

Legal Description

A tract of land in the South 1/2 of Section 34, Township 56 North of the Base line, Range 15 West of the 5th Principal Meridian, Macon County, Missouri and being more particularly described as follows:
Beginning at the Center corner of said Section 34-56-15; thence with the North line of the Southeast 1/4, Section 34 589°06'04"E, 1511.43'; thence leaving said North line S30°58'44"E, 659.02'; thence S75°33'14"W, 828.06'; thence S01°53'27"W, 541.84' to a point on the South line of the Northwest 1/4 of the Southeast 1/4, Section 34-56-15; thence with the North line of said 1/4, 1/4 and the South line of the Northeast 1/4 of the Southwest 1/4 Section 34-56-15 N89°08'31"W, 1399.36'; thence leaving said 1/4, 1/4 section line N01°02'57"E, 350.00'; thence N89°08'31"W, 1200.00' to a point on the East Right-of-Way line of Missouri State Highway Route 'C'; thence with said East Right-of-Way line N01°02'57"E, 379.10' to the Point of Curvature of a curve to the Right having a Radius of 828.83' and a Chord Bearing and Length of N23°25'39"E, 631.10'; thence with said curve to the Right 647.44' to the Point of Tangency; thence continuing with the East Right-of-Way line of said Missouri State Highway Route 'C' N45°48'20"E, 14.60' to a point on the North line of the Northeast 1/4 of the Southwest 1/4, Section 34-56-15; thence with the North line of said 1/4, 1/4 section 589°06'04"E, 1293.80' back to the Point of Beginning and containing 78.35 acres.
Subject to Rights-of-Way and Easements as may now be established.

ALONG WITH and SUBJECT TO

DRIVEWAY and ACCESS EASEMENT

A tract of land in the Northwest 1/4 of the Southwest 1/4, Section 34, Township 56 North of the Baseline, Range 15 West of the 5th Principal Meridian in Macon County, Missouri to be used and an Easement for Driveways and Access and being more particularly described as follows:
Commencing at the Southeast corner of said 1/4, 1/4 section; thence with the East line of the Northwest 1/4 of the Southwest 1/4, Section 34-56-15 N01°19'34"E, 350.00' to the Point of Beginning; thence leaving said Point of Beginning and said East line N89°08'31"W, 221.75' to a point on the East Right-of-Way line of Missouri State Highway Route 'C'; thence with said East Right-of-Way line N01°02'57"E, 100.00'; thence leaving said East Right-of-Way line 589°08'31"E, 222.23' to a point back on the East line of the Northwest 1/4 of the Southwest 1/4, Section 34-56-15; thence with said East line S01°19'34"W, 100.00' back to the Point of Beginning.

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.
- Reference survey filed for record in Book 13 and Page 3
- Reference survey filed for record in Book 13 and Page 10
- This surveyor did not search the record for easements, encumbrances or any other items that may affect the surveyed property that a complete title report would have provided.

Legend

- = Found Iron Bar (I.B.) as noted
- = Set 1/2" Iron Bar w/cap

R = Record Distance
M = Measured Distance
C = Calculated

BASIS OF BEARING:

North as per the North line of
of the Northwest 1/4 of the
Southeast 1/4, Section 34-56-15
N89°06'04"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°08'31" W	221.75'
L2	N 01°02'57" E	100.00'
L3	S 89°08'31" E	222.23'
L4	S 01°19'34" W	100.00'

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 Agriculture, Land Survey Division of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 9/30/2025
Mark B. Holt- PLS. No. 2001015251
Eagle Point Surveying, LLC. No. 2009006804

DATE OF SURVEY: October, 2025
CLASS OF PROPERTY: RURAL
SURVEY CREW: MBH
REF DRAWING : 201305-755
DRAWING NAME: 202509-2033

EAGLE POINTE SURVEYING LLC
1216 NE Applewood St
Lee's Summit, MO 64086
(816) 456-0156
markholtpls@gmail.com

This Survey was prepared for:
The Peoples Company
c/o Doug Yegge and
Alan McNeil

Certificate of Survey
Part of the SOUTH 1/2 of
Section 34, Township 56 North, Range 15 West
Macon County, Missouri

