

GAP AREA 1:

A tract of land being part of the West half of the Southeast Quarter of Section 27, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri being more particularly described as follows: Commencing at an iron rod marking the Southeast corner of the Northeast Quarter of said Section 27, thence North 89 degrees 40 minutes 51 seconds East, a distance of 1305.28 feet to the Southwest corner of said Northeast Quarter and the POINT OF BEGINNING, thence along the West line of the East half of the Southeast Quarter of said Section 27, South 00 degrees 32 minutes 58 seconds West, a distance of 99.83 feet to the centerline of Cottonwood Creek; thence along said centerline, South 83 degrees 36 minutes 23 seconds East, a distance of 156.79 feet to the centerline of Muddy Creek; thence along the centerline of Muddy Creek the following eight courses, North 56 degrees 15 minutes 56 seconds West, a distance of 145.01 feet; thence North 85 degrees 19 minutes 20 seconds West, a distance of 182.94 feet; thence North 55 degrees 31 minutes 51 seconds West, a distance of 135.39 feet; thence North 02 degrees 37 minutes 00 seconds East, a distance of 81.19 feet; thence North 79 degrees 57 minutes 40 seconds East, a distance of 128.56 feet; thence South 74 degrees 25 minutes 33 seconds East, a distance of 148.54 feet; thence North 88 degrees 36 minutes 37 seconds East, a distance of 42.67 feet; thence North 53 degrees 27 minutes 42 seconds East, a distance of 321.44 feet to the East line of the Southeast Quarter of said Section 27; thence South 00 degrees 32 minutes 58 seconds West, a distance of 310.85 feet to the POINT OF BEGINNING containing 3.0 acres.

GAP AREA 2:

A tract of land being part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 27, thence North 89 degrees 40 minutes 51 seconds West, a distance of 1305.28 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 27, thence along the East line of said Northwest Quarter, North 00 degrees 32 minutes 58 seconds East, a distance of 569.31 feet to the centerline of Muddy Creek and the POINT OF BEGINNING, thence along said centerline the following two courses, North 67 degrees 43 minutes 11 seconds West, a distance of 95.27 feet; thence North 16 degrees 56 minutes 07 seconds West, a distance of 114.21 feet to the centerline of Shoal Creek; thence along the centerline of Shoal Creek the following two courses, North 50 degrees 14 minutes 28 seconds East, a distance of 42.39 feet; thence North 39 degrees 53 minutes 19 seconds East, a distance of 142.74 feet to the East line of said Northwest Quarter; thence South 00 degrees 32 minutes 58 seconds West, a distance of 282.02 feet to the POINT OF BEGINNING containing 0.5 acres.

GAP AREA 3:

A tract of land being part of the South half of the Northwest Quarter of Section 26, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri being more particularly described as follows: Commencing at the Northeast corner of the South half of the Northwest Quarter of said Section 26, thence along the North line of said South half, South 89 degrees 02 minutes 19 seconds West, a distance of 294.79 feet to a point at the centerline of Shoal Creek being 100 feet South 89 degrees 02 minutes 19 seconds West of an iron rod and the POINT OF BEGINNING, thence along said centerline the following four courses, South 73 degrees 34 minutes 51 seconds West, a distance of 202.57 feet; thence South 85 degrees 02 minutes 37 seconds West, a distance of 676.81 feet; thence North 80 degrees 18 minutes 48 seconds West, a distance of 164.75 feet; thence North 59 degrees 09 minutes 59 seconds West, a distance of 134.18 feet to a point on the North line of said South half being 70 feet South 89 degrees 02 minutes 19 seconds West of an iron rod; thence along said North line, North 89 degrees 02 minutes 19 seconds East, a distance of 1146.37 feet to the POINT OF BEGINNING containing 1.7 acres.

