



LINE	BEARING	DISTANCE
L1	S 67°34'11" W	38.18
L2	W 02°30'18" W	145.31
L3	N 51°32'29" W	140.11
L4	N 67°34'11" E	182.37
L5	N 39°38'01" W	126.52
L6	S 72°28'08" W	26.77
L7	N 78°26'14" W	463.28
L8	N 34°07'43" W	113.07
L9	W 34°07'43" W	33.71
L10	N 80°16'22" W	80.00
L11	S 20°17'34" W	149.24
L12	S 61°34'46" W	246.37
L13	N 31°12'23" W	31.23
L14	N 14°41'05" W	94.98
L15	N 16°07'43" E	329.31
L16	W 13°20'51" E	227.35
L17	N 11°20'01" E	464.16
L18	N 09°36'32" E	196.69
L19	N 03°48'42" E	178.28
L20	N 30°29'22" E	55.89
L21	S 68°46'32" W	66.59
L22	S 45°02'09" W	215.69
L23	S 60°14'09" W	142.63
L24	S 73°46'58" W	139.69
L25	N 85°48'09" W	113.18
L26	S 64°33'05" W	239.79
L27	S 51°14'29" W	192.85
L28	S 89°16'11" W	336.14
L29	S 59°11'46" W	182.64
L30	N 13°49'00" W	136.50
L31	N 50°46'42" W	31.63
L32	S 67°58'14" W	133.01
L33	S 33°27'29" E	69.17
L34	N 61°30'41" W	162.33
L35	S 81°40'45" W	232.58
L36	S 72°41'40" W	86.29
L37	S 64°00'27" E	152.42
L38	S 45°43'51" W	255.41
L39	S 38°22'05" E	51.63
L40	S 32°41'45" W	153.42
L41	N 71°09'40" W	60.00
L42	N 55°35'59" E	30.23
L43	N 82°38'40" E	392.73
L44	N 63°28'01" E	199.89
L45	W 7°09'40" E	60.00
L46	N 15°50'20" W	145.00
L47	N 30°50'20" W	344.89
L48	N 78°26'14" W	463.28
L49	N 17°50'20" W	429.78

- REFERENCE SURVEYS:  
 1984: SRB 7, PG 99; JAMES, PLS#1171.  
 1992: SRB 2, PG 41; KUDER, PLS#1714.  
 1998: BK 3, PG 164; BORMANN, PLS#2012.  
 2000: SRB BB, PG 628; KUDER, PLS#1714.  
 2000: BK 3, PG 425; LUECK, PLS#1957.  
 2007: BK 54, PG 306; WILLIAMS, PLS#1923.  
 2007: BK 55, PG 55; KROGSTAD, PLS#1805.  
 2009: BK 55, PG 98; BUTCHER, PLS#2002014095.  
 2010: BK 55, PG 273; WILLIAMS, PLS#1923.  
 2017: BK 56, PG 527; WILLIAMS, PLS#1923.  
 2020: BK 57, PG 43; BADE, PLS#1434.  
 2024: BK 57, PG 579; SCHAEFER, PLS#2005000079.  
 2024: BK 57, PG 607; SCHAEFER, PLS#2005000079.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	149.32'	511.10'	S 60°01'11" W	509.62'
C2	65.00'	77.03'	N 73°35'01" W	72.60'
C3	240.00'	126.95'	S 87°00'57" W	125.59'
C4	250.00'	193.33'	N 56°16'58" W	188.55'

