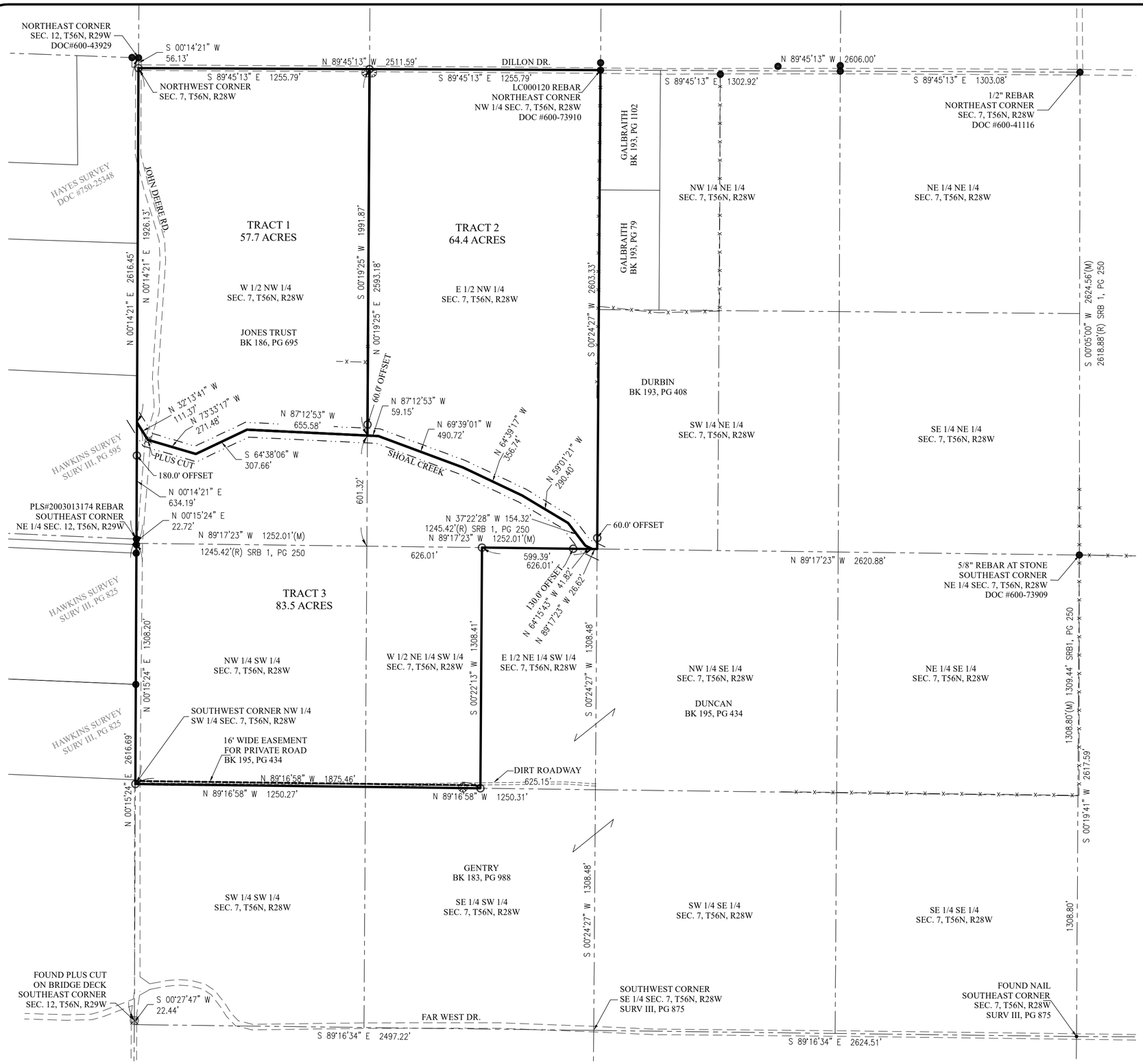

TRACT 1:
A tract of land being part of the West Half of the Northwest Quarter of Section 7, Township 56 North, Range 28 West of the fifth principal meridian, Caldwell County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Northwest corner of said Section 7; thence South 89 degrees 45 minutes 13 seconds East, a distance of 1255.79 feet to an iron rod at the Northeast corner of the West Half of the Northwest Quarter of said Section 7; thence along the East line of said West Half, South 00 degrees 19 minutes 25 seconds West, a distance of 1991.87 feet to the centerline of Shoal Creek being 60.0 feet South 00 degrees 19 minutes 25 seconds West of an iron rod; thence along said centerline the following four courses, North 87 degrees 12 minutes 53 seconds West, a distance of 655.58 feet; thence South 64 degrees 38 minutes 06 seconds West, a distance of 307.66 feet; thence North 73 degrees 33 minutes 17 seconds West, a distance of 271.48 feet to a plus cut in the concrete bridge deck; thence North 32 degrees 13 minutes 41 seconds West, a distance of 111.37 feet to a point on the West line of said Section 7 being 180.00 feet North 00 degrees 14 minutes 21 seconds East of an iron rod; thence leaving said centerline, North 00 degrees 14 minutes 21 seconds East, a distance of 1926.13 feet to the POINT OF BEGINNING, containing 57.7 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