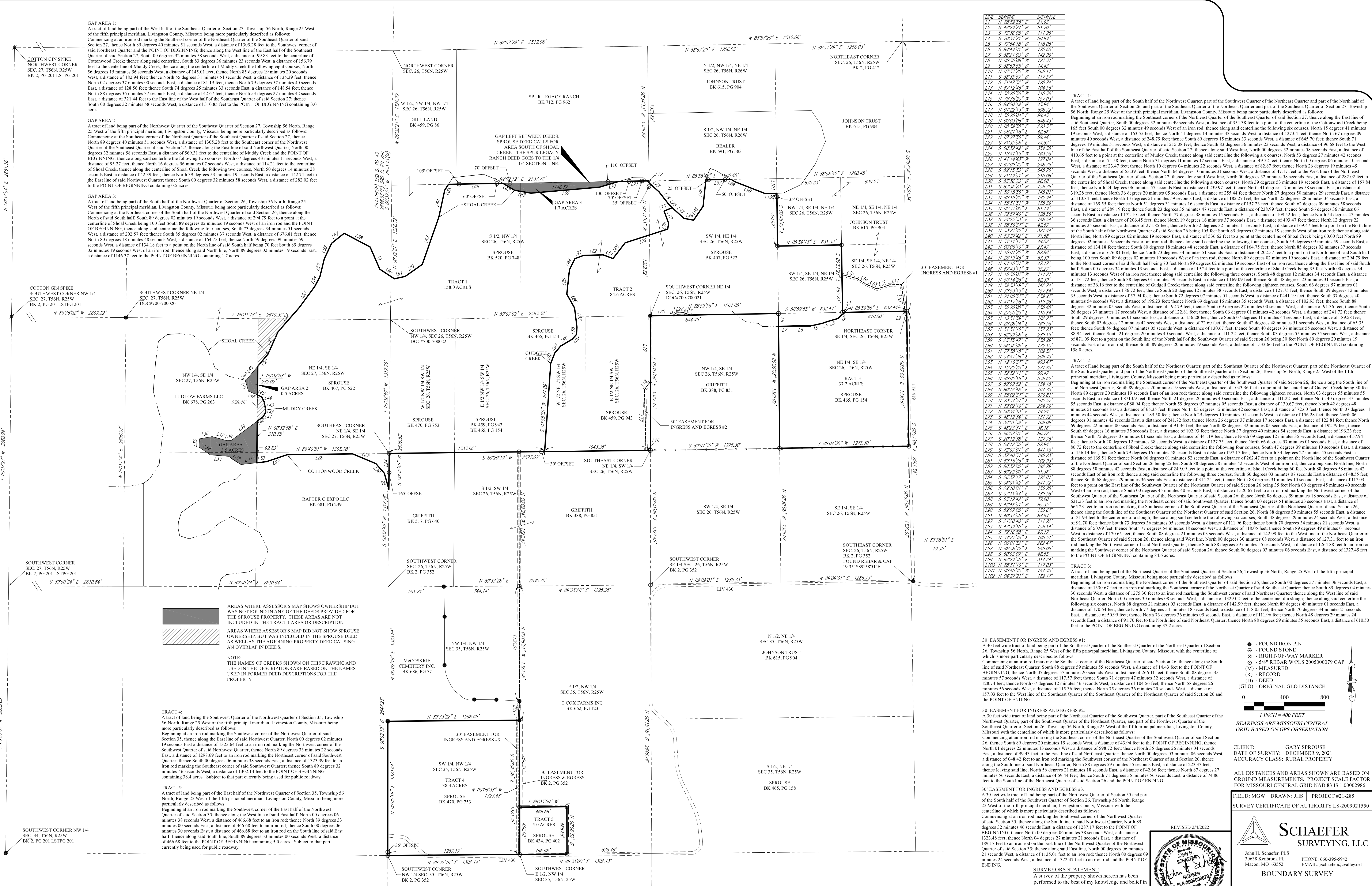


Table with 2 columns: LINE, BEARING, DISTANCE. It lists survey data for various lines, including bearings like N 89°59'55" E and distances like 21.93, 91.37, 111.96, etc.

TRACT 1:

A tract of land being part of the South half of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter and part of the North half of the Southwest Quarter of Section 26, and part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of Section 27, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri being more particularly described as follows: Beginning at an iron rod marking the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 27, thence along the East line of said Southeast Quarter, South 00 degrees 32 minutes 49 seconds West, a distance of 354.38 feet to a point at the centerline of the Cottonwood Creek being 165 feet South 00 degrees 32 minutes 49 seconds West of an iron rod; thence along said centerline the following six courses, North 05 degrees 41 minutes 19 seconds West, a distance of 53.39 feet; thence North 64 degrees 10 minutes 21 seconds West, a distance of 47.17 feet to the West line of the Northeast Quarter of the Southeast Quarter of said Section 27, thence along said West line, North 00 degrees 32 minutes 58 seconds East, a distance of 645.70 feet; thence South 71 degrees 19 minutes 51 seconds West, a distance of 248.79 feet; thence South 89 degrees 15 minutes 33 seconds West, a distance of 645.70 feet; thence South 71 degrees 19 minutes 51 seconds West, a distance of 215.08 feet; thence South 83 degrees 36 minutes 23 seconds West, a distance of 96.68 feet to the West line of the East half of the Southeast Quarter of said Section 27; thence along said West line, North 00 degrees 32 minutes 58 seconds East, a distance of 410.65 feet to a point at the centerline of Muddy Creek; thence along said centerline the following six courses, North 53 degrees 27 minutes 42 seconds East, a distance of 71.58 feet; thence North 31 degrees 17 seconds East, a distance of 49.52 feet; thence North 26 degrees 06 minutes 10 seconds West, a distance of 23.47 feet; thence North 10 degrees 14 minutes 22 seconds West, a distance of 82.87 feet; thence North 26 degrees 06 minutes 10 seconds West, a distance of 53.39 feet; thence North 64 degrees 10 minutes 21 seconds West, a distance of 47.17 feet to the West line of the Northeast Quarter of the Southeast Quarter of said Section 27, thence along said West line, North 00 degrees 32 minutes 58 seconds East, a distance of 282.02 feet to the centerline of Shoal Creek; thence along said centerline the following six courses, North 39 degrees 53 minutes 19 seconds East, a distance of 157.84 feet; thence North 24 degrees 06 minutes 57 seconds East, a distance of 239.97 feet; thence North 41 degrees 17 minutes 58 seconds East, a distance of 319.28 feet; thence North 36 degrees 20 minutes 15 seconds East, a distance of 251.44 feet; thence North 27 degrees 50 minutes 29 seconds East, a distance of 110.84 feet; thence North 13 degrees 51 minutes 59 seconds East, a distance of 182.27 feet; thence North 25 degrees 28 minutes 24 seconds East, a distance of 169.55 feet; thence North 51 degrees 51 minutes 16 seconds East, a distance of 157.23 feet; thence South 26 degrees 02 minutes 09 seconds 58 seconds East, a distance of 134.18 feet; thence North 59 degrees 09 minutes 59 seconds East, a distance of 164.75 feet; thence North 85 degrees 19 minutes 20 seconds West, a distance of 172.10 feet; thence North 77 degrees 38 minutes 15 seconds East, a distance of 109.52 feet; thence North 54 degrees 47 minutes 36 seconds East, a distance of 206.45 feet; thence North 19 degrees 16 minutes 37 seconds East, a distance of 493.47 feet; thence North 12 degrees 22 minutes 25 seconds East, a distance of 271.85 feet; thence North 32 degrees 32 minutes 11 seconds East, a distance of 69.47 feet to a point on the North line of the South half of the Northwest Quarter of said Section 26 being 105 feet South 89 degrees 02 minutes 19 seconds West of an iron rod; thence along said North line, North 89 degrees 02 minutes 19 seconds East, a distance of 536.62 feet to a point at the centerline of Shoal Creek being 60 feet North 89 degrees 02 minutes 19 seconds East of an iron rod; thence along said centerline the following four courses, South 59 degrees 09 minutes 59 seconds East, a distance of 134.18 feet; thence North 14 degrees 18 minutes 15 seconds East, a distance of 164.75 feet; thence North 85 degrees 19 minutes 20 seconds West, a distance of 172.10 feet; thence North 54 degrees 47 minutes 36 seconds East, a distance of 206.45 feet; thence North 19 degrees 16 minutes 37 seconds East, a distance of 493.47 feet; thence North 12 degrees 22 minutes 25 seconds East, a distance of 271.85 feet; thence North 32 degrees 32 minutes 11 seconds East, a distance of 69.47 feet to a point on the North line of the South half of the Northwest Quarter of said Section 26 being 105 feet South 89 degrees 02 minutes 19 seconds West of an iron rod; thence along said centerline the following three courses, South 48 degrees 12 minutes 34 seconds East, a distance of 131.72 feet; thence South 38 degrees 01 minutes 59 seconds East, a distance of 109.09 feet; thence South 48 degrees 12 minutes 34 seconds East, a distance of 26.16 feet to the centerline of Shoal Creek; thence along said centerline the following eight courses, South 66 degrees 17 minutes 01 seconds West, a distance of 86.72 feet; thence South 20 degrees 12 minutes 38 seconds East, a distance of 127.75 feet; thence South 09 degrees 12 minutes 35 seconds West, a distance of 57.94 feet; thence South 72 degrees 07 minutes 07 seconds East, a distance of 441.19 feet; thence South 37 degrees 40 minutes 54 seconds West, a distance of 102.23 feet; thence North 69 degrees 16 minutes 35 seconds West, a distance of 102.93 feet; thence South 88 degrees 36 minutes 23 seconds West, a distance of 92.79 feet; thence South 69 degrees 22 minutes 00 seconds West, a distance of 36.36 feet; thence South 26 degrees 37 minutes 17 seconds West, a distance of 122.81 feet; thence South 06 degrees 02 minutes 42 seconds West, a distance of 241.72 feet; thence South 29 degrees 10 minutes 01 seconds East, a distance of 156.28 feet; thence South 07 degrees 11 minutes 44 seconds East, a distance of 189.58 feet; thence South 03 degrees 12 minutes 42 seconds West, a distance of 72.60 feet; thence North 03 degrees 12 minutes 42 seconds East, a distance of 62.35 feet; thence South 59 degrees 07 minutes 05 seconds West, a distance of 130.67 feet; thence South 40 degrees 37 minutes 55 seconds West, a distance of 89.94 feet; thence South 21 degrees 20 minutes 40 seconds West, a distance of 111.22 feet; thence South 03 degrees 03 minutes 55 seconds West, a distance of 871.09 feet to a point on the North line of the North half of the Northwest Quarter of said Section 26 being 30 feet North 89 degrees 02 minutes 19 seconds East of an iron rod; thence South 89 degrees 02 minutes 19 seconds West, a distance of 1533.36 feet to the POINT OF BEGINNING containing 158.0 acres.

