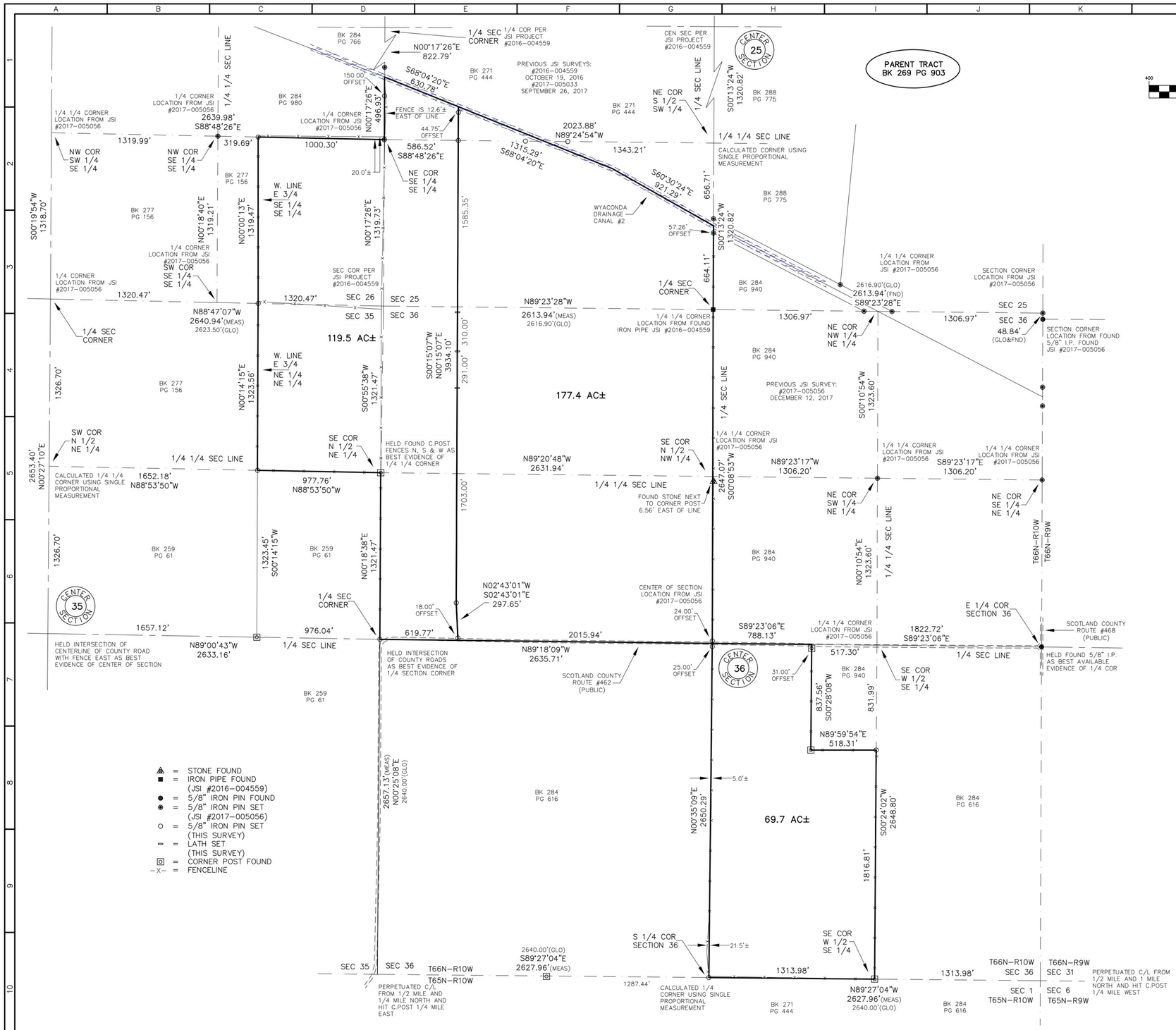

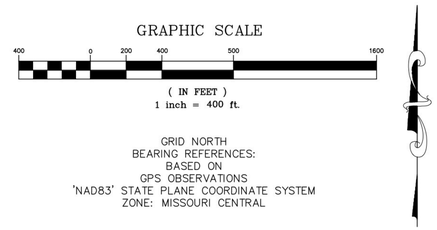

RECORDER INFORMATION ONLY

DESCRIPTION – 119.5 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35 & THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 66 NORTH, RANGE 10 WEST, SCOTLAND COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 35 & 36; THENCE NORTH 00 DEGREES, 18 MINUTES AND 38 SECONDS EAST ALONG THE LINE COMMON TO SECTIONS 35 & 36 A DISTANCE OF 1321.47 FEET TO A FOUND CORNER POST MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 88 DEGREES, 53 MINUTES AND 50 SECONDS WEST LEAVING SAID COMMON SECTION LINE AND ALONG THE SOUTH LINE OF SAID NORTH HALF 977.76 FEET TO A 5/8"IRON PIN; THENCE NORTH 00 DEGREES, 14 MINUTES AND 15 SECONDS EAST LEAVING SAID SOUTH LINE 1323.56 FEET TO A 5/8"IRON PIN ON THE LINE COMMON TO SECTIONS 26 & 35; THENCE NORTH 00 DEGREES, 00 MINUTES AND 13 SECONDS EAST LEAVING SAID COMMON SECTION LINE 1319.47 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES, 48 MINUTES AND 26 SECONDS EAST ALONG SAID NORTH LINE 1000.30 FEET TO A 5/8"IRON PIN MARKING THE NORTHEAST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 00 DEGREES, 17 MINUTES AND 26 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE LINE COMMON TO SAID SECTIONS 25 & 26 A DISTANCE OF 496.93 FEET TO THE CENTERLINE OF THE WYACONDA DRAINAGE CANAL #2, FROM WHICH A 5/8"IRON PIN BEARS SOUTH 00 DEGREES, 17 MINUTES AND 26 SECONDS WEST 150.00 FEET; THENCE SOUTH 68 DEGREES, 04 MINUTES AND 20 SECONDS EAST LEAVING SAID COMMON SECTION LINE AND ALONG SAID CENTERLINE 630.78 FEET TO A POINT FROM WHICH A 5/8"IRON PIN BEARS SOUTH 00 DEGREES, 15 MINUTES AND 07 SECONDS WEST 44.75 FEET; THENCE SOUTH 00 DEGREES, 15 MINUTES AND 07 SECONDS WEST LEAVING SAID CENTERLINE 3934.10 FEET TO A 5/8"IRON PIN; THENCE SOUTH 02 DEGREES, 43 MINUTES AND 01 SECOND EAST 297.65 FEET TO THE EAST–WEST CENTERLINE OF SAID SECTION 36, FROM WHICH A 5/8"IRON PIN BEARS NORTH 02 DEGREES, 43 MINUTES AND 01 SECOND WEST 18.00 FEET; THENCE NORTH 89 DEGREES, 18 MINUTES AND 09 SECONDS WEST ALONG SAID EAST–WEST CENTERLINE AND ALONG SCOTLAND COUNTY ROUTE #462 A DISTANCE OF 619.77 FEET TO THE POINT OF BEGINNING, CONTAINING 119.5 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 #2024–008568 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

DESCRIPTION – 177.4 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25 & THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 66 NORTH, RANGE 10 WEST, SCOTLAND COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND IRON PIPE MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 25 & 36; THENCE SOUTH 00 DEGREES, 08 MINUTES AND 53 SECONDS WEST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 36 A DISTANCE OF 2647.07 FEET TO THE CENTER OF SAID SECTION 36, FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 08 MINUTES AND 53 SECONDS EAST 24.00 FEET; THENCE NORTH 89 DEGREES, 18 MINUTES AND 09 SECONDS WEST LEAVING SAID NORTH–SOUTH CENTERLINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 36 AND ALONG SCOTLAND COUNTY ROUTE #462 A DISTANCE OF 2015.94 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 02 DEGREES, 43 MINUTES AND 01 SECOND WEST 18.00 FEET; THENCE NORTH 02 DEGREES, 43 MINUTES AND 01 SECOND WEST LEAVING SAID EAST–WEST CENTERLINE AND SAID COUNTY ROUTE 297.65 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 15 MINUTES AND 07 SECONDS EAST 3934.10 FEET TO THE CENTERLINE OF THE WYACONDA DRAINAGE CANAL #2, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 15 MINUTES AND 07 SECONDS WEST 44.75 FEET; THENCE SOUTH 68 DEGREES, 04 MINUTES AND 20 SECONDS EAST ALONG SAID CENTERLINE 1315.29 FEET; THENCE SOUTH 60 DEGREES, 30 MINUTES AND 24 SECONDS EAST ALONG SAID CENTERLINE 921.29 FEET TO THE NORTH–SOUTH CENTERLINE OF SAID SECTION 25, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 13 MINUTES AND 24 SECONDS WEST 57.26 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES AND 24 SECONDS WEST LEAVING SAID WYACONDA DRAINAGE CANAL #2 CENTERLINE AND ALONG SAID NORTH–SOUTH CENTERLINE 664.11 FEET TO THE POINT OF BEGINNING, CONTAINING 177.4 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 #2024–008568 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

DESCRIPTION – 69.7 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 66 NORTH, RANGE 10 WEST, SCOTLAND COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES, 35 MINUTES AND 09 SECONDS EAST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 2650.29 FEET TO THE CENTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 35 MINUTES AND 09 SECONDS WEST 25.00 FEET; THENCE SOUTH 89 DEGREES, 23 MINUTES AND 06 SECONDS EAST LEAVING SAID NORTH–SOUTH CENTERLINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION AND ALONG SCOTLAND COUNTY ROUTE #462 A DISTANCE OF 788.13 FEET TO A POINT FROM WHICH A FOUND CORNER POST BEARS SOUTH 00 DEGREES, 28 MINUTES AND 08 SECONDS WEST 31.00 FEET; THENCE SOUTH 00 DEGREES, 28 MINUTES AND 08 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE AND SAID COUNTY ROUTE 837.56 FEET TO A FOUND CORNER POST; THENCE NORTH 89 DEGREES, 59 MINUTES AND 54 SECONDS EAST 518.31 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 24 MINUTES AND 02 SECONDS WEST ALONG SAID EAST LINE 1816.81 FEET TO A FOUND CORNER POST MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 27 MINUTES AND 04 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SECTION 1313.98 FEET TO THE POINT OF BEGINNING, CONTAINING 69.7 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 #2024–008568 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

NOTE:
ALL IMPROVEMENTS ARE TO BE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO PROPERTY LINES.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 22, 2024 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.

