

TRACT 1C:  
A tract of land being part of the North half of the Southwest Quarter of Section 13, Township 54 North, Range 9 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Commencing at an aluminum monument marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13, thence along the North line of said Southwest Quarter, South 89 degrees 52 minutes 15 seconds West, a distance of 546.59 feet to a point being 1.39 feet North 49 degrees 23 minutes 34 seconds West of an iron rod; thence South 00 degrees 16 minutes 32 seconds West, a distance of 634.65 feet to an iron rod and the POINT OF BEGINNING; thence South 89 degrees 52 minutes 56 seconds East, a distance of 586.50 feet to an iron rod; thence South 00 degrees 20 minutes 17 seconds West, a distance of 210.00 feet to an iron rod; thence South 05 degrees 34 minutes 17 seconds West, a distance of 327.65 feet to an iron rod on the Northern right-of-way of State Route 154; thence along said right-of-way, North 89 degrees 53 minutes 00 seconds West, a distance of 585.91 feet to an iron rod; thence North 00 degrees 16 minutes 32 seconds East, a distance of 536.20 feet to the POINT OF BEGINNING containing 7.1 acres.

TRACT 1D:  
A tract of land being part of the North half of the Southwest Quarter of Section 13, Township 54 North, Range 9 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Commencing at an aluminum monument marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13, thence along the North line of said Southwest Quarter, South 89 degrees 52 minutes 15 seconds West, a distance of 66.25 feet to an iron rod; thence South 00 degrees 20 minutes 17 seconds West, a distance of 546.72 feet to an iron rod; thence South 89 degrees 52 minutes 56 seconds East, a distance of 106.86 feet to an iron rod and the POINT OF BEGINNING; thence South 89 degrees 52 minutes 56 seconds East, a distance of 284.47 feet to an iron rod; thence South 64 degrees 21 minutes 25 seconds East, a distance of 75.95 feet to an iron rod; thence South 01 degrees 07 minutes 52 seconds West, a distance of 594.87 feet to an iron rod on the Northern right-of-way of State Route 154; thence along said right-of-way the following two courses, North 89 degrees 25 minutes 34 seconds West, a distance of 165.77 feet to an iron rod; thence North 89 degrees 53 minutes 00 seconds West, a distance of 179.13 feet to an iron rod; thence leaving said right-of-way, North 05 degrees 34 minutes 17 seconds East, a distance of 327.65 feet to an iron rod; thence North 00 degrees 20 minutes 17 seconds East, a distance of 300.00 feet to the POINT OF BEGINNING containing 5.1 acres.

50' EASEMENT FOR INGRESS AND EGRESS AND UTILITIES:  
A 50 feet wide tract of land being part of the North half of the Southwest Quarter of Section 13, Township 54 North, Range 9 West of the fifth principal meridian, Monroe County, Missouri with the centerline being more particularly described as follows:  
Commencing at an aluminum monument marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13, thence along the North line of said Southwest Quarter, South 89 degrees 52 minutes 15 seconds West, a distance of 66.25 feet to an iron rod; thence South 00 degrees 20 minutes 17 seconds West, a distance of 546.72 feet to an iron rod; thence South 89 degrees 52 minutes 56 seconds East, a distance of 106.86 feet to an iron rod and the POINT OF BEGINNING; thence South 00 degrees 20 minutes 17 seconds West, a distance of 300.00 feet to an iron rod; thence South 05 degrees 34 minutes 17 seconds West, a distance of 327.65 feet to an iron rod on the Northern right-of-way of State Route 154 and the POINT OF ENDING.