**TRACT 1:**  
 A tract of land being part of the West Half of the West Half of Section 16, and part of the East Half of Section 17, Township 48 North, Range 8 West of the fifth principal meridian, Callaway County, Missouri being more particularly described as follows:  
 Commencing at an iron pipe marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence North 01 degrees 35 minutes 08 seconds East, a distance of 1810.86 feet to the Northerly right-of-way of Route Z, being 0.90 feet South 01 degrees 11 minutes 57 seconds West of an iron rod and the POINT OF BEGINNING; thence along said right-of-way South 07 degrees 34 minutes 11 seconds West, a distance of 38.18 feet to an iron rod; thence North 05 degrees 30 minutes 18 seconds West, a distance of 145.31 feet to an iron rod; thence North 51 degrees 39 minutes 29 seconds West, a distance of 140.11 feet to an iron rod; thence North 85 degrees 44 minutes 35 seconds West, a distance of 532.61 feet to an iron rod; thence North 86 degrees 18 minutes 02 seconds West, a distance of 389.16 feet to an iron rod; thence North 79 degrees 48 minutes 43 seconds West, a distance of 552.69 feet to an iron rod; thence North 08 degrees 47 minutes 14 seconds West, a distance of 95.98 feet to an iron rod; thence South 49 degrees 29 minutes 44 seconds West, a distance of 172.16 feet to an iron rod; thence South 24 degrees 46 minutes 12 seconds West, a distance of 460.61 feet to an iron rod; thence South 04 degrees 13 minutes 41 seconds West, a distance of 728.16 feet to an iron rod; thence North 14 degrees 41 minutes 05 seconds West, a distance of 94.98 feet to an iron rod; thence North 16 degrees 07 minutes 43 seconds East, a distance of 329.31 feet to an iron rod; thence North 13 degrees 20 minutes 23 seconds East, a distance of 227.39 feet to an iron rod; thence North 11 degrees 20 minutes 01 seconds East, a distance of 464.16 feet to an iron rod; thence North 09 degrees 36 minutes 32 seconds East, a distance of 196.69 feet to an iron rod; thence North 03 degrees 48 minutes 47 seconds East, a distance of 176.26 feet to an iron rod; thence North 10 degrees 15 minutes 38 seconds East, a distance of 60.12 feet to an iron rod; thence North 55 degrees 35 minutes 39 seconds East, a distance of 30.23 feet to an iron rod; thence North 04 degrees 16 minutes 33 seconds East, a distance of 426.34 feet to an iron rod; thence North 18 degrees 26 minutes 30 seconds East, a distance of 588.47 feet to an iron rod on the Southerly right-of-way of U.S. Highway 70; thence along said right-of-way, along the arc of a curve to the right, having a radius of 5634.14 feet, for a length of 2154.46 feet (chord = S89°33'18"E - 2141.35') to an iron rod; thence South 01 degrees 11 minutes 57 seconds West, a distance of 1909.32 feet to the POINT OF BEGINNING, containing 102.6 acres. Subject to any easements of record or not of record, if any.

