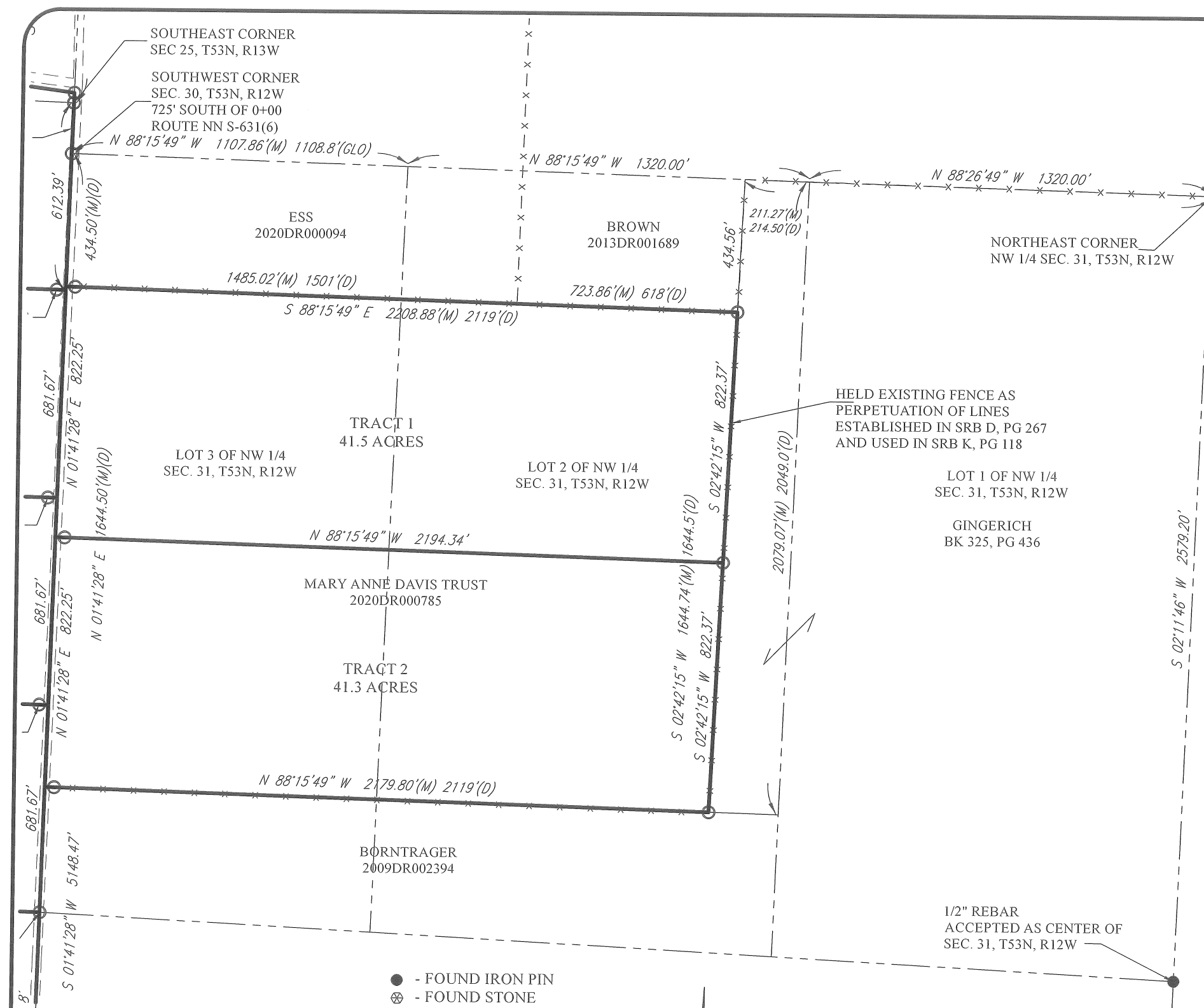




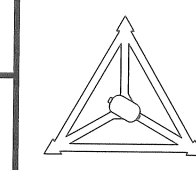
TRACT 1:
A tract of land being part of Lots 2 and 3 of the Northwest Fractional Quarter of Section 31, Township 53 North, Range 12 West of the fifth principal meridian, Audrain County, Missouri, being more particularly described as follows:
Commencing at an iron rod marking the Northwest corner of said Section 31; thence along the West line of said Section 31, South 01 degrees 41 minutes 28 seconds West, a distance of 434.50 feet a point being 30.00 feet North 88 degrees 15 minutes 49 seconds West of an iron rod and the POINT OF BEGINNING; thence South 88 degrees 15 minutes 49 seconds East, a distance of 2208.88 feet to an iron rod; thence South 02 degrees 42 minutes 15 seconds West, a distance of 822.37 feet to an iron; rod thence North 88 degrees 15 minutes 49 seconds West, a distance of 2194.34 feet to a point on the West line of said Section 31, being 30.00 feet North 88 degrees 15 minutes 49 seconds West of an iron rod; thence North 01 degrees 41 minutes 28 seconds East, a distance of 822.25 feet to the POINT OF BEGINNING, containing 41.5 acres. Subject to that portion currently being used for public roadway.

TRACT 2:
A tract of land being part of Lots 2 and 3 of the Northwest Fractional Quarter of Section 31, Township 53 North, Range 12 West of the fifth principal meridian, Audrain County, Missouri, being more particularly described as follows:
Commencing at an iron rod marking the Northwest corner of said Section 31; thence along the West line of said Section 31, South 01 degrees 41 minutes 28 seconds West, a distance of 1256.75 feet a point being 30.00 feet North 88 degrees 15 minutes 49 seconds West of an iron rod and the POINT OF BEGINNING; thence South 88 degrees 15 minutes 49 seconds East, a distance of 2194.34 feet to an iron rod; thence South 02 degrees 42 minutes 15 seconds West, a distance of 822.37 feet to an iron rod; thence North 88 degrees 15 minutes 49 seconds West, a distance of 2179.80 feet to a point on the West line of said Section 31, being 30.00 feet North 88 degrees 15 minutes 49 seconds West of an iron rod; thence North 01 degrees 41 minutes 28 seconds East, a distance of 822.25 feet to the POINT OF BEGINNING, containing 41.5 acres. Subject to that portion currently being used for public roadway.

- REFERECE SURVEYS:
1. 1871; SRB D, PG 113; CARTER
 2. 1879; SRB D, PG 267; HAYDON
 3. 1964; SRB K, PG 118; JACKSON

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99990158.

FIELD: MGW | DRAWN: JHS | PROJECT #21-281C
SURVEY CERTIFICATE OF AUTHORITY LS-2009021550



SCHAEFER
SURVEYING, LLC

John H. Schaefer, PLS
30638 Kenbrook Pl.
Macon, MO 63552
PHONE: 660-395-5942
EMAIL: jschaefer@cvalley.net

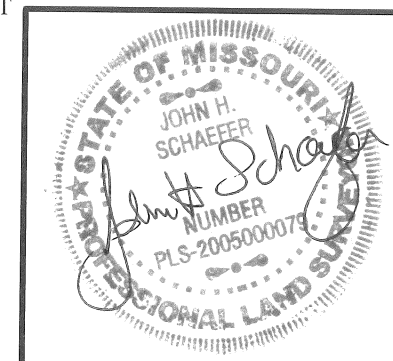
BOUNDARY SURVEY

LOTS 2 & 3 OF NW 1/4
SEC 31, T53N, R12W
AUDRAIN COUNTY, MISSOURI

CLIENT: MARY ANNE DAVIS TRUST
DATE OF SURVEY: JANUARY 24, 2022
ACCURACY CLASS: RURAL PROPERTY

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



● - FOUND IRON PIN
⊗ - FOUND STONE
⊠ - RIGHT-OF-WAY MARKER
⊙ - 5/8" REBAR W/PLS 2005000079 CAP
(M) - MEASURED
(R) - RECORD
(D) - DEED
(GLO) - ORIGINAL GLO DISTANCE

0 400 800
1 INCH = 400 FEET

BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION