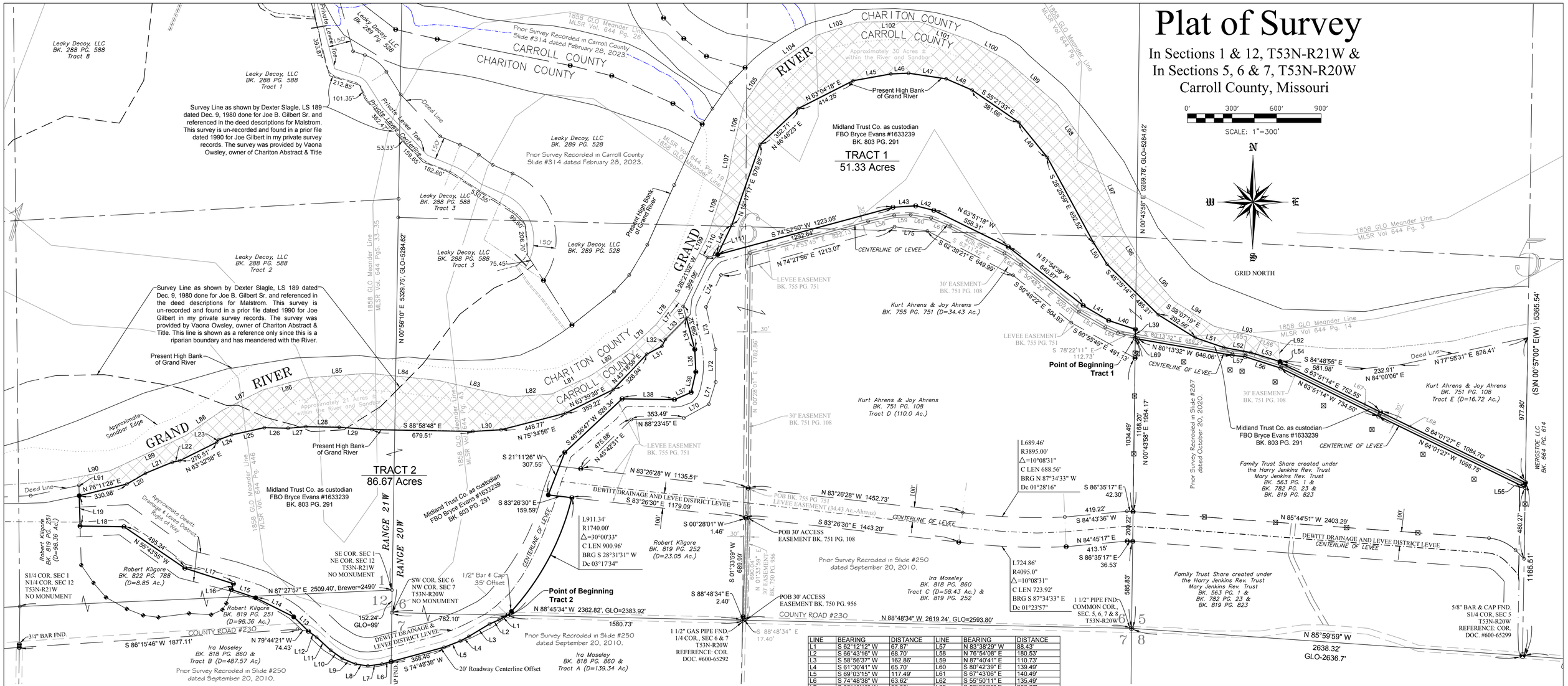
Plat of Survey

In Sections 1 & 12, T53N-R21W &
In Sections 5, 6 & 7, T53N-R20W
Carroll County, Missouri



DESCRIPTION TRACT 1:

An irregular shaped tract of land situated in Fractional Section Six (6) AND Section Five (5), Township Fifty-three (53) North, Range Twenty (20) West of the Fifth Principal Meridian, Carroll County, Missouri, being more particularly described as follows:
Commencing at an existing 1½" Pipe found at the Southeast corner of Section Six (6), Township Fifty-three (53) North, Range Twenty (20) West; Thence N 00°43'58" E, along the East line of Section Six (6), a distance of 1954.17 feet to an existing 5/8" bar and cap, said point being the True point of beginning for the following described tract of land; Thence continuing N 00°43'58" E, along the aforesaid line, a distance of 60.46 feet to a set ½" bar and cap at the Northeast corner of a tract of land conveyed to Kurt Ahrens and Joy Ahrens, recorded in Book 755 at page 751; Thence in a Westerly direction along the Northerly line of the aforesaid tract of land the following described courses; Thence N 71°55'23" W, a distance of 189.06 feet to an existing ½" bar and cap; Thence N 59°32'22" W, a distance of 199.34 feet to an existing ½" bar and cap; Thence N 51°54'39" W, a distance of 640.87 feet to an existing ½" bar and cap; Thence N 63°51'18" W, a distance of 558.31 feet to an existing ½" bar and cap; Thence N 86°18'11" W, a distance of 153.45 feet to an existing ½" bar and cap; Thence S 74°52'50" W, a distance of 1223.08 feet to a set ½" bar and cap on the presently located (September 5, 2024) High Bank of Grand River; Thence in an Easterly direction along the presently located High Bank of Grand River the following described courses; Thence N 25°42'11" E, a distance of 220.06 feet; Thence N 19°17'17" E, a distance of 576.86 feet; Thence N 46°48'23" E, a distance of 352.71 feet; Thence N 63°04'18" E, a distance of 414.25 feet; Thence N 87°28'04" E, a distance of 118.77 feet; Thence S 81°24'05" E, a distance of 256.42 feet; Thence S 66°36'46" E, a distance of 190.60 feet; Thence S 55°21'33" E, a distance of 381.66 feet; Thence S 39°07'44" E, a distance of 304.88 feet; Thence S 28°25'59" E, a distance of 652.52 feet; Thence S 32°05'41" E, a distance of 172.24 feet; Thence S 45°25'14" E, a distance of 485.21 feet; Thence S 58°07'19" E, a distance of 292.56 feet; Thence S 71°07'06" E, a distance of 202.26 feet; Thence S 79°18'03" E, a distance of 185.81 feet; Thence S 72°51'17" E, a distance of 206.02 feet to a set ½" bar and cap on the West line of a tract of land described as Tract E conveyed to Kurt Ahrens and Joy Ahrens in Book 751 at page 108; Thence S 04°56'55" E, along the aforesaid West line, a distance of 8.89 feet to an existing ½" bar and cap; Thence S 63°51'14" E, a distance of 752.55 feet to an existing bar and cap; Thence S 64°01'27" E, a distance of 1084.70 feet to an existing bar and cap on the East line of the Southwest Quarter of Section Five (5); Thence S 00°57'00" W, along the aforesaid line, a distance of 33.11 feet to an existing bar and cap at the Northeast corner of a tract of land described in Book 819 at page 823; Thence in a Westerly direction along the centerline of an existing line and the North line of the aforesaid Book 819 at page 823 the following described courses; Thence N 64°01'27" W, a distance of 1098.75 feet to an existing bar and cap; Thence N 63°51'14" W, a distance of 734.50 feet existing bar and cap; Thence N 72°12'39" W, a distance of 250.76 feet existing bar and cap; Thence N 83°38'29" W, a distance of 88.43 feet existing bar and cap; Thence N 80°13'32" W, a distance of 646.06 feet existing bar and cap; Thence N 72°26'09" W, a distance of 16.00 feet to the point of beginning and containing within the above described boundaries 51.33 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises. Together with and subject to a Thirty (30) feet wide easement recorded Book 751 at page 108 in the Office of the Recorder of Deeds, Carroll County, Missouri, AND a perpetual access easement for ingress, egress and utilities recorded in Book 750 at page 956 in the Office of the Recorder of Deeds, Carroll County, Missouri, AND a perpetual easement over a tract of land described in Book 755 at page 751 in the Office of the Recorder of Deeds, Carroll County, Missouri, which will only be used for ingress and egress for hunting purposes.

DESCRIPTION TRACT 2:

An irregular shaped tract of land situated in Fractional Section Six (6) AND Section Seven (7), Township Fifty-three (53) North, Range Twenty (20) West AND in Section One (1) AND Section Twelve (12), Township Fifty-three (53) North, Range Twenty-one (21) West of the Fifth Principal Meridian, Carroll County, Missouri, being more particularly described as follows:
Commencing at an existing 1½" Pipe found at the South Quarter (S¼) corner of Section Six (6), Township Fifty-three (53) North, Range Twenty (20) West; Thence N 88°45'34" W, along the South line of Section Six (6), a distance of 1580.73 feet to an existing ½" bar and cap in the centerline of County Road Number 230, at the Southwest corner of a tract of land conveyed to Robert Kilgore, recorded in Book 819 at page 252 in the Office of the Recorder of Deeds, Carroll County, Missouri, said point being the True point of beginning for the following described tract of land; Thence in a Westerly direction leaving the aforesaid centerline and along a line being Twenty (20) feet Southerly of the existing centerline of County Road Number 230 as described in Tracts A and B, recorded in Book 818 at page 860, the following described courses; Thence S 62°12'12" W, a distance of 67.87 feet; Thence S 66°43'16" W, a distance of 68.70 feet; Thence S 58°56'37" W, a distance of 162.86 feet; Thence S 61°30'41" W, a distance of 65.70 feet; Thence S 69°03'15" W, a distance of 117.49 feet; Thence S 74°48'38" W, a distance of 368.46 feet to an existing ½" bar and cap at a point on the West line of Section Seven (7), Township Fifty-three (53) North, Range Twenty (20) West; Thence S 74°48'38" W, a distance of 63.62 feet; Thence S 82°40'46" W, a distance of 96.39 feet; Thence N 81°47'04" W, a distance of 84.78 feet; Thence N 66°55'53" W, a distance of 97.00 feet; Thence N 54°21'55" W, a distance of 95.78 feet; Thence N 47°04'24" W, a distance of 128.04 feet; Thence N 54°14'35" W, a distance of 69.05 feet to an existing ½" bar and cap at the Southeast corner of a tract of land described in Book 819 at page 251; Thence in a Northwesterly direction along the Easterly line of the aforesaid tract of the land the following described courses; Thence N 45°30'27" W, a distance of 138.16 feet to a set ½" bar and cap; Thence N 63°22'03" W, a distance of 286.63 feet to a set ½" bar and cap; Thence N 71°17'48" W, a distance of 173.05 feet to an existing ½" bar and cap; Thence N 19°55'04" E, leaving the aforementioned tract of land, a distance of 41.39 feet to an existing ½" bar and cap at the Northeast corner of a tract of land described in Book 822 at page 788; Thence in a Northwesterly direction along the Northeasterly line of the aforesaid tract of land the following described courses; Thence N 72°10'54" W, a distance of 343.70 feet to an existing ½" bar and cap; Thence N 55°43'55" W, a distance of 495.24 feet to an existing ½" bar and cap at the Northwest corner of the aforementioned tract of land; Thence N 01°38'49" W, along the East line of a tract of land described in Book 819 at page 251, a distance of 204.39 feet to a set ½" bar and cap on the presently located (September 5, 2024) High Bank of Grand River; Thence in an Easterly direction along the presently located High Bank of Grand River the following described courses; Thence N 76°11'28" E, a distance of 330.98 feet; Thence N 59°47'39" E, a distance of 143.66 feet; Thence N 67°37'44" E, a distance of 195.76 feet; Thence N 78°15'27" E, a distance of 51.43 feet; Thence N 63°32'58" E, a distance of 276.51 feet; Thence N 41°32'21" E, a distance of 24.83 feet; Thence N 69°40'56" E, a distance of 91.38 feet; Thence N 77°26'44" E, a distance of 224.57 feet; Thence S 88°37'02" E, a distance of 160.27 feet; Thence N 84°59'23" E, a distance of 120.50 feet; Thence S 89°01'48" E, a distance of 224.74 feet; Thence S 85°49'41" E, a distance of 220.57 feet; Thence S 88°58'48" E, a distance of 679.51 feet; Thence N 86°36'33" E, a distance of 190.20 feet; Thence N 75°34'56" E, a distance of 448.77 feet; Thence N 63°39'39" E, a distance of 359.22 feet; Thence N 43°18'58" E, a distance of 326.94 feet; Thence N 62°14'57" E, a distance of 115.26 feet; Thence N 26°50'10" E, a distance of 50.10 feet; Thence N 44°46'40" E, a distance of 202.30 feet to the West line of a tract of land conveyed to Kurt Ahrens and Joy Ahrens recorded in Book 755 at page 751; Thence leaving the aforesaid high bank in a Southerly direction and along the West line of the aforesaid tract of land the following described courses; Thence S 14°59'19" E, a distance of 217.00 feet to an existing ½" bar and cap; Thence S 02°34'02" E, a distance of 152.12 feet to an existing ½" bar and cap; Thence S 12°48'44" W, a distance of 141.06 feet to an existing ½" bar and cap; Thence S 66°21'54" W, a distance of 122.46 feet to an existing ½" bar and cap; Thence N 89°08'30" W, a distance of 352.53 feet to an existing ½" bar and cap; Thence S 46°56'47" W, a distance of 528.34 feet to an existing ½" bar and cap; Thence S 21°11'26" W, a distance of 307.55 feet to an existing ½" bar and cap; Thence S 83°26'30" E, a distance of 159.59 feet to a set ½" bar and cap; Thence along a 03°17'34" curve to the right, having a radius of 1740.00 feet, an arc length of 911.34 feet to the point of beginning and containing within the above described boundaries 86.67 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises.
Together with a perpetual access easement for ingress, egress and utilities recorded in Book 750 at page 956 in the Office of the Recorder of Deeds, Carroll County, Missouri, AND a perpetual easement over a tract of land described in Book 755 at page 751 in the Office of the Recorder of Deeds, Carroll County, Missouri, which will only be used for ingress and egress for hunting purposes.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 62°12'12" W	67.87'	L57	N 83°38'29" W	88.43'
L2	S 66°43'16" W	68.70'	L58	N 76°54'08" E	180.53'
L3	S 58°56'37" W	162.86'	L59	N 87°40'41" E	110.73'
L4	S 61°30'41" W	65.70'	L60	S 80°42'39" E	139.49'
L5	S 69°03'15" W	117.49'	L61	S 67°43'06" E	140.49'
L6	S 74°48'38" W	63.62'	L62	S 55°50'11" E	135.49'
L7	S 82°40'46" W	96.39'	L63	S 59°32'22" E	206.07'
L8	N 81°47'04" W	84.78'	L64	S 66°12'36" E	93.83'
L9	N 66°55'53" W	97.00'	L65	S 83°38'29" E	89.48'
L10	N 54°21'55" W	95.78'	L66	S 72°12'39" E	253.36'
L11	N 47°04'24" W	128.04'	L67	S 63°51'14" E	735.57'
L12	N 54°14'35" W	69.05'	L68	S 64°01'27" E	1091.72'
L13	N 45°30'27" W	138.16'	L69	N 72°26'09" W	16.00'
L14	N 63°22'03" W	286.63'	L70	N 61°06'44" E	192.78'
L15	N 71°17'48" W	173.05'	L71	N 17°12'28" E	156.10'
L16	N 19°55'04" E	41.39'	L72	N 00°33'42" W	220.45'
L17	N 72°10'54" W	343.70'	L73	N 12°27'29" W	292.58'
L18	N 89°03'38" W	295.70'	L74	N 25°07'14" E	237.08'
L19	N 01°38'49" W	204.39'	L75	S 82°44'04" E	222.91'
L20	N 59°47'39" E	143.66'	L76	N 14°59'19" W	82.32'
L21	N 67°37'44" E	195.76'	L77	N 53°36'26" W	74.65'
L22	N 78°15'27" E	51.43'	L78	S 36°23'34" W	203.30'
L23	N 41°32'21" E	24.83'	L79	S 46°59'54" W	264.61'
L24	N 69°40'56" E	91.38'	L80	S 56°19'15" W	298.77'
L25	N 77°26'44" E	224.57'	L81	S 64°42'32" W	290.66'
L26	S 88°37'02" E	160.27'	L82	S 86°03'32" W	276.86'
L27	N 84°59'23" E	120.50'	L83	N 77°16'27" W	506.56'
L28	S 89°01'48" E	224.74'	L84	N 84°12'03" W	468.48'
L29	S 85°49'41" E	220.57'	L85	S 85°39'17" W	415.66'
L30	N 86°36'33" E	190.20'	L86	S 74°39'30" W	307.04'
L31	N 62°14'57" E	115.26'	L87	S 63°03'47" W	306.73'
L32	N 26°50'10" E	50.10'	L88	S 55°26'55" W	298.11'
L33	N 44°46'40" E	202.30'	L89	S 65°04'44" W	562.07'
L34	S 14°59'19" E	217.00'	L90	S 79°00'10" W	213.00'
L35	S 02°34'02" E	152.12'	L91	S 01°38'49" E	127.03'
L36	S 12°48'44" W	141.06'	L92	N 04°56'55" W	130.14'
L37	S 66°21'54" W	122.46'	L93	N 75°58'46" W	446.85'
L38	N 89°08'30" W	352.53'	L94	N 57°56'58" W	317.92'
L39	N 00°43'58" E	60.46'	L95	N 41°18'51" W	286.55'
L40	N 71°55'23" W	189.06'	L96	N 30°30'27" W	305.28'
L41	N 59°32'22" W	199.34'	L97	N 22°31'55" W	565.32'
L42	N 75°56'45" W	125.91'	L98	N 34°35'55" W	394.98'
L43	S 86°18'11" W	153.45'	L99	N 48°54'03" W	349.65'
L44	N 25°42'11" E	220.06'	L100	N 61°20'29" W	267.36'
L45	N 79°50'33" E	258.16'	L101	N 69°38'26" W	378.43'
L46	N 87°28'04" E	118.77'	L102	S 89°25'48" W	406.16'
L47	S 81°24'05" E	256.42'	L103	S 72°33'28" W	301.51'
L48	S 66°36'46" E	190.60'	L104	S 54°52'03" W	397.42'
L49	S 39°07'44" E	304.88'	L105	S 34°30'19" W	279.85'
L50	S 32°05'41" E	172.24'	L106	S 13°54'54" W	307.58'
L51	S 71°07'06" E	202.26'	L107	S 10°23'32" W	193.12'
L52	S 79°18'03" E	185.81'	L108	S 18°47'36" W	438.93'
L53	S 72°51'17" E	206.02'	L109	S 26°54'01" W	114.85'
L54	S 04°56'55" E	8.89'	L110	S 63°05'59" E	63.80'
L55	S 00°57'00" W	33.11'	L111	N 74°52'50" E	69.56'
L56	N 72°12'39" W	250.76'			

