

Horvath: Survey

Part of the Southwest Quarter of the Northeast Quarter of
Section 4, Township 40 North, Range 19 West, Morgan County, Missouri.

TRACT 1 LAND DESCRIPTION

A tract of land lying in part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 40 North, Range 19 West, Morgan County, Missouri, and being more particularly described as follows:

"Beginning at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4, run South 01 degree 35 minutes 42 seconds West (previous deed = South 01 degree 28 minutes 41 seconds West) a distance of 600.43 feet to an existing pipe; thence South 87 degrees 11 minutes 01 seconds West (previous deed = Sout 87 degrees 02 minutes 41 seconds West) a distance of 9.64 feet to an existing iron pin on the east right-of-way of 40 foot wide Braden Road; thence along and with said east right-of-way the following four (4) courses: (1) North 01 degrees 48 minutes 01 seconds West a distance of 241.99 feet to the p.c. of a 10 degree 25 minute 52 second degree curve to the left, (2) thence along and with the said curve in a northerly direction with an arc length of 93.49 feet, a radius of 549.28 feet, a chord bearing of North 06 degrees 40 minutes 35 seconds West and a chord length of 93.38 feet to the P.T. of the curve; thence departing the said curve (3) North 11 degrees 33 minutes 09 seconds West a distance of 103.58 feet and (4) North 05 degrees 57 minutes 17 seconds West a distance of 162.06 feet to another existing iron pin; thence departing the said right-of-way, North 87 degrees 38 minutes 20 seconds East (previous deed = North 87 degrees 30 minutes East) a distance of 82.42 feet, returning to the point of beginning."

Also

"Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4, run South 87 degrees 38 minutes 20 seconds West (previous deed = South 87 degrees 30 minutes West) a distance of 122.50 feet to an existing iron pin on the west right-of-way of 40 foot wide Braden Road for the POINT OF BEGINNING; thence along and with the said right-of-way the following four (4) courses: (1) South 05 degrees 57 minutes 17 seconds East a distance of 166.53 feet, (2) South 11 degrees 33 minutes 09 seconds East a distance of 105.54 feet to the p.c. of an 11 degree 15 minute 02 second degree curve to the right, (3) thence along and with the said curve in a southerly direction with an arc length of 86.68 feet, a radius of 509.28 feet, a chord bearing of South 06 degrees 40 minutes 35 seconds East and a chord length of 86.58 feet to the P.T. of the curve and (4) thence departing the said curve South 01 degrees 48 minutes 01 seconds East a distance of 242.70 feet to another existing iron pin; thence departing the said right-of-way, South 87 degrees 11 minutes 01 seconds West (previous deed = South 87 degrees 02 minutes 41 seconds West) a distance of 99.94 feet to another existing iron pin; thence North 76 degrees 47 minutes 21 seconds West a distance of 985.90 feet to an iron pin on the east right-of-way of 40 foot wide Hiawatha Drive; thence along and with said right-of-way, North 04 degrees 57 minutes 35 seconds East a distance of 338.29 feet to another existing iron pin; thence departing said right-of-way, North 87 degrees 38 minutes 20 seconds East (previous deed = North 87 degrees 30 minutes East) a distance of 975.11 feet, returning to the point of beginning."

Total Area = 11.83 Acres
Subject to any rights-of-way, restrictions, reservations, condition easements and exceptions of record.

