NO Title Report was provided by the CLIENT at the time of this survey
- This survey meets or exceeds the accuracy standards of a (RURAL) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- This surveyor did not search the record for easements, encumbrances or any other items that may affect the surveyed property that a complete and accurate title report would have provided.
- This survey was a retracement and split of a prior survey by Sam Kuder filed for record in Book L at Page 467

SURVEYORS CERTIFICATION

I HEREBY CERTIFY; that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Mark B. Holt- PLS No. 2001015251  
Eagle Pointe Surveying, L.L.C., 2009006804

Line Table (Previous surveys)

LINE	BEARING	DISTANCE
L13	N 64°55'32" W	202.74'
L12	N 75°33'50" W	126.02'
L11	N 76°28'17" W	255.89'
L10	N 69°23'08" W	181.66'
L9	N 57°40'57" W	151.29'
L8	N 46°04'29" W	198.80'
L7	N 60°55'30" W	70.56'
L6	N 82°30'31" W	105.49'
L5	S 82°54'43" W	216.43'
L4	N 32°07'04" W	317.82'
L38	N 20°38'25" E	59.06'
L3	N 09°40'05" W	115.62'
L24	N 02°06'19" W	61.17'
L23	N 38°29'31" W	255.19'
L22	N 43°51'27" W	141.24'
L21	N 63°07'14" W	147.12'
L20	N 60°16'24" W	189.05'
L19	N 53°10'39" W	119.61'
L18	N 49°30'08" W	78.47'
L17	N 58°39'05" W	81.24'
L16	N 43°53'42" W	135.21'
L15	N 56°40'59" W	170.82'
L14	N 59°28'44" W	229.83'

DATE OF SURVEY: April, 2019  
CLASS OF PROPERTY: RURAL  
SURVEY CREW: MBH  
DRAWING NAME: 201904-1391  
Reference Dwg: 201712-1240  
Reference Dwg: 201706-1183  
Reference Dwg: 201703-1144

EAGLE POINTE SURVEYING  
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This Survey was prepared for:  
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