TRACT 1A:  
A tract of land being part of the North half of the Southwest Quarter of Section 13, Township 54 North, Range 9 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Commencing at an aluminum monument marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13, thence along the North line of said Southwest Quarter, South 89 degrees 52 minutes 15 seconds West, a distance of 66.25 feet to an iron rod and the POINT OF BEGINNING; thence South 00 degrees 20 minutes 17 seconds West, a distance of 546.72 feet to an iron rod; thence South 89 degrees 52 minutes 56 seconds East, a distance of 106.86 feet to an iron rod; thence South 00 degrees 20 minutes 17 seconds West, a distance of 90.00 feet to an iron rod; thence North 89 degrees 52 minutes 56 seconds West, a distance of 586.50 feet to an iron rod; thence North 00 degrees 16 minutes 32 seconds East, a distance of 634.65 feet to a point on the North line of said Southwest Quarter being 1.39 feet North 49 degrees 23 minutes 34 seconds West of an iron rod; thence North 89 degrees 52 minutes 15 seconds East, a distance of 480.34 feet to the POINT OF BEGINNING containing 7.2 acres.

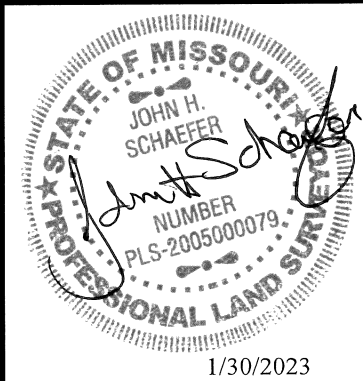
TRACT 1B:  
A tract of land being part of the North half of the Southwest Quarter of Section 13, Township 54 North, Range 9 West of the fifth principal meridian, Monroe County, Missouri being more particularly described as follows:  
Beginning at an aluminum monument marking the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 13, thence along the North line of said Southwest Quarter, South 89 degrees 52 minutes 56 seconds East, a distance of 402.30 feet to an iron rod; thence South 02 degrees 58 minutes 05 seconds West, a distance of 198.56 feet to an iron rod; thence South 63 degrees 59 minutes 42 seconds West, a distance of 160.72 feet to an iron rod; thence South 14 degrees 57 minutes 21 seconds East, a distance of 287.83 feet to an iron rod; thence North 89 degrees 52 minutes 56 seconds West, a distance of 391.32 feet to an iron rod; thence North 00 degrees 20 minutes 17 seconds East, a distance of 546.72 feet to an iron rod on the North line of said Southwest Quarter; thence North 89 degrees 52 minutes 15 seconds East, a distance of 66.25 feet to the POINT OF BEGINNING containing 5.0 acres.

- REFERENCE SURVEYS:
- 1997; BK L, PG 128; CRANE, PLS #1111
  - 1999; BK L, PG 134; JANES, PLS #2354
  - 2009; CAB A, SLEEVE 235; WASSON, PLS #2003013183
  - 2014; CAB A, SLEEVE 383; JANES, PLS #2004017826
  - 2019; CAB A, SLEEVE 544; WALKER, PLS #2014000200
  - 2019; DOC #600-103585; WALKER, PLS #2014000200
  - 2022; SC A, PG 578; SCHAEFER, PLS#2005000079.

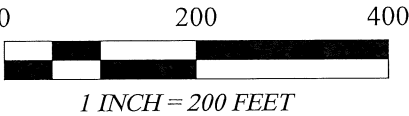
SURVEYORS STATEMENT  
A survey of the property shown hereon has been performed to the best of my knowledge and belief in accordance with the current Missouri Standards for Property Boundary Surveys.

John H. Schaefer,  
Missouri P.L.S.#2005000079

REVISED 1/30/2023 TO MAKE CHANGES TO EASEMENT FOR INGRESS-EGRESS & UTILITIES.



- - 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

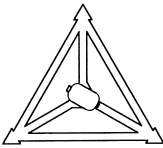


BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION

CLIENT: STEVEN HAYHURST  
DATE OF SURVEY: DECEMBER 07, 2022  
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99994174.

FIELD: MGW	DRAWN: JHS	PROJECT #22-298
SURVEY CERTIFICATE OF AUTHORITY LS-2009021550		



SCHAEFER  
SURVEYING, LLC

John H. Schaefer, PLS  
30638 Kenbrook Pl.  
Macon, MO 63552  
PHONE: 660-395-5942  
EMAIL: jschaefer@cvalley.net

BOUNDARY SURVEY

N 1/2, SW 1/4, SEC 13, T54N, R9W  
MONROE COUNTY, MISSOURI