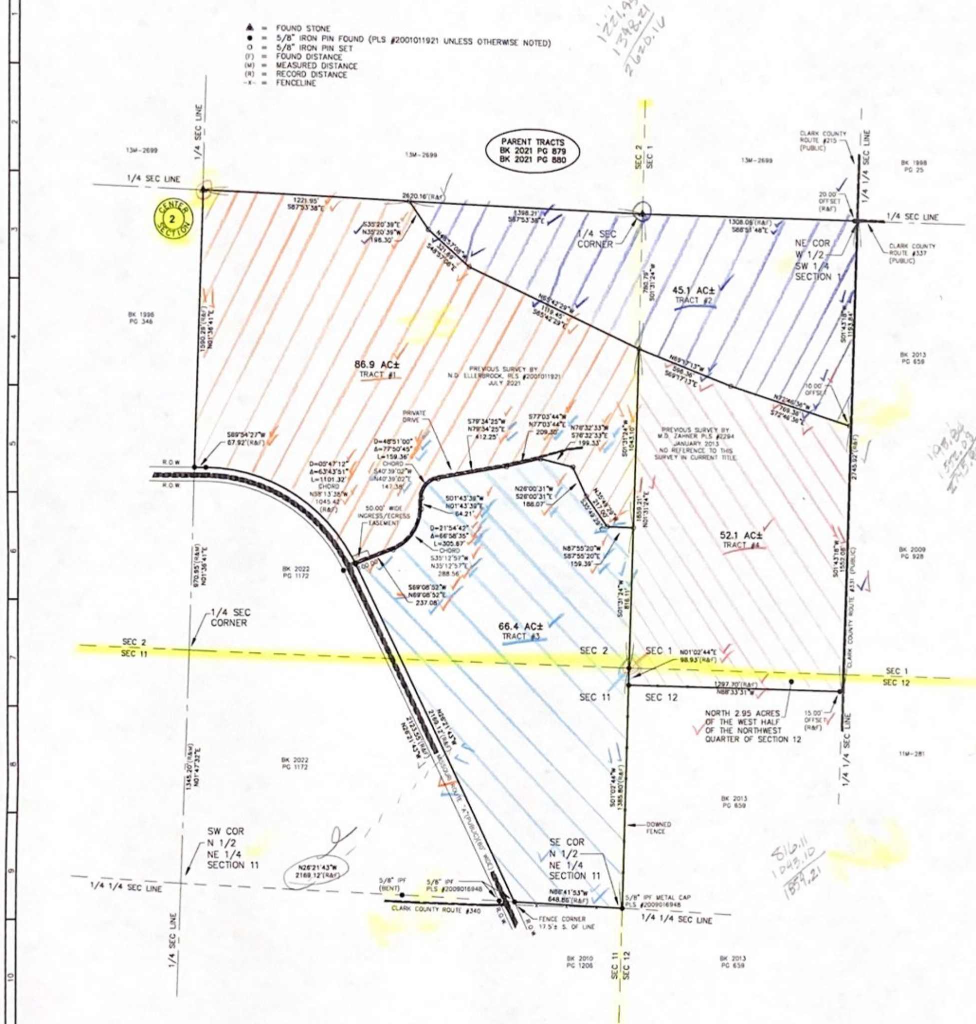

GRID NORTH
BEARING REFERENCES:
BASED ON
GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: MISSOURI EAST

RECORDER INFORMATION ONLY

DESCRIPTION – 86.9 ACRE TRACT #1

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 63 NORTH, RANGE 9 WEST, CLARK COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE CENTER OF SAID SECTION 2; THENCE SOUTH 87 DEGREES, 53 MINUTES AND 38 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1221.95 FEET TO A 5/8" IRON PIN; THENCE SOUTH 35 DEGREES, 20 MINUTES AND 39 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE 196.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 48 DEGREES, 57 MINUTES AND 08 SECONDS EAST 321.69 FEET TO A 5/8" IRON PIN; THENCE SOUTH 65 DEGREES, 42 MINUTES AND 29 SECONDS EAST 1119.45 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 24 SECONDS WEST ALONG SAID EAST LINE 1043.10 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 55 MINUTES AND 20 SECONDS WEST LEAVING SAID EAST LINE 159.39 FEET TO A 5/8" IRON PIN; THENCE NORTH 35 DEGREES, 49 MINUTES AND 29 SECONDS WEST 217.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 26 DEGREES, 00 MINUTES AND 31 SECONDS WEST 188.07 FEET TO A 5/8" IRON PIN; THENCE NORTH 78 DEGREES, 32 MINUTES AND 33 SECONDS WEST 199.33 FEET TO A 5/8" IRON PIN; THENCE SOUTH 77 DEGREES, 03 MINUTES AND 44 SECONDS WEST 209.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 79 DEGREES, 34 MINUTES AND 25 SECONDS WEST 412.25 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG A 48 DEGREE, 51 MINUTE AND 00 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 77 DEGREES, 50 MINUTES AND 45 SECONDS, AN ARC LENGTH OF 159.36 FEET AND A CHORD OF SOUTH 40 DEGREES, 39 MINUTES AND 02 SECONDS WEST 147.38 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 39 SECONDS WEST 64.21 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG A 21 DEGREE, 54 MINUTE AND 42 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66 DEGREES, 58 MINUTES AND 35 SECONDS, AN ARC LENGTH OF 305.67 FEET AND A CHORD OF SOUTH 35 DEGREES, 12 MINUTES AND 57 SECONDS WEST 288.56 FEET TO A 5/8" IRON PIN; THENCE SOUTH 69 DEGREES, 08 MINUTES AND 52 SECONDS WEST 237.08 FEET TO A FOUND 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "A"; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 05 DEGREE, 47 MINUTE AND 12 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 63 DEGREES, 43 MINUTES AND 51 SECONDS, AN ARC LENGTH