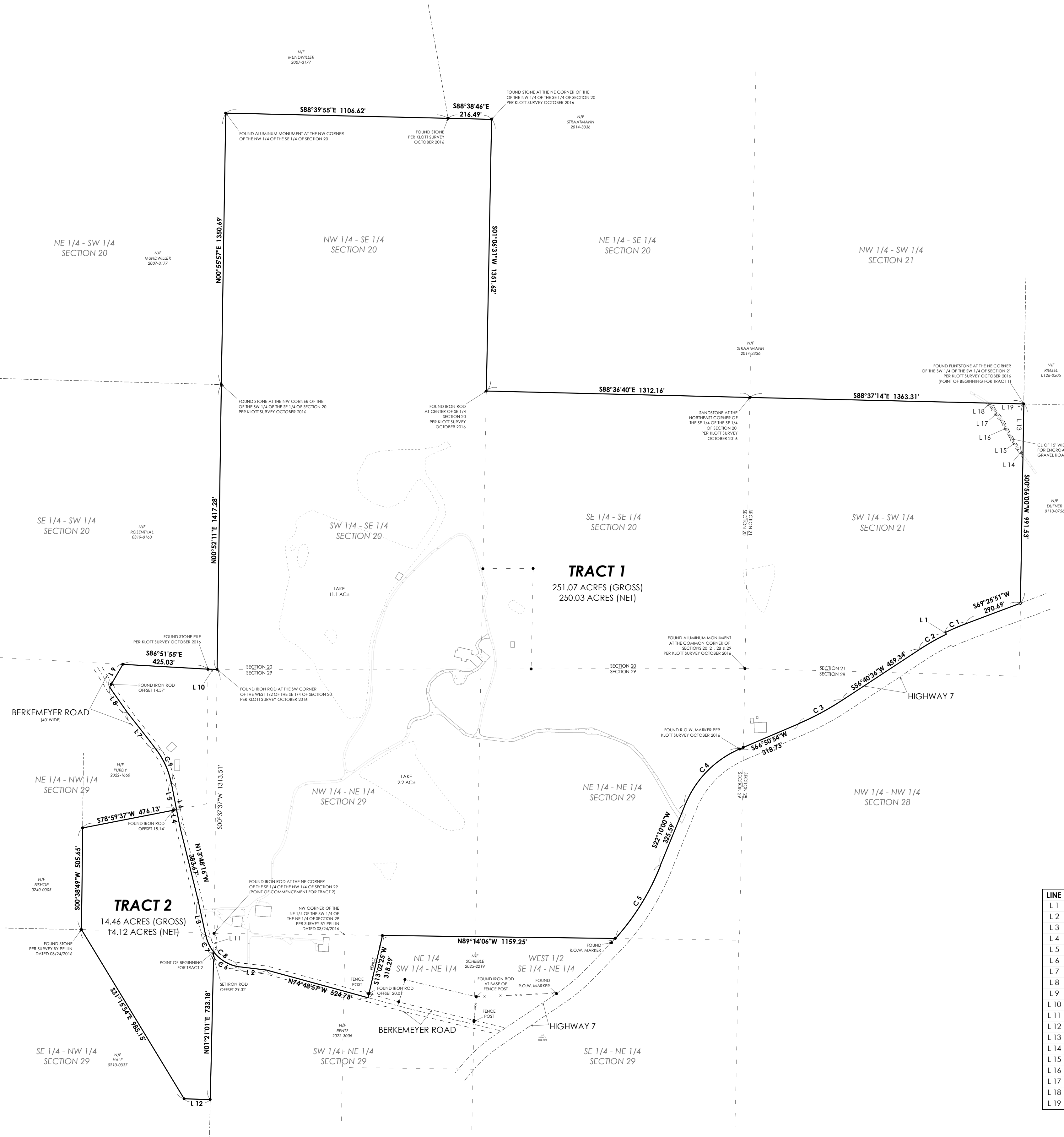


PLAT OF SURVEY

PARTS OF SECTIONS 20, 21, 28 & 29, ALL IN TOWNSHIP 45 NORTH,
RANGE 4 WEST OF THE 5TH P.M., IN GASCONADE COUNTY, MISSOURI



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C 1	1186.28'	110.49'	S66°49'56"W	110.45'
C 2	1176.28'	152.75'	S60°26'41"W	152.64'
C 3	1402.69'	248.47'	S61°41'36"W	248.15'
C 4	508.00'	396.61'	S44°26'32"W	386.61'
C 5	1201.74'	431.58'	S31°37'00"W	429.26'
C 6	203.22'	141.63'	N58°40'42"W	138.78'
C 7	203.22'	93.48'	N25°32'10"W	92.65'
C 8	203.22'	235.10'	N45°30'04"W	222.21'
C 9	401.52'	187.82'	N24°36'06"W	186.12'

