

# ADMINISTRATIVE SURVEY SURVEY FOR MARTIN BUILDERS INC.

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 46 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, MISSOURI

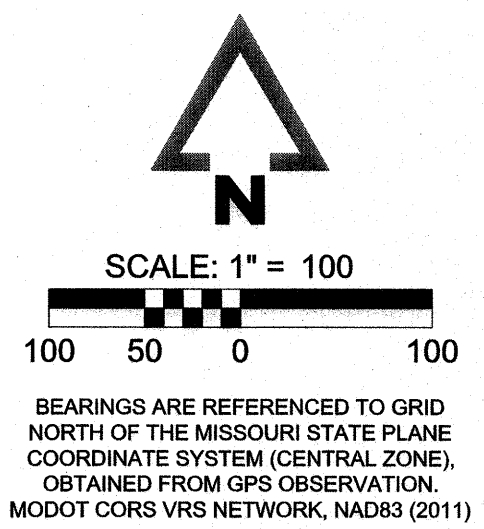
**McCLURE**  
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Columbia, MO 65203  
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Ankeny, IA | Carroll, IA | Clive, IA  
Cedar Rapids, IA | Fort Dodge, IA  
North Liberty, IA | Sioux City, IA  
Macon, MO | Columbia, MO  
North Kansas City, MO  
Lenexa, KS

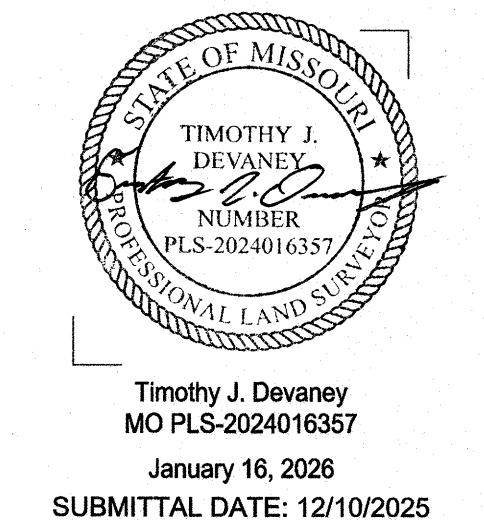
**NOTICE:**  
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

MISSOURI (LS) CERTIFICATE OF AUTHORITY NO. 2012009395  
EXPIRES: DECEMBER 31, 2026

SURVEY PREPARED FOR:  
**MARTIN BUILDERS**  
PROJECT NAME:  
**ADMIN SURVEY**  
PROJECT LOCATION:  
**BOONE COUNTY, MO**  
McCLURE PROJECT NO.  
**2025002751**



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CCRS VRS NETWORK, NAD83 (2011)



STATE OF MISSOURI, SS  
COUNTY OF BOONE  
SUBSCRIBED AND AFFIRMED BEFORE ME THIS 16th DAY OF January, 2026.  
LEAH JOHNSON, NOTARY PUBLIC  
MY COMMISSION EXPIRES JULY 15, 2029

## PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 46 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, MISSOURI AND BEING ALL OF THE SURVEYS RECORDED IN BOOK 371, PAGE 35 AND BOOK 374, PAGE 707, ALSO DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 6034, PAGE 15, ALL OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 371, PAGE 35, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 4100, PAGE 49; THENCE ALONG THE LINES COMMON TO SAID SURVEYS FOR THE FOLLOWING THREE (3) CALLS: S25°23'10"E, 151.70 FEET; THENCE S12°02'40"W, 900.01 FEET; THENCE S17°25'10"W, 661.76 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 371, PAGE 35, SAID POINT ALSO BEING ON THE NORTH LINE OF THE WARRANTY DEED RECORDED IN BOOK 1502, PAGE 541; THENCE LEAVING SAID COMMON LINES AND ALONG THE NORTH LINES OF THE LANDS DESCRIBED IN THE WARRANTY DEEDS RECORDED IN BOOK 1502, PAGE 541 AND BOOK 5892, PAGE 51 AND ALONG THE SOUTH LINE OF SAID SURVEY, N88°49'50"W, 484.40 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 374, PAGE 707; THENCE ALONG THE LINES OF SAID SURVEY FOR THE FOLLOWING TWO (2) CALLS: N68°24'00"W, 780.94 FEET TO THE SOUTHWEST CORNER OF TRACT 1 OF SAID SURVEY; THENCE S89°18'50"W, 533.10 FEET TO THE SOUTHWEST CORNER OF TRACT 2 OF SAID SURVEY AND THE EAST LINE OF THE QUIT CLAIM DEED RECORDED IN BOOK 2777, PAGE 41; THENCE LEAVING SAID NORTH LINES OF SAID WARRANTY DEEDS AND ALONG THE LINE COMMON TO SAID SURVEY AND SAID QUIT CLAIM DEED, N00°57'30"E, 1220.62 FEET TO A POINT IN THE CENTER OF WEST CEDAR TREE LANE, SAID POINT ALSO BEING ON THE SOUTH LINE OF SCRIVNER'S POINTE AS RECORDED IN PLAT BOOK 58, PAGE 60; THENCE LEAVING SAID COMMON LINE AND ALONG THE LINES OF SAID PLAT AND THE CENTER OF SAID ROAD FOR THE FOLLOWING EIGHT (8) CALLS: ALONG A NON-TANGENT 221.75-FOOT RADIUS CURVE TO THE RIGHT, 23.23 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S47°49'20"E, 23.22 FEET; THENCE S45°30'00"E, 102.12 FEET; THENCE ALONG A NON-TANGENT 321.85-FOOT RADIUS CURVE TO THE LEFT, 164.21 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S67°38'40"E, 162.43 FEET; THENCE S79°27'30"E, 308.36 FEET; THENCE ALONG A NON-TANGENT 533.65-FOOT RADIUS CURVE TO THE LEFT, 329.15 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N84°10'50"E, 323.96 FEET; THENCE N66°27'00"E, 103.95 FEET; THENCE N63°38'10"E, 100.43 FEET; THENCE N61°49'40"E, 36.10 FEET; THENCE N67°16'40"E, 53.24 FEET; THENCE N76°05'50"E, 46.79 FEET TO THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 400, PAGE 733; THENCE LEAVING THE CENTER OF SAID ROAD AND CONTINUING ALONG THE LINES OF SAID SURVEY FOR THE REMAINING CALLS: S88°37'40"E, 274.53 FEET; THENCE N51°43'00"E, 516.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.89 ACRES.

## CERTIFICATION:

I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

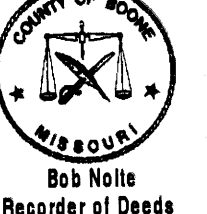
## NOTES:

- THIS SURVEY COMPLIES WITH THE MEASUREMENT STANDARDS OF THE STATE OF MISSOURI SET FORTH IN 20 CSR 2030-16.040(3)(A) FOR RURAL PROPERTY.
- THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY FEMA'S BOONE COUNTY INCORPORATED AND UNINCORPORATED FIRM MAP NUMBER 29019C0430E DATED APRIL 19, 2017.
- THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
- TITLE WORK WAS NOT PROVIDED FOR THE SUBJECT PROPERTY.
- STREAM BUFFER STATEMENT: NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.
- THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 374, PAGE 707 IS SHOWN AS A STRAIGHT LINE ALONG TRACT 1 AND TRACT 2 OF SAID SURVEY. THE NATURE AND CONDITION OF BOTH THE FOUND MONUMENTATION AND EXISTING FENCE LINES INDICATE THEY HAVE BEEN IN PLACE FOR QUITE SOME TIME. IN ADDITION, THE MATERIAL VARIATION OBSERVED BETWEEN MEASURED AND RECORD DIMENSIONS WAS GREAT. AS A RESULT, THE FOUND MONUMENTATION IS BEING ATTRIBUTED GREATER PRIORITY THAN THE RECORD BEARING AND DISTANCE CALLS, AND SUBSEQUENTLY BEING ACCEPTED AS THE SOUTH LINES OF SAID SURVEY.
- TRACT MAY BE SUBJECT TO WATER LINE EASEMENT AS RECORDED IN BOOK 960, PAGE 185.

## GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
SECTION LINE	---
EASEMENT LINE	---
FIELD FENCE	x
ROAD CENTERLINE	---
FOUND RW MARKER	●
FOUND IRON PIPERBAR	○
SET COTTON SPINDLE	○
SET 1/2" REBAR	○
FOUND PLSS CORNER	⊗
POWER POLE	⊗
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL
PERMANENT MONUMENT	PM

Recorded in Boone County, Missouri  
Recording Date/Time: 01/16/2026 at 01:19:59 PM  
Book: 6100 Page: 65  
Inst #: 2026000928  
Fee: \$29.00



APPROVED FOR RECORDING THIS 16th DAY OF January, 2026.

Bill Florea by *Chad D.*  
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT  
*Andrea Devereux*

OWNER: JANET R. BECKMEYER  
REVOCABLE TRUST  
WARRANTY DEED  
BK 5892, PG 51

OWNER: ROBYN M. MAGNER  
REVOCABLE TRUST  
WARRANTY DEED  
BK 1502, PG 541

OWNER: KODY O. KILE  
& LAUREN KILE, HW  
WARRANTY DEED  
BK 5196, PG 72

TRACT 5  
11.35 AC

TRACT 4  
11.01 AC

TRACT 3  
11.57 AC

TRACT 2  
10.22 AC

TRACT 1  
10.75 AC