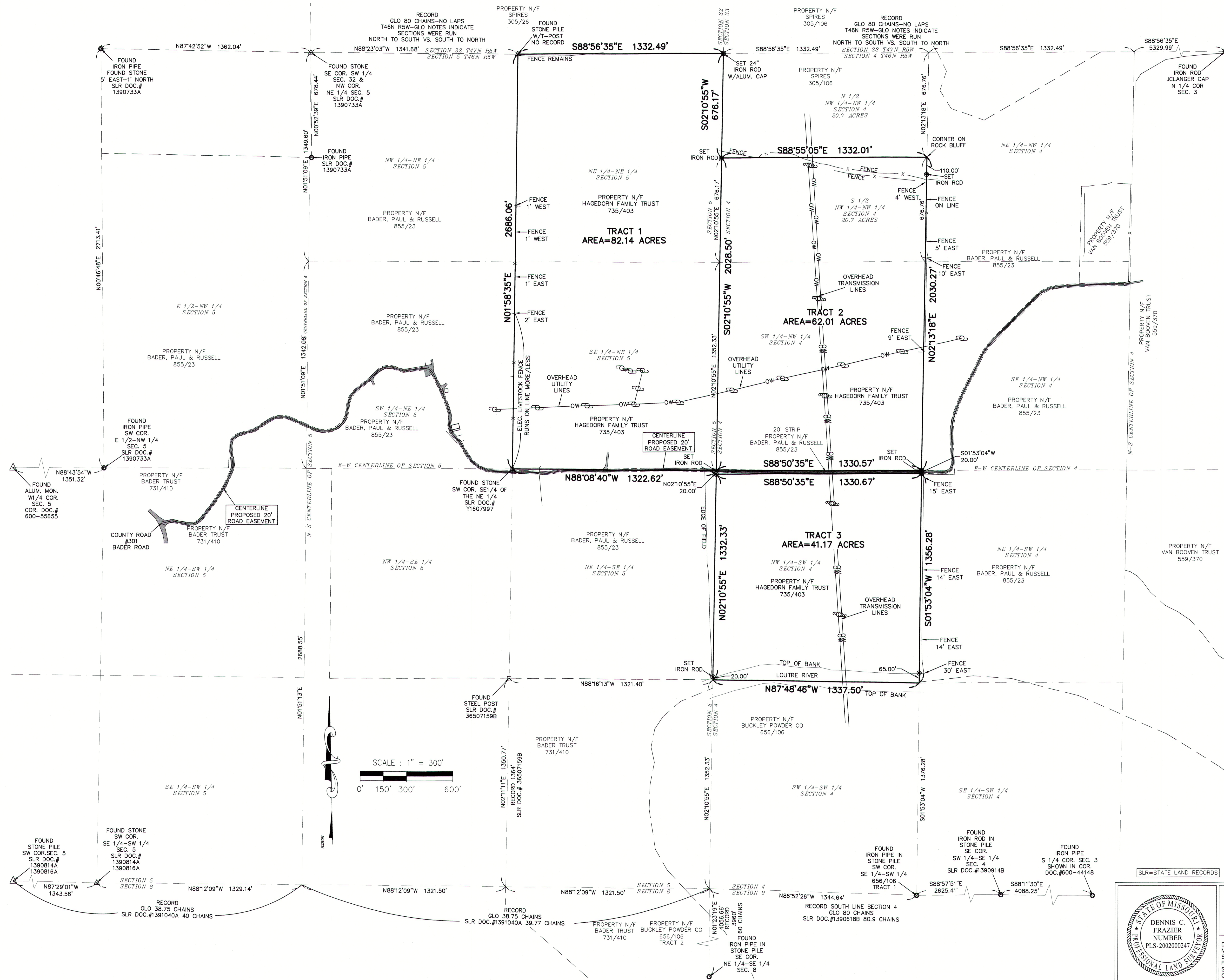


A TRACT OF LAND WITHIN SECTIONS 4 AND 5, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
MONTGOMERY COUNTY, MISSOURI



TRACT 1-PROPERTY DESCRIPTION

A TRACT OF LAND WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, NORTH 01 DEGREES 58 MINUTES 35 SECONDS EAST 2886.06 FEET TO THE NORTH LINE OF SAID SECTION 5, THENCE ALONG THE NORTH LINE OF SAID SECTION 5, SOUTH 88 DEGREES 56 MINUTES 35 SECONDS EAST 1332.49 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5, THENCE ALONG THE EAST LINE OF SAID SECTION 5, SOUTH 02 DEGREES 10 MINUTES 55 SECONDS WEST 2704.67 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 88 DEGREES 08 MINUTES 40 SECONDS WEST 1322.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 82.14 ACRES.

TRACT 2-PROPERTY DESCRIPTION

A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, SOUTH 88 DEGREES 08 MINUTES 40 SECONDS EAST 1322.62 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 4 AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE WEST LINE OF SAID SECTION 4, NORTH 02 DEGREES 10 MINUTES 55 SECONDS EAST 2028.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 55 MINUTES 05 SECONDS EAST 1332.01 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 02 DEGREES 13 MINUTES 18 SECONDS WEST 2030.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE ALONG SAID SOUTH LINE, NORTH 88 DEGREES 50 MINUTES 35 SECONDS WEST 1330.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.01 ACRES.

TRACT 3-PROPERTY DESCRIPTION

A TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, SOUTH 88 DEGREES 08 MINUTES 40 SECONDS EAST 1322.62 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4, SOUTH 02 DEGREES 10 MINUTES 55 SECONDS WEST 20.00 FEET THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 50 MINUTES 35 SECONDS EAST 1330.67 FEET TO A POINT ON THE EAST LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SAID POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 53 MINUTES 04 SECONDS WEST 1356.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 87 DEGREES 48 MINUTES 46 SECONDS WEST 1337.50 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, NORTH 02 DEGREES 10 MINUTES 55 SECONDS EAST 1332.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.17 ACRES.

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM, 1983-EAST ZONE.

REFERENCE SURVEYS
SLR DOC.# 1390814A & 1390816A-SURVEY BY ROBERT LEWIS-LS 1004-DATED 3/1991
SLR DOC.# 1390733A-SURVEY BY ROBERT JAMES-LS 1171-DATED 1/1991
SLR DOC.# 6507159B-SURVEY BY R.A. SHEPHERD-LS 302-DATED 3/26/1982
SLR DOC.# 1391040A-UNKNOWN SURVEYOR NOTES-DATED 3/9/1880-S LINE SEC. 5
SLR DOC.# 1390618B-UNKNOWN SURVEYOR NOTES-DATED 3/3/1880-S LINE SEC. 4
SLR DOC.# 1390914B-SURVEY BY DENNIS KALLASH-LS 12440-DATED 10/1996

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY 2025, BY THE ORDER OF THE HAGEDORN FAMILY TRUST, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN SECTIONS 4 AND 5, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C. Frazier 06/19/2025

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

PREPARED FOR:
HAGEDORN FAMILY TRUST

DATE 05/30/25
SCALE 1"=300'
PROJECT NO. 25-8704
FILE NAME 25-8704.DWG

PROPERTY BOUNDARY SURVEY

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP.# 2008003911

REV-1:
REV-2:
REV-3:
REV-4:

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD. P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

1 OF 1
SHEET