TRACT 2:

A tract of land being part of the South half of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Southwest Quarter, and part of the Northeast Quarter of the Southeast Quarter all in Section 26, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri being more particularly described as follows: Beginning at an iron rod marking the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 26, thence along the South line of said Northeast Quarter, South 89 degrees 20 minutes 19 seconds West, a distance of 1043.36 feet to a point at the centerline of Gudgeck Creek being 30 feet North 89 degrees 20 minutes 19 seconds East of an iron rod; thence along said centerline the following eight courses, North 03 degrees 55 minutes 55 seconds East, a distance of 871.09 feet; thence North 21 degrees 20 minutes 40 seconds East, a distance of 1043.36 feet; thence North 40 degrees 37 minutes 55 seconds East, a distance of 88.94 feet; thence North 89 degrees 07 minutes 05 seconds East, a distance of 130.67 feet; thence North 42 degrees 48 minutes 51 seconds East, a distance of 62.35 feet; thence North 03 degrees 12 minutes 42 seconds East, a distance of 72.60 feet; thence North 07 degrees 11 minutes 44 seconds East, a distance of 189.58 feet; thence North 06 degrees 02 minutes 42 seconds East, a distance of 241.72 feet; thence North 29 degrees 10 minutes 01 seconds East, a distance of 156.28 feet; thence South 07 degrees 11 minutes 44 seconds East, a distance of 189.58 feet; thence South 03 degrees 12 minutes 42 seconds West, a distance of 72.60 feet; thence North 03 degrees 12 minutes 42 seconds East, a distance of 62.35 feet; thence South 59 degrees 07 minutes 05 seconds West, a distance of 130.67 feet; thence South 40 degrees 37 minutes 55 seconds West, a distance of 89.94 feet; thence South 21 degrees 20 minutes 40 seconds West, a distance of 111.22 feet; thence South 03 degrees 03 minutes 55 seconds West, a distance of 871.09 feet to a point on the North line of the North half of the Northwest Quarter of said Section 26 being 30 feet North 89 degrees 02 minutes 19 seconds East of an iron rod; thence South 89 degrees 02 minutes 19 seconds West, a distance of 1533.36 feet to the POINT OF BEGINNING containing 158.0 acres.

TRACT 3:

A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri being more particularly described as follows: Beginning at an iron rod marking the Southeast corner of the Southwest Quarter of said Section 26, thence South 00 degrees 32 minutes 06 seconds East, a distance of 1330.67 feet to an iron rod marking the Southeast corner of the Northeast Quarter of said Southeast Quarter; thence South 89 degrees 07 minutes 04 seconds 30 seconds West, a distance of 1275.30 feet to an iron rod marking the Southwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter, North 00 degrees 30 minutes 08 seconds West, a distance of 1329.02 feet to the centerline of a slough; thence along said centerline the following six courses, North 00 degrees 30 minutes 08 seconds West, a distance of 118.05 feet; thence North 89 degrees 09 minutes 01 seconds East, a distance of 170.64 feet; thence North 77 degrees 54 minutes 18 seconds East, a distance of 118.05 feet; thence North 70 degrees 34 minutes 21 seconds East, a distance of 50.99 feet; thence North 73 degrees 36 minutes 05 seconds East, a distance of 111.96 feet; thence North 48 degrees 29 minutes 24 seconds East, a distance of 157.03 feet to the West line of the Northeast Quarter of the Southeast Quarter of said Section 26 and the POINT OF ENDING.