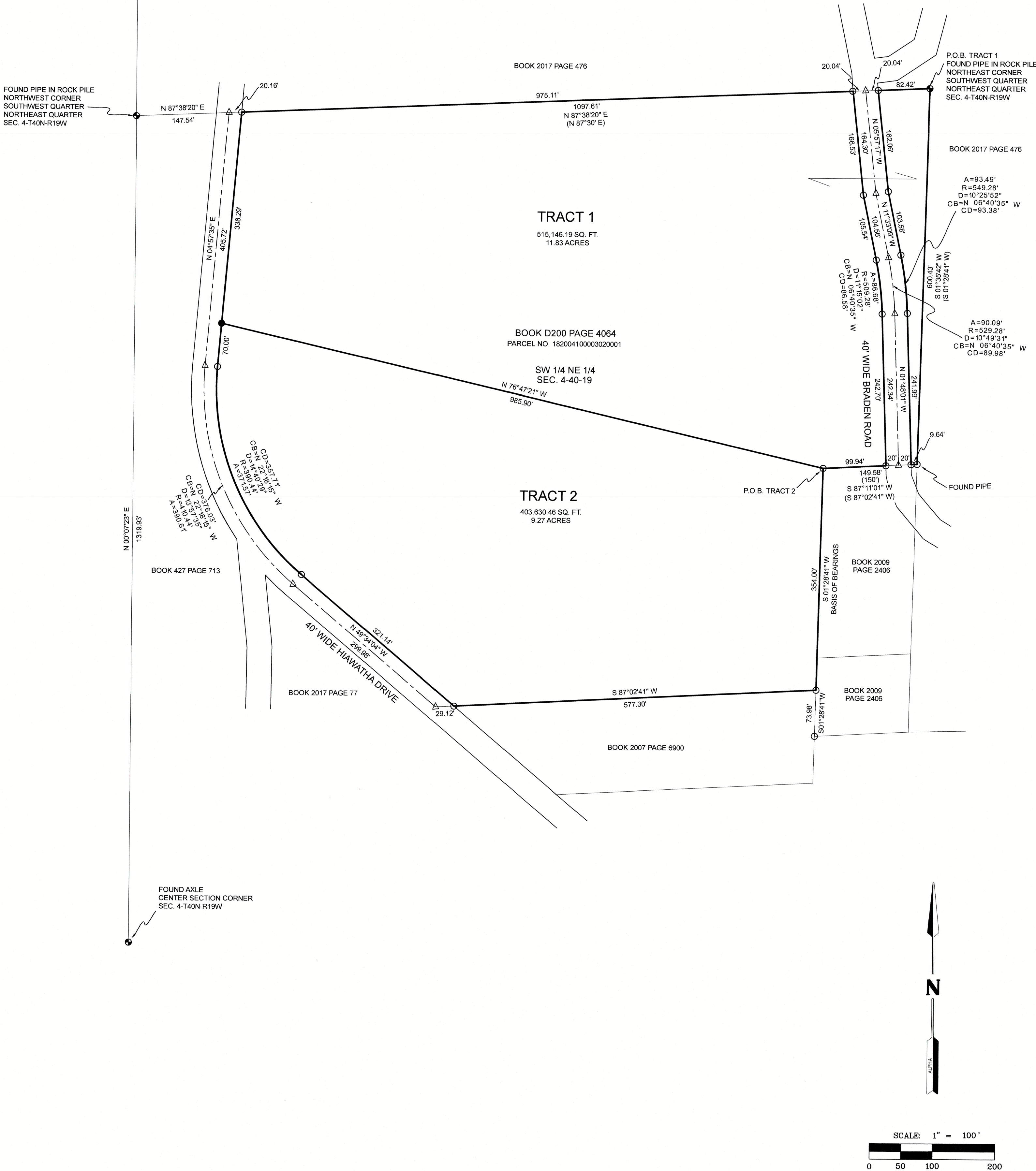
TRACT 2 LAND DESCRIPTION

A tract of land lying in part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 40 North, Range 19 West, Morgan County, Missouri, and being more particularly described as follows:

"Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4, run South 01 degree 35 minutes 42 seconds West (previous deed = South 01 degree 28 minutes 41 seconds West) a distance of 600.43 feet to an existing pipe; thence South 87 degrees 11 minutes 01 seconds West (previous deed = Sout 87 degrees 02 minutes 41 seconds West) a distance of 149.58 feet (previous deed = 150 feet) to another existing iron pin for the POINT OF BEGINNING; thence South 01 degrees 28 minutes 41 seconds West a distance of 354.00 feet to another existing iron pin; thence South 87 degrees 02 minutes 41 seconds West a distance of 577.30 feet to another existing iron pin on the easterly right-of-way of 40 foot wide Hiawatha Drive; thence along and with the said right-of-way the following three (3) courses: (1) North 49 degrees 34 minutes 04 seconds West a distance of 321.14 feet to the p.c. of a 14 degree 40 minute 29 second degree curve to the right, (2) thence along and with the said curve in a northerly direction with an arc length of 371.57 feet, a radius of 390.44 feet, a chord bearing of North 22 degrees 18 minutes 15 seconds West and a chord length of 357.71 feet to the P.T. of the curve and thence departing the said curve (3) North 04 degrees 57 minutes 35 seconds East a distance of 70.00 feet to an iron pin; thence departing the said right-of-way, South 76 degrees 47 minutes 21 seconds East a distance of 985.90 feet, returning to the point of beginning."

Area = 9.27 Acres

Subject to any rights-of-way, restrictions, reservations, condition easements and exceptions of record.



Note:

- Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
- All monuments set and found are 1/2" Iron Pins, unless otherwise noted.

LEGEND

Standard symbols that may appear on this drawing

- Centerline of Road
- R-O-W Line
- Property Line
- Found Monument
- Set Monument
- No Found or Set Monument
- Government Corner

SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of July, 2026, by order of Adam Horvath, did survey and monument Part of the Southwest Quarter of the Northeast Quarter of Section 4, Township 40 North, Range 19 West, Morgan County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 5 day of August, 2026.

Ricky L. Wilson
MO. REG. NO. LS. 2638

Sheet Number: 1 OF 1

Date: 7/30/26 Scale: 1"=100'

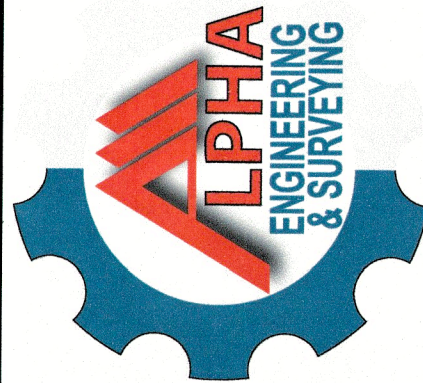
Project Number: 26-00502

Field Book: M-311

Drawn By: BFH Approved By: R.L.W.

Horvath Survey
Section 4, Township 40 North, Range 19 West, Morgan County, MO

Alpha Engineering & Surveying, LLC
3048 Hwy. 52
Eldon, MO 65026
(573) 392-3312
Civil & Structural Engineering - Land Surveying
Environmental Operations - Material Handling



ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificates of Authority:
LS - 20230304755
E - 20230303612

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

SEAL

