

DEED DESCRIPTION: BOOK 283 PAGE 533

The South one-half of the Northwest Quarter of the Northwest Quarter of Section 22, Township 56, Range 21, except a strip 66 feet in width off the East side thereof, Chariton County, Missouri; and also 28 acres more or less, in the Northeast Quarter of the Northeast Quarter of Section 21, Township 56 Range 21, Chariton County, Missouri, located East of the Public road.

SURVEYED DESCRIPTION:

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 21 and part of the South Half of the Northwest Quarter of the Northwest Quarter of Section 22, all in Township 56 North, Range 21 West of the fifth principal meridian, Chariton County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of said Section 22; thence South 01 degrees 46 minutes 57 seconds West, a distance of 676.14 feet to an iron rod marking the Northwest corner of the South Half of the Northwest Quarter of the Northwest Quarter of said Section 22; thence along the North line of said South Half, South 89 degrees 33 minutes 54 seconds East, a distance of 1282.70 feet to an iron rod; thence South 02 degrees 29 minutes 56 seconds West, a distance of 670.63 feet to an iron rod on the South line of the Northwest Quarter of the Northwest Quarter of said Section 21; thence North 89 degrees 49 minutes 27 seconds West, a distance of 1274.46 feet to an iron rod marking the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 21; thence South 88 degrees 55 minutes 50 seconds West, a distance of 1314.56 feet to an iron rod marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 21; thence along the West line of the Northeast Quarter of the Northeast Quarter of said Section 21, North 01 degrees 42 minutes 06 seconds East, a distance of 93.59 feet to an iron rod at the centerline of a public road; thence along said centerline the following six courses, Northeasterly, along the arc of a curve to the left, having a radius of 1500.00 feet, for a length of 497.38 feet (chord = N34°26'32"E - 495.11') to an iron rod; thence North 24 degrees 56 minutes 35 seconds East, a distance of 257.43 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 2500.00 feet, for a length of 363.49 feet (chord = N20°46'40"E - 363.17') to an iron rod; thence North 16 degrees 36 minutes 45 seconds East, a distance of 172.74 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 275.00 feet, for a length of 78.07 feet to an iron rod; thence North 32 degrees 52 minutes 39 seconds East, a distance of 69.30 feet to an iron rod on the North line of said Section 21; thence North 89 degrees 26 minutes 42 seconds East, a distance of 716.66 feet to the POINT OF BEGINNING, containing 50.7 acres. Subject to that portion currently being used as public roadway.

SURVEY NOTES:

- There is an existing pond encroaching at the Southeast corner of the property. The toe of the slope on the pond and the water area are shown on the survey.
- There is a small triangular piece of the Northwest Quarter of the Northeast Quarter of Section 21 that falls on the East side of the public road. The assessor's map shows this area as being part of the Johnson tract, but the deed for the Johnson tract does not include it. The deed for the Lentz tract to the West calls for all of the South Half of the Northwest Quarter of the Northeast Quarter of Section 21.

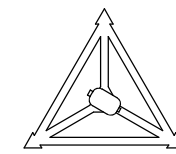
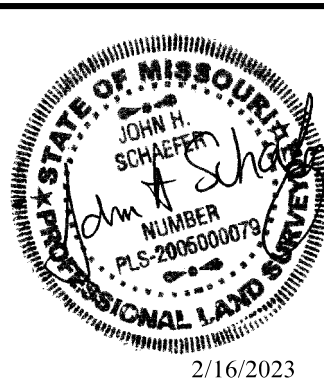
REFERENCE SURVEYS:

1982; DOC#750-21394; OLNEY, PLS#1560.
1983; DOC#600-31946; OLNEY, PLS#1560.
1996; BK 2, PG 4 A-B; MAGEE, PLS#2136
2007; BK 3, PG 4A; MAGEE, PLS#2136.
2008; BK 3, PG 16b; SCHAEFER, PLS#2005000079.
2020; BK 3, PG 346; MAGEE, PLS#2136.

SURVEYORS STATEMENT

A survey of the property shown hereon has been performed to the best of my knowledge and belief in accordance with the current Missouri Standards for Property Boundary Surveys.

John H. Schaefer,
Missouri P.L.S.#2005000079



SCHAEFER
SURVEYING, LLC

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RETRACEMENT SURVEY
NE 1/4 NE 1/4 SEC. 21 &
NW 1/4 NW 1/4 SEC. 22, T56N, R21W
CHARITON COUNTY, MISSOURI

CLIENT: THE BEVERLY EUGENE JOHNSON ESTATE
DATE OF SURVEY: FEBRUARY 13, 2023
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON
GROUND MEASUREMENTS. PROJECT SCALE FACTOR
FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99995663.

FIELD: MGW | DRAWN: JHS | PROJECT #23-054
SURVEY CERTIFICATE OF AUTHORITY LS-2009021550