3–22–24

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 THW SOUTHWEST QUARTER OF SECTION 25, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 35 & IN SECTION 36, TOWNSHIP 66 NORTH, RANGE 10 WEST, SCOTLAND COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR THE AUDRIE STEEPLES FARM)

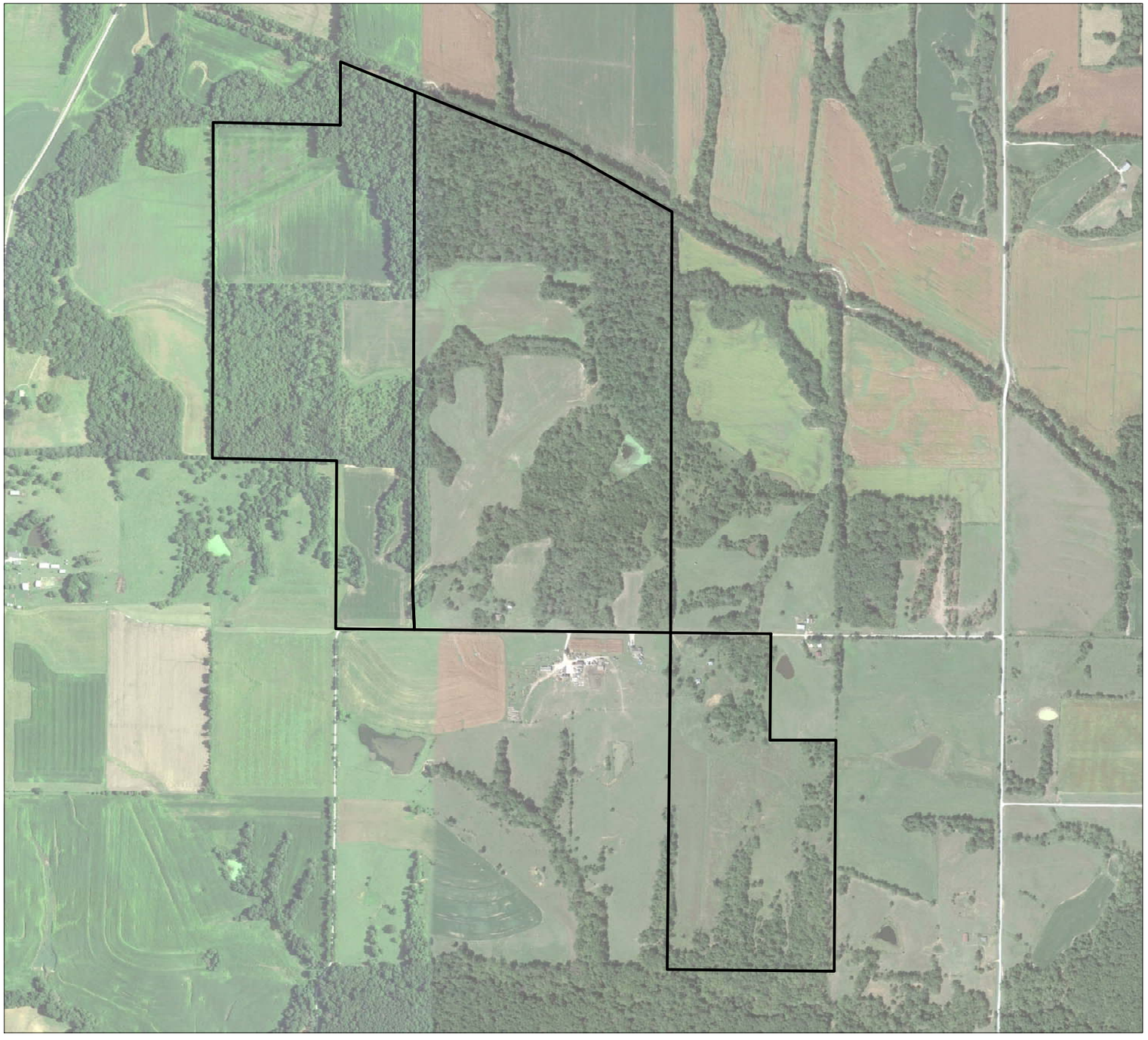
STATE OF MISSOURI
JASON D. JANES
NUMBER PLS–2004017826
PROFESSIONAL LAND SURVEYOR
LICENSE RENEWAL: 12–31–24

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO. 2024–008568

FIELD BOOK NO: 110

FIELD: CREIGHTON
DRAWN: TYLER
CHECKED: DOUG
REVISED:
REVISED:



GRAPHIC SCALE

900 0 450 900

1 INCH = 900 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:

Google earth

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