**TRACT 2:**  
 A tract of land being part of Section 17, Township 48 North, Range 8 West of the fifth principal meridian, Callaway County, Missouri being more particularly described as follows:  
 Commencing at an iron pipe marking the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, North 00 degrees 43 minutes 51 seconds East, a distance of 120.16 feet to the centerline of Auxvasse Creek; thence along said centerline, North 81 degrees 39 minutes 44 seconds East, a distance of 383.69 feet to the old centerline of Auxvasse Creek; thence along said old centerline, North 82 degrees 39 minutes 40 seconds East, a distance of 482.24 feet to a point being 90.00 feet to the centerline of Auxvasse Creek; thence along said old centerline, North 12 degrees 29 minutes 31 seconds East, a distance of 969.51 feet to a point at the centerline of a drainage ditch being 25.00 feet South 12 degrees 29 minutes 31 seconds East of an iron rod and the POINT OF BEGINNING; thence along said centerline the following eleven courses, North 32 degrees 41 minutes 45 seconds East, a distance of 153.42 feet; thence North 38 degrees 22 minutes 05 seconds West, a distance of 51.63 feet; thence North 55 degrees 43 minutes 23 seconds East, a distance of 255.14 feet; thence North 64 degrees 40 minutes 04 seconds East, a distance of 152.42 feet; thence North 72 degrees 41 minutes 40 seconds East, a distance of 86.29 feet; thence North 81 degrees 40 minutes 45 seconds East, a distance of 232.58 feet; thence North 61 degrees 00 minutes 12 seconds East, a distance of 128.67 feet; thence North 35 degrees 57 minutes 29 seconds West, a distance of 69.17 feet; thence North 67 degrees 58 minutes 14 seconds East, a distance of 133.01 feet; thence South 50 degrees 46 minutes 42 seconds East, a distance of 31.63 feet; thence North 13 degrees 49 minutes 50 seconds East, a distance of 136.52 feet to an iron rod; thence North 59 degrees 11 minutes 46 seconds East, a distance of 192.64 feet to an iron rod; thence North 20 degrees 38 minutes 53 seconds East, a distance of 320.27 feet to an iron rod; thence North 89 degrees 16 minutes 11 seconds East, a distance of 336.14 feet to an iron rod; thence North 53 degrees 13 minutes 39 seconds East, a distance of 192.82 feet to an iron rod; thence North 64 degrees 33 minutes 09 seconds East, a distance of 239.79 feet to an iron rod; thence South 85 degrees 48 minutes 09 seconds East, a distance of 113.18 feet to an iron rod; thence North 73 degrees 46 minutes 38 seconds East, a distance of 139.69 feet to an iron rod; thence North 66 degrees 14 minutes 09 seconds East, a distance of 142.62 feet to an iron rod; thence North 45 degrees 05 minutes 09 seconds East, a distance of 215.69 feet to an iron rod; thence North 68 degrees 46 minutes 37 seconds East, a distance of 66.59 feet to an iron rod; thence North 87 degrees 39 minutes 58 seconds East, a distance of 713.14 feet to an iron rod; thence South 48 degrees 59 minutes 28 seconds East, a distance of 35.88 feet to an iron rod; thence South 03 degrees 48 minutes 47 seconds West, a distance of 176.26 feet to an iron rod; thence South 09 degrees 36 minutes 32 seconds West, a distance of 196.69 feet to an iron rod; thence North 11 degrees 20 minutes 01 seconds West, a distance of 464.16 feet to an iron rod; thence South 13 degrees 20 minutes 23 seconds West, a distance of 227.39 feet to an iron rod; thence South 16 degrees 07 minutes 43 seconds West, a distance of 329.31 feet to an iron rod; thence South 14 degrees 41 minutes 05 seconds West, a distance of 94.98 feet to an iron rod; thence South 53 degrees 22 minutes 47 seconds West, a distance of 1330.43 feet to a point at the centerline of Auxvasse Creek being 108.24 feet South 53 degrees 22 minutes 47 seconds West of an iron rod; thence along said centerline the following seven courses, North 24 degrees 42 minutes 34 seconds West, a distance of 157.68 feet; thence North 36 degrees 18 minutes 46 seconds West, a distance of 180.89 feet; thence North 55 degrees 24 minutes 25 seconds West, a distance of 184.53 feet; thence North 68 degrees 40 minutes 40 seconds West, a distance of 86.29 feet; thence South 80 degrees 33 minutes 25 seconds West, a distance of 469.79 feet; thence South 74 degrees 52 minutes 11 seconds West, a distance of 182.42 feet; thence South 60 degrees 47 minutes 47 seconds West, a distance of 64.11 feet to a point being 112.30 feet South 89 degrees 36 minutes 33 seconds East of an iron rod; thence North 89 degrees 36 minutes 33 seconds West, a distance of 605.46 feet to an iron rod; thence North 12 degrees 29 minutes 31 seconds West, a distance of 147.79 feet to the POINT OF BEGINNING, containing 93.5 acres. Subject to any easements of record or not of record, if any.

