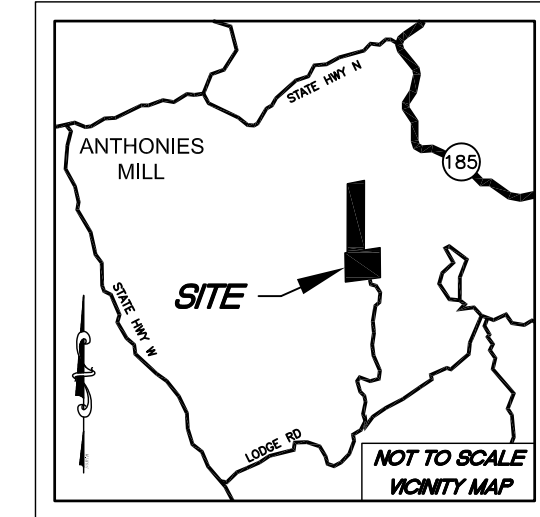
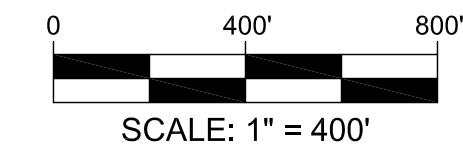


PLAT OF SURVEY

ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER
AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 39 NORTH, RANGE 1 WEST OF THE 5TH P.M.,
WASHINGTON COUNTY, MISSOURI



NOTES:

- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
 - Field work was completed on this site by Buescher Frankenberg Associates, Inc. on February 11, 2026.
- (M) = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
- (R) = Indicates recorded outboundary information as per sketch sent by Marler Company LLC, Job No. A1222-002.1
- (S) = Indicates recorded outboundary information as per survey by Mueller Surveying, recorded on June 26, 2017 in Plat Book 28, Page 22 of the Washington County Recorder of Deeds Office.
- General Warranty Deed recorded on September 29, 2021 in Book 2021, Page 5058 of the Washington County Recorder of Deeds Office.

LEGAL DESCRIPTION: TRACT 3A

A tract of land being part of Tract 3 of BFA Survey recorded in the Washington County Recorder of Deeds Office on 03-04-26 as Instrument No. 2026001028 in Book 36, Page 71, being part of the West Half of the Southwest Quarter and part of the West Half of the Northwest Quarter of Section 35, Township 39 North, Range 1 West of the 5th P.M., Washington County, Missouri, to wit:

Commencing at a found iron rod at the Southwest Corner of said Section 35; thence along the West line of said section N00°-04'-27"E 1345.29 ft. to a set iron rod at the point of beginning, continue thence along said line N00°-04'-27"E 1572.55 ft. to a found iron rod; thence leaving said line N81°-09'-26"E 1414.70 ft. to a found iron rod on the East line of the West Half of said Northwest Quarter; thence along said east line and the east line of said West Half of said Southwest Quarter S01°-35'-06"W 1325.55 ft. to a set iron rod; thence leaving said line S71°-09'-59"W 1440.37 ft. to the point of beginning, containing 45.77 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: TRACT 3B

A tract of land being part of Tract 3 of BFA Survey recorded in the Washington County Recorder of Deeds Office on 03-04-26 as Instrument No. 2026001028 in Book 36, Page 71, being part of the West Half of the Southwest Quarter of Section 35, Township 39 North, Range 1 West of the 5th P.M., Washington County, Missouri, to wit:

Beginning at a found iron rod at the Southwest Corner of said Section 35; thence along the West line of said section N00°-04'-27"E 1345.29 ft. to a set iron rod; thence leaving said line N71°-09'-59"E 1440.37 ft. to a set iron rod on the East line of the West Half of said Southwest Quarter; thence along said east line S01°-35'-06"W 1638.80 ft. to a found iron rod at the Southeast corner of said west half of the southwest quarter; thence along the South line of said section S82°-34'-13"W 1330.83 ft. to the point of beginning, containing 45.76 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