General Notes:
1. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
2. Survey is valid only if print has a seal in a color other than black and signature of surveyor.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
5. Survey was established from surveys of record, existing monumentation, and existing fences (occupation lines).
6. The Missouri Board of Architects, Professional Engineers, Professional Surveyors Classify the Surveyed Property as Rural.
7. Basis of Bearing is referenced to the Missouri State Plane Central Zone (NAD83) Coordinate System based a prior survey recorded in Slide #250 & 287 in the Office of the Recorder of Deeds, Carroll County, Missouri.

CERTIFICATION: This is to certify that at the request Jason Wallingford and Judy Graff, Trophy Properties and Auctions, on behalf of Midland Trust Company as Custodian FBO Bryce Evans #1633239, a survey was executed under my personal supervision and I hereby declare that to the best of my knowledge and belief at this time, this survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys, 10-CSR-30-2 and the results are represented on this Plat of Survey.

Marcus J. Magee, PLS 2136
September 12, 2024

Surveyor's Note:

The Northern boundaries for Tracts 1 and 2 are riparian, and the location of the high bank in this survey was intended to help establish the acreage amount for the two tracts. The high bank of Grand River was used to calculate the acreage and prepare a metes and bounds description for the property at the present date. Grand River has conflicting information as to the whether or not the river is considered Navigable or Non-Navigable for surveying purposes in this location. The courts have stated every situation is unique, and the decision for navigability is based on the specific situation. There is no guarantee to acreage within Grand River due to the meandering of the river, but an approximate acreage was calculated and shown on this plat for reference only.

The lines shown are the lines located from the deeds, plats, and other information furnished to the surveyor by the client and his agents or found of record in the Office of the Recorder of Deeds for Carroll County and Chariton County as well as records found in the Missouri Land Survey Index. This declaration does not take into consideration the additional facts that any un-recorded surveys or an accurate and correct title search and/or examination might disclose including, but not limited to, the descriptions contained in deeds for the adjacent properties.

LEGEND

These standard symbols will be found in the drawing.

- △ STONE FND.
- ◉ PIPE FND.
- ⊕ 1/2" BAR & CAP FND.-UNLESS SPECIFIED
- ● 1/2" BAR & CAP SET
- ⊗ EXISTING ROUND POST
- ▲ EXISTING T-POST
- ○ CALCULATED POINT
- —×— EXISTING FENCE LINES
- 60D NAIL FND.
- ⊠ 5/8" BAR & CAP FND WITH-WRP POST & SIGN
- MLSR MISSOURI LAND SURVEY RECORDS
- ⊙ 5/8" BAR & ALUMINUM CAP FND.

Marcus J. Magee, PLS 2136

Date

Surveyed For:
Midland Trust Company as Custodian FBO Bryce Evans #1633239
401 N. Outer Rd.
Concordia, Mo 64020

SECTIONAL MAP
R 21 W R 20 W
T 53 N

Magee Surveying LLC
PO Box 192
Carrollton, Mo 64633
Phone: 660-542-3310
Fax: 660-542-0621

Project No.	M-243906
DATE:	09/12/24
DRAWN BY:	ADK
CHECKED BY:	MJM
DSK:	
SCALE:	1" = 300'
SHEET:	1 OF 1