TRACT 2:
A tract of land being part of the East Half of the Northwest Quarter of Section 7, Township 56 North, Range 28 West of the fifth principal meridian, Caldwell County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Northeast corner of the Northwest Quarter of said Section 7; thence along the East line of said Northwest Quarter, South 00 degrees 24 minutes 27 seconds West, a distance of 2603.33 feet to the centerline of Shoal Creek being 60.00 feet South 00 degrees 24 minutes 27 seconds West of an iron rod; thence along said centerline the following seven courses, North 89 degrees 17 minutes 23 seconds West, a distance of 26.62 feet; thence North 64 degrees 15 minutes 43 seconds West, a distance of 41.82 feet; thence North 37 degrees 22 minutes 28 seconds West, a distance of 154.32 feet; thence North 59 degrees 01 minutes 21 seconds West, a distance of 290.40 feet; thence North 64 degrees 39 minutes 17 seconds West, a distance of 356.74 feet; thence North 69 degrees 39 minutes 01 seconds West, a distance of 490.72 feet; thence North 87 degrees 12 minutes 53 seconds West, a distance of 59.15 feet to the West line of the East Half of said Northwest Quarter being 60.00 feet South 00 degrees 19 minutes 25 seconds West of an iron rod; thence leaving said centerline, North 00 degrees 19 minutes 25 seconds East, a distance of 1991.87 feet to an iron rod at the Northwest corner of said East Half; thence South 89 degrees 45 minutes 13 seconds East, a distance of 1255.79 feet to the POINT OF BEGINNING, containing 64.4 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

TRACT 3:
A tract of land being part of the West Half of Section 7, Township 56 North, Range 28 West of the fifth principal meridian, Caldwell County, Missouri, being more particularly described as follows:
Beginning at an iron rod marking the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 7; thence along the West line of said Section 7, North 00 degrees 15 minutes 24 seconds East, a distance of 1330.92 feet to an iron rod at the Southeast corner of the Northeast Quarter of Section 12, Township 56 North, Range 29 West; thence continuing along the West line of said Section 7, North 00 degrees 14 minutes 21 seconds East, a distance of 634.19 feet to a point at the centerline of Shoal Creek, being 180.00 feet North 00 degrees 14 minutes 21 seconds East of an iron rod; thence along said centerline the following nine courses, South 32 degrees 13 minutes 41 seconds East, a distance of 111.37 feet to a plus cut in the concrete bridge deck; thence South 73 degrees 33 minutes 17 seconds East, a distance of 271.48 feet; thence North 64 degrees 38 minutes 06 seconds East, a distance of 307.66 feet; thence South 87 degrees 12 minutes 53 seconds East, a distance of 714.73 feet; thence South 69 degrees 39 minutes 01 seconds East, a distance of 490.72 feet; thence South 64 degrees 39 minutes 17 seconds East, a distance of 356.74 feet; thence South 59 degrees 01 minutes 21 seconds East, a distance of 290.40 feet; thence South 37 degrees 22 minutes 28 seconds East, a distance of 154.32 feet; thence South 64 degrees 15 minutes 43 seconds East, a distance of 41.82 feet to a point on the North line of the Southwest Quarter of said Section 7 being 130.00 feet South 89 degrees 17 minutes 23 seconds East of an iron rod; thence leaving said centerline, North 89 degrees 17 minutes 23 seconds West, a distance of 599.39 feet to an iron rod at the Northeast corner of the West Half of the Northeast Quarter of the Southwest Quarter of said Section 7; thence South 00 degrees 22 minutes 13 seconds West, a distance of 1308.41 feet to an iron rod at the Southeast corner of said West Half; thence North 89 degrees 16 minutes 58 seconds West, a distance of 1875.42 feet to the POINT OF BEGINNING, containing 83.5 acres. Subject to that part currently being used for public roadway, a 16 feet wide easement for private roadway along the entire South line as described in book 195 at page 434 and any other easements of record or not of record, if any.

- FOUND IRON PIN
- FOUND STONE
- RIGHT-OF-WAY MARKER
- 5/8" REBAR W/SCHAEFER CAP
- COTTON GIN SPIKE
- WOOD POST
(M) - MEASURED
(R) - RECORD
(D) - DEED
(GLO) - ORIGINAL GLO DISTANCE

0 400 800
1 INCH = 400 FEET

BEARINGS ARE MISSOURI WEST GRID
BASED ON GPS OBSERVATION

CLIENT: THE JONES REVOCABLE FAMILY TRUST
DATE OF SURVEY: FEBRUARY 5, 2026
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI WEST GRID NAD 83 IS 0.99992048.

REFERENCE SURVEYS:
1887; SRB 1, PG 250; BOYD.
1989; DOC #750-25348; HAYES, PLS#2219.
2017; SURV III, PG 595 - SLIDE (2) 112; HAWKINS, PLS#2003013174.
2017; SURV III, PG 612 - SLIDE (2) 124; McCANLESS, PLS#2143.
2023; SURV III, PG 825 - SLIDE (2) 250; HAWKINS, PLS#2003013174.
2024; SURV III, PG 875 - SLIDE (2) 276; MILLER, PLS#2018032651.

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

2/13/2026

STATE OF MISSOURI
JOHN H. SCHAEFER
NUMBER
PLS-2005000079
PROFESSIONAL LAND SURVEYOR

FIELD: MGW	DRAWN: JHS	PROJECT #26-023

SURVEY CERTIFICATE OF AUTHORITY LS-2009021550

SCHAEFER
SURVEYING, LLC
30638 Kenbrook Pl.
Macon, MO 63552
PHONE: 660-395-5942
EMAIL: info@schaefersurveying.com

BOUNDARY SURVEY

W 1/2 SEC. 7, T56N, R28W
CALDWELL COUNTY, MISSOURI