30' EASEMENT FOR INGRESS AND EGRESS #1:

A 30 feet wide tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri with the centerline of Commencing at an iron rod marking the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 26, thence along the South line of said Northeast Quarter, South 88 degrees 59 minutes 55 seconds West, a distance of 14.43 feet to the POINT OF BEGINNING; thence North 07 degrees 57 minutes 13 seconds West, a distance of 266.11 feet; thence South 88 degrees 36 minutes 23 seconds West, a distance of 128.74 feet; thence North 67 degrees 12 minutes 46 seconds West, a distance of 104.56 feet; thence North 58 degrees 26 minutes 56 seconds West, a distance of 115.56 feet; thence North 75 degrees 36 minutes 20 seconds West, a distance of 157.03 feet to the West line of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 26 and the POINT OF ENDING.

30' EASEMENT FOR INGRESS AND EGRESS #2:

A 30 feet wide tract of land being part of the Northeast Quarter of the Southwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, and part of the Northwest Quarter of the Southeast Quarter of Section 26, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri with the centerline of Commencing at an iron rod marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 26, thence South 89 degrees 20 minutes 19 seconds West, a distance of 43.94 feet to the POINT OF BEGINNING; thence North 01 degrees 22 minutes 13 seconds West, a distance of 598.27 feet; thence North 35 degrees 26 minutes 04 seconds East, a distance of 99.43 feet to the East line of said Northeast Quarter; thence North 00 degrees 03 minutes 06 seconds West, a distance of 648.42 feet to an iron rod marking the Southwest corner of the Northeast Quarter of said Section 26; thence along the South line of said Northeast Quarter, North 88 degrees 36 minutes 23 seconds East, a distance of 118.05 feet; thence North 89 degrees 09 minutes 01 seconds West, a distance of 142.99 feet; thence North 89 degrees 09 minutes 01 seconds East, a distance of 170.64 feet; thence North 77 degrees 54 minutes 18 seconds East, a distance of 118.05 feet; thence North 70 degrees 34 minutes 21 seconds East, a distance of 50.99 feet; thence North 73 degrees 36 minutes 05 seconds East, a distance of 111.96 feet; thence North 48 degrees 29 minutes 24 seconds East, a distance of 157.03 feet to the North line of said Northeast Quarter; thence North 88 degrees 59 minutes 55 seconds East, a distance of 610.50 feet to the POINT OF BEGINNING containing 3.2 acres.

30' EASEMENT FOR INGRESS AND EGRESS #3:

A 30 feet wide tract of land being part of the Northwest Quarter of Section 35, Township 56 North, Range 25 West of the fifth principal meridian, Livingston County, Missouri with the centerline of Commencing at an iron rod marking the Southwest corner of the East half of the Northwest Quarter of said Section 35, thence along the South line of said Northwest Quarter, North 89 degrees 32 minutes 46 seconds East, a distance of 1287.17 feet to the POINT OF BEGINNING; thence North 00 degrees 30 minutes 08 seconds West, a distance of 1323.48 feet; thence North 04 degrees 27 minutes 21 seconds East, a distance of 189.17 feet to an iron rod on the East line of the Northwest Quarter of the Northwest Quarter of said Section 35; thence along said East line, North 00 degrees 30 minutes 08 seconds West, a distance of 1135.01 feet to an iron rod; thence North 00 degrees 09 minutes 24 seconds West, a distance of 1322.47 feet to an iron rod and the POINT OF ENDING.

SURVEYORS STATEMENT

A survey of the property shown herein 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.#2009000079 2/4/2022

Legend for symbols: FOUND IRON PIN, FOUND STONE, RIGHT-OF-WAY MARKER, 5" REBAR W/PLS 2005000079 CAP, MEASURED, RECORD, DEED, ORIGINAL GLO DISTANCE. Includes a scale bar (1 inch = 400 feet) and the text 'BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION'.

CLIENT: GARY SPROUSE DATE OF SURVEY: SEPTEMBER 9, 2021 ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 1.000002986.

FIELD: MGW DRAWN: JHS PROJECT #21-285 SURVEY CERTIFICATE OF AUTHORITY LS-2009021550



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BOUNDARY SURVEY

SEC 26 & E 1/2 SEC 27 & NW 1/4, SEC 35, T56N, R25W LIVINGSTON COUNTY, MISSOURI