**TRACT 3:**  
 A tract of land being part of Section 17, Township 48 North, Range 8 West of the fifth principal meridian, Callaway County, Missouri being more particularly described as follows:  
 Commencing at an iron pipe marking the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, North 00 degrees 43 minutes 51 seconds East, a distance of 120.16 feet to the centerline of Auxvasse Creek; thence along said centerline, North 81 degrees 39 minutes 44 seconds East, a distance of 383.69 feet to the old centerline of Auxvasse Creek; thence along said old centerline, North 82 degrees 39 minutes 40 seconds East, a distance of 482.24 feet to a point being 90.00 feet to the centerline of Auxvasse Creek; thence along said old centerline, North 12 degrees 29 minutes 31 seconds West of an iron rod and being the POINT OF BEGINNING; thence continuing along said old centerline the following six courses, North 82 degrees 39 minutes 40 seconds East, a distance of 392.73 feet; thence North 65 degrees 09 minutes 40 seconds East, a distance of 199.99 feet; thence North 27 degrees 09 minutes 40 seconds East, a distance of 60.00 feet; thence North 15 degrees 50 minutes 20 seconds West, a distance of 145.00 feet; thence North 30 degrees 50 minutes 20 seconds West, a distance of 344.99 feet; thence North 68 degrees 50 minutes 20 seconds West, a distance of 70.00 feet; thence leaving said old centerline, North 17 degrees 50 minutes 20 seconds West, a distance of 429.78 feet to a point on the Southern right-of-way of U.S. Highway 70 being 80.00 feet North 78 degrees 07 minutes 33 seconds East of an iron rod; thence along said right-of-way the following two courses, North 77 degrees 59 minutes 15 seconds East, a distance of 567.44 feet to a right-of-way marker; thence along the arc of a curve to the right, having a radius of 5634.14 feet, for a length of 147.77 feet (chord = N78°44'20"E - 147.76') to an iron rod; thence leaving said right-of-way, South 18 degrees 26 minutes 30 seconds West, a distance of 588.47 feet to an iron rod; thence South 04 degrees 16 minutes 33 seconds West, a distance of 426.34 feet to an iron rod; thence South 55 degrees 35 minutes 39 seconds West, a distance of 30.23 feet to an iron rod; thence South 10 degrees 15 minutes 38 seconds West, a distance of 60.12 feet to an iron rod; thence North 87 degrees 39 minutes 58 seconds West, a distance of 55.88 feet to an iron rod; thence North 30 degrees 57 minutes 28 seconds West, a distance of 713.14 feet to an iron rod; thence South 68 degrees 46 minutes 37 seconds West, a distance of 66.59 feet to an iron rod; thence South 45 degrees 05 minutes 09 seconds West, a distance of 215.69 feet to an iron rod; thence North 66 degrees 14 minutes 09 seconds West, a distance of 142.62 feet to an iron rod; thence South 73 degrees 46 minutes 38 seconds West, a distance of 139.69 feet to an iron rod; thence North 81 degrees 40 minutes 45 seconds West, a distance of 113.18 feet to an iron rod; thence South 64 degrees 33 minutes 09 seconds West, a distance of 239.79 feet to an iron rod; thence South 53 degrees 13 minutes 39 seconds West, a distance of 192.82 feet to an iron rod; thence South 89 degrees 16 minutes 11 seconds West, a distance of 336.14 feet to an iron rod; thence South 20 degrees 38 minutes 53 seconds West, a distance of 320.27 feet to an iron rod; thence South 16 degrees 07 minutes 43 seconds West, a distance of 329.31 feet to an iron rod; thence South 13 degrees 20 minutes 23 seconds West, a distance of 227.39 feet to an iron rod; thence South 14 degrees 41 minutes 05 seconds West, a distance of 94.98 feet to an iron rod; thence South 53 degrees 22 minutes 47 seconds West, a distance of 1330.43 feet to a point at the centerline of Auxvasse Creek being 108.24 feet South 53 degrees 22 minutes 47 seconds West of an iron rod; thence along said centerline the following eleven courses, South 13 degrees 49 minutes 50 seconds West, a distance of 255.14 feet; thence South 38 degrees 22 minutes 05 seconds East, a distance of 51.63 feet; thence South 32 degrees 41 minutes 45 seconds West, a distance of 153.42 feet to a point being 25.00 feet South 12 degrees 29 minutes 31 seconds East of an iron rod; thence North 12 degrees 29 minutes 31 seconds West, a distance of 969.51 feet to the POINT OF BEGINNING, containing 92.3 acres. Subject to any easements of record or not of record, if any.