OF 1101.32 FEET AND A CHORD OF NORTH 58 DEGREES, 13 MINUTES AND 38 SECONDS WEST 1045.42 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 54 MINUTES AND 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY 67.92 FEET TO A FOUND 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 36 MINUTES AND 41 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH-SOUTH CENTERLINE 1590.29 FEET TO THE POINT OF BEGINNING, CONTAINING 86.9 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO A 50.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING 50.00 FEET NORTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: BEGINNING AT THE SOUTHERNMOST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 69 DEGREES, 08 MINUTES AND 52 SECONDS EAST 100.00 FEET TO THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008396 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2023

DESCRIPTION – 45.1 ACRE TRACT #2

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 63 NORTH, RANGE 9 WEST, CLARK COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 1 & 2; THENCE SOUTH 88 DEGREES, 51 MINUTES AND 48 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 A DISTANCE OF 1308.06 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, FROM WHICH A FOUND 5/8" IRON PIN BEARS NORTH 88 DEGREES, 51 MINUTES AND 48 SECONDS WEST 20.00 FEET; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 18 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF AND ALONG CLARK COUNTY ROUTE #331 A DISTANCE OF 1193.84 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 72 DEGREES, 46 MINUTES AND 36 SECONDS WEST 10.00 FEET; THENCE NORTH 72 DEGREES, 46 MINUTES AND 36 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE 769.38 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 17 MINUTES AND 13 SECONDS WEST 586.36 FEET TO A 5/8" IRON PIN ON THE LINE COMMON TO SAID SECTIONS 1 & 2; THENCE NORTH 65 DEGREES, 42 MINUTES AND 29 SECONDS WEST LEAVING SAID COMMON SECTION LINE 1119.45 FEET TO A 5/8" IRON PIN; THENCE NORTH 48 DEGREES, 57 MINUTES AND 08 SECONDS WEST 321.69 FEET TO A 5/8" IRON PIN; THENCE NORTH 35 DEGREES, 20 MINUTES AND 39 SECONDS WEST 196.30 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION 2; THENCE SOUTH 87 DEGREES, 53 MINUTES AND 38 SECONDS EAST ALONG SAID NORTH LINE 1398.21 FEET TO THE POINT OF BEGINNING, CONTAINING 45.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008396 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2023