LINE	BEARING	LENGTH
L 1	S25°49'43"E	10.00'
L 2	N83°10'38"W	144.18'
L 3	N12°23'08"W	175.35'
L 4	N11°12'03"W	82.62'
L 5	N11°12'03"W	136.51'
L 6	N11°12'03"W	219.13'
L 7	N38°00'09"W	229.63'
L 8	N34°30'13"W	154.04'
L 9	N30°11'27"E	129.69'
L 10	S88°03'16"E	44.77'
L 11	S01°21'01"W	93.44'
L 12	S88°43'43"E	129.70'
L 13	S00°56'00"W	257.02'
L 14	N36°12'46"W	36.21'
L 15	N30°58'06"W	79.81'
L 16	N27°56'07"W	88.90'
L 17	N36°43'00"W	90.54'
L 18	N52°23'59"W	20.53'
L 19	S88°37'14"E	178.74'

LEGAL DESCRIPTION OF TRACT 1

A tract of land being all of the West half of the Southeast quarter and all of the Southeast quarter of the Southeast quarter of Section 20, part of the Southwest quarter of the Southwest quarter of Section 21, part of the Northwest quarter of the Northwest quarter of Section 28, all of the Northwest quarter of the Northeast quarter, part of the Northwest quarter of the Northeast quarter, part of the Southwest quarter of the Northeast quarter, part of the Northeast quarter of the Northwest quarter, and part of the Southeast quarter of the Northwest quarter of Section 29, all in Township 45 North, Range 4 West of the Fifth P.M., in Gasconade County, Missouri, being fully described as follows:

Beginning at a stone at the northeast corner of the Southwest quarter of the Southwest quarter of Section 21, thence S00°56'00"W along the quarter-quarter section line a distance of 991.53' to an iron rod on the northern right of way of Highway Z, thence leaving the quarter-quarter section line and along Highway Z, S69°25'51"W 290.69', and along a curve deflecting to the Left, having a Radius of 1186.28', an Arc Length of 110.49', and a Chord of S66°49'56"W 110.45', thence continuing along Highway Z, S25°49'43"E 10.00', and along a curve deflecting to the Left, having a Radius of 1176.28', an Arc Length of 152.75', and a Chord of S60°26'41"W 152.64', thence continuing along Highway Z, S66°40'36"W 459.34', and along a curve deflecting to the Right, having a Radius of 1402.69', an Arc Length of 248.47', and a Chord of S61°41'36"W 248.15', thence continuing along Highway Z, S66°50'54"W 318.73' to a right of way marker, and along a curve deflecting to the Left, having a Radius of 508.00', an Arc Length of 396.61', and a Chord of S44°26'32"W 386.61', thence continuing along Highway Z, S22°10'00"W 325.59', and along a curve deflecting to the Right, having a Radius of 1201.74', an Arc Length of 431.58', and a Chord of S31°37'00"W 429.26' to an iron rod, thence leaving Highway Z, N89°14'06"W 1159.25' to an iron rod, thence S13°02'25"W 318.29' to a point in the centerline of Berkemeyer Road from which an iron rod bears N13°02'25"E 20.01', thence along the centerline of Berkemeyer Road, N74°48'57"W 524.78', and N83°10'38"W 144.18', and along a curve deflecting to the Right, having a Radius of 203.22', an Arc Length of 235.10', and a Chord of N45°30'04"W 222.21', thence continuing along the centerline of Berkemeyer Road, N12°23'08"W 175.35', and N13°48'16"W 383.67', and N11°12'03"W 219.13', and along a curve deflecting to the Left, having a Radius of 401.52', an Arc Length of 187.82', and a Chord of N24°36'06"W 186.12', thence continuing along the centerline of Berkemeyer Road, N38°00'09"W 229.63', and N34°30'13"W 154.04' to a point from which an iron rod bears N34°30'13"W 14.57', thence leaving Berkemeyer Road, N30°11'27"E 129.69' to an iron rod, thence S88°51'55"E 425.03' to a stone pile, thence S88°03'16"E 44.77' to an iron rod at the southwest corner of the West half of the Southeast quarter of Section 20, thence N00°55'57"E 1350.69' along the quarter section line for a distance of 1417.28' to a stone at the northwest corner of the Southwest quarter of the Southeast quarter of Section 20, thence continuing along the quarter section line, N00°55'57"E 1350.69' to an aluminum MLS monument at the northwest corner of the Northwest quarter of the Southeast quarter of Section 20, thence S88°39'55"E 1106.62' to a stone, thence S88°38'46"E 216.49' to a stone at the northeast corner of the Northwest quarter of the Southeast quarter of Section 20, thence S01°06'31"W along the quarter-quarter section line for a distance of 1351.62' to an iron rod at the center of the Southeast quarter of Section 20, thence along the quarter-quarter section line, S88°36'40"E 1312.16' to a stone at the northeast corner of the Southeast quarter of the Southeast quarter of Section 20, thence along the north line of the Southwest quarter of the Southwest quarter of Section 21, S88°37'14"E 1363.31' to a stone at the point of beginning.

Containing 251.07 Acres.
Subject to any and all easements, restrictions, conditions, etc. of record.

LEGAL DESCRIPTION OF TRACT 2

A tract of land being part of the Northeast quarter of the Northwest quarter and part of the Southeast quarter of the Northwest quarter of Section 29, Township 45 North, Range 4 West of the Fifth P.M., in Gasconade County, Missouri, being fully described as follows:

Commencing at the northeast corner of the Southeast quarter of the Northwest quarter of Section 29, thence S01°21'01"W along the quarter section line for a distance of 93.44' to a point in the centerline of Berkemeyer Road at the point of beginning of the tract of land herein being described, thence along the centerline of Berkemeyer Road along a curve deflecting to the Right, having a Radius of 203.22', an Arc Length of 93.48' and a Chord of N25°32'10"W 92.65', thence continuing along the centerline of Berkemeyer Road, N12°23'08"W 175.35', and N13°48'16"W 383.67', and N11°12'03"W 82.62' to a point from which an iron rod bears S78°59'37"W 15.14', thence leaving the centerline of Berkemeyer Road, S78°59'37"W 476.13' to an iron rod, thence S00°38'49"W 505.65' to a stone, thence S31°15'54"E 985.15' to an iron rod, thence S88°43'43"E 129.70' to an iron rod, thence N01°21'01"E 733.18' to the point of beginning.

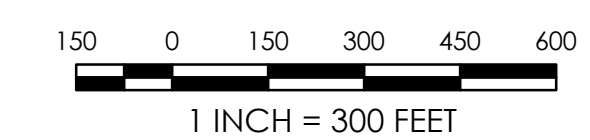
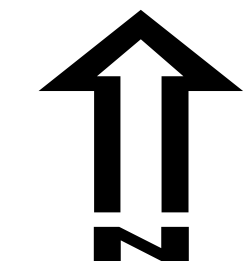
Containing 14.46 Acres.
Subject to any and all easements, restrictions, conditions, etc. of record.

LEGAL DESCRIPTION OF 15' WIDE EASEMENT FOR ENCRoACHING GRAVEL ROAD

A road easement being 15' wide located in the Southwest quarter of the Southwest quarter of Section 21, Township 45 North, Range 4 West of the Fifth P.M., in Gasconade County, Missouri, the centerline of which being fully described as follows:

Commencing at a stone at the northeast corner of the Southwest quarter of the Southwest quarter of Section 21, thence S00°56'00"W along the quarter-quarter section line a distance of 257.02' to the intersection with the centerline of an existing gravel road, said point being the point of beginning of the centerline herein being described, thence leaving the quarter-quarter section line and along the centerline of the gravel road, N36°12'46"W 36.21', and N30°58'06"W 79.81', and N27°56'07"W 88.90', and N36°43'00"W 90.54', and N52°23'59"W 20.53' to a point on the north line of the Southwest quarter of the Southwest quarter of Section 21, said point being the point of termination.

Subject to any and all easements, restrictions, conditions, etc. of record.



- FOUND IRON ROD/PIPE UNLESS NOTED
- SET IRON ROD WITH CAP

- NOTES:
1. North derived from GPS observation (NAD 83).
 2. Data shown on this survey was measured and/or calculated per field work performed 11/14/2025.
 3. This survey meets the accuracy standards for "Rural Property."
 4. Subject to any and all easements, restrictions, conditions, etc. of record.

PLAT OF SURVEY

PARTS OF SECTIONS 20, 21, 28 & 29,
ALL IN TOWNSHIP 45 NORTH,
RANGE 4 WEST OF THE 5TH P.M.,
IN GASCONADE COUNTY, MISSOURI

SURVEY PREPARED FOR: GARY STROUP
SITE OF SURVEY: 2393 HIGHWAY Z HERMANN MO 65041
DATE OF FIELD WORK: 11/14/2025 DATE OF DRAWING: 03/03/2026

State of Missouri)
) SS
County of Gasconade)

This is to certify to the Gary Stroup, that we have during the month of February, 2026, executed a survey of a tract of land being parts of Sections 20, 21, 28 & 29, all in Township 45 North, Range 4 West of the Fifth P.M., in Gasconade County, Missouri. To the best of my knowledge and belief this plat represents a true and accurate record of said survey and was executed in accordance with the current standards for Property Boundary Surveys of the Missouri Department of Insurance, Financial Institutions and Professional Registration, Division of Land Survey. Witness my digital signature and seal this 3rd day of March, 2026.

Kurt J. Muser PLS #1852
Professional Land Surveyor State of Missouri
PO Box 343 Washington MO 63090

MUSER AND ASSOCIATES LAND SURVEYING, LLC
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