**33.5 ACRE TRACT**  
 A tract of land being part of the West Half of the Southwest Quarter of Section 16, and part of the Southwest Quarter of Section 17, Township 48 North, Range 8 West of the fifth principal meridian, Callaway County, Missouri being more particularly described as follows:  
 Commencing at an iron pipe marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence North 01 degrees 35 minutes 08 seconds East, a distance of 1810.86 feet to the Northerly right-of-way of Route Z, being 0.90 feet South 01 degrees 11 minutes 57 seconds West of an iron rod; thence along said right-of-way, South 07 degrees 34 minutes 11 seconds West, a distance of 38.18 feet to an iron rod and the POINT OF BEGINNING; thence continuing along said right-of-way the following three courses, South 67 degrees 34 minutes 11 seconds West, a distance of 182.37 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 1939.32 feet, for a length of 511.10 feet (chord = S60°01'11" W - 509.62'); thence South 52 degrees 29 minutes 15 seconds West, a distance of 738.63 feet to an iron rod; thence leaving said right-of-way, North 39 degrees 38 minutes 10 seconds West, a distance of 19.52 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 65.00 feet, for a length of 77.03 feet (chord = N73°35'01" W - 72.60') to an iron rod; thence South 72 degrees 28 minutes 08 seconds West, a distance of 26.77 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 250.00 feet, for a length of 126.95 feet (chord = S87°00'57" W - 125.59') to an iron rod; thence North 78 degrees 26 minutes 14 seconds West, a distance of 463.28 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 250.00 feet, for a length of 193.33 feet (chord = N56°16'58" W - 188.55') to an iron rod; thence North 34 degrees 07 minutes 43 seconds West, a distance of 113.07 feet to an iron rod; thence North 34 degrees 07 minutes 43 seconds West, a distance of 33.71 feet; thence North 89 degrees 16 minutes 22 seconds West, a distance of 80.00 feet; thence South 70 degrees 17 minutes 34 seconds West, a distance of 149.24 feet; thence South 61 degrees 34 minutes 46 seconds West, a distance of 246.37 feet; thence North 31 degrees 12 minutes 23 seconds West, a distance of 31.23 feet to an iron rod; thence North 60 degrees 13 minutes 41 seconds East, a distance of 94.98 feet to an iron rod; thence North 16 degrees 07 minutes 43 seconds East, a distance of 329.31 feet to an iron rod; thence North 13 degrees 20 minutes 23 seconds East, a distance of 227.39 feet to an iron rod; thence North 11 degrees 20 minutes 01 seconds East, a distance of 464.16 feet to an iron rod; thence North 03 degrees 48 minutes 42 seconds East, a distance of 178.28 feet to an iron rod; thence North 30 degrees 29 minutes 22 seconds East, a distance of 55.89 feet to an iron rod; thence North 86 degrees 18 minutes 02 seconds East, a distance of 389.16 feet to an iron rod; thence South 85 degrees 44 minutes 35 seconds East, a distance of 532.61 feet to an iron rod; thence South 51 degrees 39 minutes 29 seconds East, a distance of 140.11 feet to an iron rod; thence South 05 degrees 30 minutes 18 seconds East, a distance of 145.31 feet to the POINT OF BEGINNING, containing 33.5 acres. Subject to any easements of record or not of record, if any.