DESCRIPTION – 66.4 ACRE TRACT #3

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 63 NORTH, RANGE 9 WEST, CLARK COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 01 DEGREE, 02 MINUTES AND 44 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11 A DISTANCE OF 1385.80 FEET TO A FOUND 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 88 DEGREES, 41 MINUTES AND 53 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTH HALF 648.86 FEET TO A FOUND 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "A"; THENCE NORTH 26 DEGREES, 21 MINUTES AND 43 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY 2169.12 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 08 MINUTES AND 52 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 237.08 FEET TO A 5/8" IRON PIN; THENCE EASTERLY ALONG A 21 DEGREE, 54 MINUTE AND 42 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66 DEGREES, 58 MINUTES AND 35 SECONDS, AN ARC LENGTH OF 305.67 FEET AND A CHORD OF NORTH 35 DEGREES, 12 MINUTES AND 57 SECONDS EAST 288.56 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 43 MINUTES AND 39 SECONDS EAST 64.21 FEET TO A 5/8" IRON PIN; THENCE EASTERLY ALONG A 48 DEGREE, 51 MINUTE AND 00 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 77 DEGREES, 50 MINUTES AND 45 SECONDS, AN ARC LENGTH OF 159.36 FEET AND A CHORD OF NORTH 40 DEGREES, 39 MINUTES AND 02 SECONDS EAST 147.38 FEET TO A 5/8" IRON PIN; THENCE NORTH 79 DEGREES, 34 MINUTES AND 25 SECONDS EAST 412.25 FEET TO A 5/8" IRON PIN; THENCE NORTH 77 DEGREES, 03 MINUTES AND 44 SECONDS EAST 209.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 78 DEGREES, 32 MINUTES AND 33 SECONDS EAST 199.33 FEET TO A 5/8" IRON PIN; THENCE SOUTH 26 DEGREES, 00 MINUTES AND 31 SECONDS EAST 188.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 35 DEGREES, 49 MINUTES AND 29 SECONDS EAST 217.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 55 MINUTES AND 20 SECONDS EAST 159.39 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION 2; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 24 SECONDS WEST ALONG SAID EAST LINE 816.11 FEET TO THE POINT OF BEGINNING, CONTAINING 66.4 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED HAVING THE RIGHT-OF-USE OF A 50.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING 50.00 FEET NORTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: BEGINNING AT THE WESTERNMOST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 69 DEGREES, 08 MINUTES AND 52 SECONDS EAST 100.00 FEET TO THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008396 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2023

DESCRIPTION – 52.1 ACRE TRACT #4

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 63 NORTH, RANGE 9 WEST, CLARK COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 01 DEGREE, 31 MINUTES AND 24 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1859.21 FEET TO A 5/8" IRON PIN; THENCE SOUTH 69 DEGREES, 17 MINUTES AND 13 SECONDS EAST LEAVING SAID WEST LINE 586.36 FEET TO A 5/8" IRON PIN; THENCE SOUTH 72 DEGREES, 46 MINUTES AND 36 SECONDS EAST 769.38 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, FROM WHICH A 5/8" IRON PIN BEARS NORTH 72 DEGREES, 46 MINUTES AND 36 SECONDS WEST 10.00 FEET; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 18 SECONDS WEST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12 AND ALONG CLARK COUNTY ROUTE #331 A DISTANCE OF 1552.08 FEET TO THE SOUTHEAST CORNER OF THE NORTH 2.95 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12, FROM WHICH A FOUND 5/8" IRON PIN BEARS NORTH 88 DEGREES, 33 MINUTES AND 31 SECONDS WEST 15.00 FEET; THENCE NORTH 88 DEGREES, 33 MINUTES AND 31 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND ALONG THE SOUTH LINE OF SAID NORTH 2.95 ACRES 1297.70 FEET TO A FOUND 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID 2.95 ACRE TRACT ON THE WEST LINE OF SAID SECTION 12; THENCE NORTH 01 DEGREE, 02 MINUTES AND 44 SECONDS EAST ALONG SAID WEST LINE 98.93 FEET TO THE POINT OF BEGINNING, CONTAINING 52.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2023-008396 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2023

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON NOVEMBER 10, 2023 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

11-10-23

JASON D. JANES, P.L.S. #2004017826 – MISSOURI

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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY #000342
RENEWAL 12-31-25

A TRACT OF LAND LYING IN SECTIONS 1, 2, 11, & 12,
TOWNSHIP 63 NORTH, RANGE 9 WEST,
CLARK COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR EWING FARMS, INC.)

STATE OF MISSOURI – JASON D. JANES – NUMBER PLS-2004017826 – PROFESSIONAL LAND SURVEYOR

LICENSE RENEWAL 12-31-24

JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO.
2023-008396

FIELD BOOK NO. 118
FIELD: LUKE
DRAWN: ERICA
CHECKED: DOUG
REVISED
REVISED