**40' EASEMENT FOR UTILITIES, INGRESS & EGRESS:**  
 A 40 feet wide tract of land being part of the East Half of the Southeast Quarter of Section 17 and part of the Southwest Quarter of the Southwest Quarter of Section 16, all in Township 48 North, Range 8 West of the fifth principal meridian, Callaway County, Missouri, the centerline of which is more particularly described as follows:  
 Commencing at an iron pipe marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence North 01 degrees 35 minutes 08 seconds East, a distance of 1810.86 feet to the Northerly right-of-way of Route Z, being 0.90 feet South 01 degrees 11 minutes 57 seconds West of an iron rod; thence along said right-of-way the following three courses, South 67 degrees 34 minutes 11 seconds West, a distance of 220.55 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 1939.32 feet, for a length of 511.10 feet (chord = S60°01'11" W - 509.62') to a right-of-way marker; thence South 52 degrees 29 minutes 15 seconds West, a distance of 738.63 feet to an iron rod and the POINT OF BEGINNING; thence leaving said right-of-way, North 39 degrees 38 minutes 10 seconds West, a distance of 19.52 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 65.00 feet, for a length of 77.03 feet (chord = N73°35'01" W - 72.60') to an iron rod; thence South 72 degrees 28 minutes 08 seconds West, a distance of 26.77 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 250.00 feet, for a length of 126.95 feet (chord = S87°00'57" W - 125.59') to an iron rod; thence North 78 degrees 26 minutes 14 seconds West, a distance of 463.28 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 250.00 feet, for a length of 193.33 feet (chord = N56°16'58" W - 188.55') to an iron rod; thence North 34 degrees 07 minutes 43 seconds West, a distance of 146.78 feet; thence North 89 degrees 16 minutes 22 seconds West, a distance of 80.00 feet; thence South 70 degrees 17 minutes 34 seconds West, a distance of 149.24 feet; thence South 61 degrees 34 minutes 46 seconds West, a distance of 246.37 feet; thence North 31 degrees 12 minutes 23 seconds West, a distance of 31.23 feet to an iron rod; thence North 16 degrees 07 minutes 43 seconds East, a distance of 94.98 feet to an iron rod; thence North 13 degrees 20 minutes 23 seconds East, a distance of 227.39 feet to an iron rod; thence North 11 degrees 20 minutes 01 seconds East, a distance of 464.16 feet to an iron rod; thence North 03 degrees 48 minutes 42 seconds East, a distance of 178.28 feet to an iron rod; thence North 30 degrees 29 minutes 22 seconds East, a distance of 55.89 feet to an iron rod; thence North 86 degrees 18 minutes 02 seconds East, a distance of 389.16 feet to an iron rod; thence South 85 degrees 44 minutes 35 seconds East, a distance of 532.61 feet to an iron rod; thence South 51 degrees 39 minutes 29 seconds East, a distance of 140.11 feet to an iron rod; thence South 05 degrees 30 minutes 18 seconds East, a distance of 145.31 feet to the POINT OF BEGINNING, containing 33.5 acres. Subject to any easements of record or not of record, if any.



CLIENT: DANNY ZERR  
 DATE OF SURVEY: APRIL 7, 2025  
 ACCURACY CLASS: RURAL PROPERTY  
 PARENT TRACT: BK 513, PG 185

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99994293.

FIELD: MGW DRAWN: JHS PROJECT #25-107  
 SURVEY CERTIFICATE OF AUTHORITY LS-2006021550

**SCHAEFER SURVEYING, LLC**  
 John H. Schaefer, PLS  
 30638 Kenbrook Pl.  
 Mason, MO 63552  
 PHONE: 660-395-5942  
 EMAIL: john@schaeferurveying.com

BOUNDARY SURVEY

SEC. 16 & 17, T48N, R8W  
 CALLAWAY COUNTY, MISSOURI