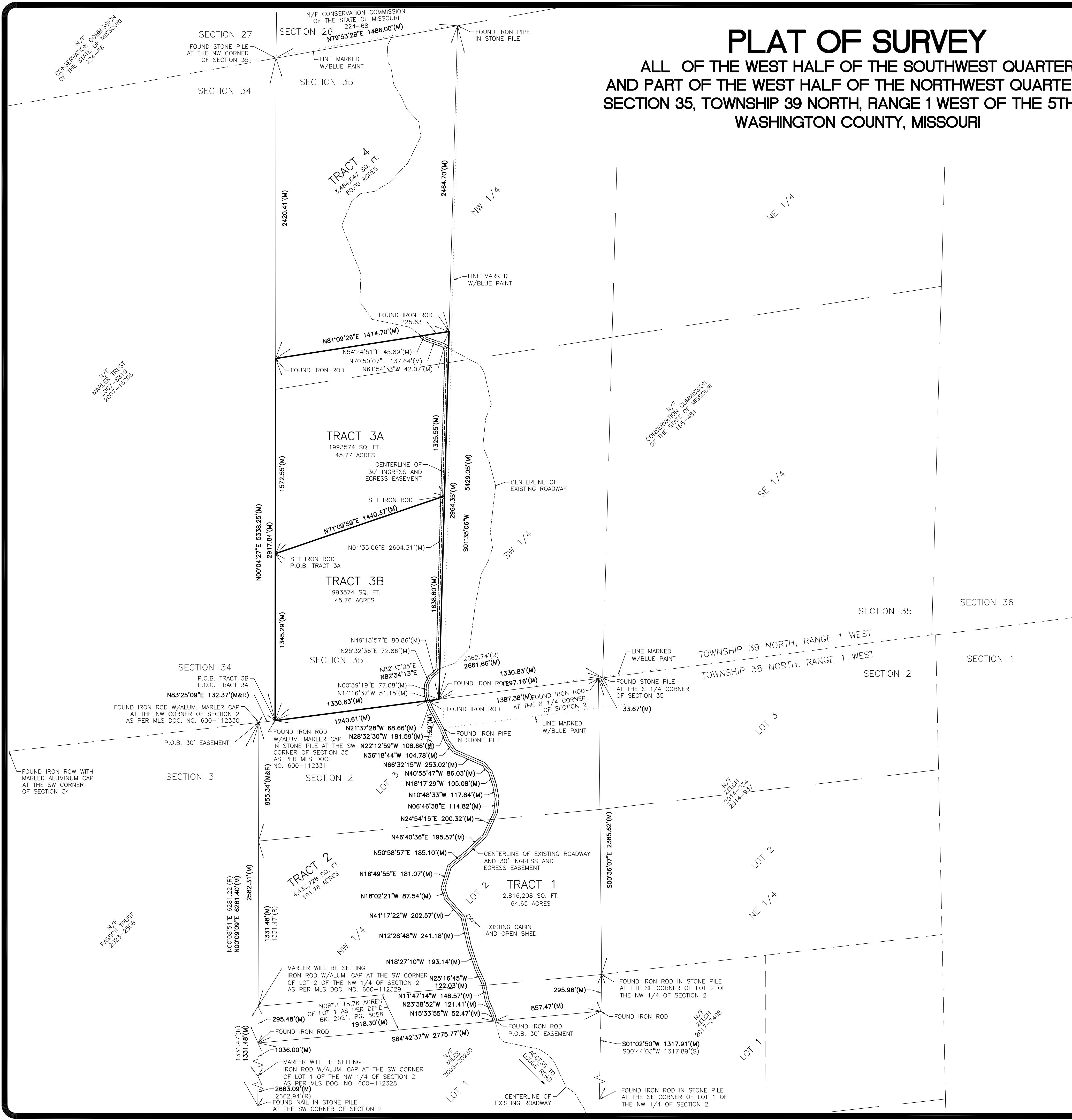
LEGAL DESCRIPTION: CENTERLINE OF 30' INGRESS AND EGRESS EASEMENT

A tract of land being all of the Northwest Quarter of Section 2, Township 38 North, Range 1 West, and part of the West Half of the Northwest Quarter of Section 35, Township 39 North, Range 1 West of the 5th P.M., Washington County, Missouri, to wit:

Commencing at a found iron rod at the Southwest corner of Section 35, Township 39 North, Range 1 West; thence along the North line of said Section 2 S83°-25'-09"W 132.37 ft. to the a found iron rod at the Northwest corner of said Section 2; thence leaving said line along the West line of said section S00°-09'-09"W 2582.31 ft. to a set iron rod; thence leaving said line N84°-42'-37"E 1918.30 ft. to a set iron rod at the point of beginning of said centerline; thence N15°-33'-55"W 52.47 ft. to a point, thence N23°-38'-52"W 121.41 ft. to a point, thence N11°-47'-14"W 148.57 ft. to a point, thence N25°-16'-45"W 122.03 ft. to a point, thence N18°-27'-10"W 193.14 ft. to a point, thence N12°-28'-48"W 241.18 ft. to a point, thence N41°-17'-22"W 202.57 ft. to a point, thence N18°-02'-21"W 87.54 ft. to a point, thence N16°-49'-55"E 181.07 ft. to a point, thence N50°-58'-57"E 185.10 ft. to a point, thence N46°-40'-36"E 195.57 ft. to a point, thence N24°-54'-15"E 200.32 ft. to a point, thence N06°-46'-38"E 114.82 ft. to a point, thence N10°-48'-33"W 117.84 ft. to a point, thence N18°-17'-29"W 105.08 ft. to a point, thence N40°-55'-47"W 86.03 ft. to a point, thence N66°-32'-15"W 253.02 ft. to a point, thence N36°-18'-44"W 104.78 ft. to a point, thence N22°-12'-59"W 108.66 ft. to a point, thence N28°-32'-30"W 181.59 ft. to a point, thence N21°-37'-28"W 68.66 ft. to a set iron rod, thence N14°-16'-37"W 51.15 ft. to a point, thence N00°-39'-19"E 77.08 ft. to a point, thence N25°-32'-36"E 72.86 ft. to a point, thence N49°-13'-57"E 80.86 ft. to a point, thence N01°-35'-06"E 2604.31 ft. to a point, thence N61°-54'-33"W 42.07 ft. to a point, thence N70°-50'-07"W 137.64 ft. to a point, thence N54°-24'-51"W 45.89 ft. to the point of termination.

**STATE OF MISSOURI)
COUNTY OF WASHINGTON) SS**

This is to certify to Blake and Alice Marquart and Guaranty Title Agency, LLC, that during the month of April, 2026 we executed a Property Boundary Survey of a tract of land being all of Tract 3 of BFA Survey recorded in the Washington County Recorder of Deeds Office on March 04, 2026 as Instrument No. 2026001028 in Book 36, Page 71, being all of the West Half of the Southwest Quarter and part of the West Half of the Northwest Quarter of Section 35, Township 39 North, Range 1 West of the 5th P.M., Washington County, Missouri, To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects" and meets the accuracy requirement of a Rural Survey as defined therein.



BLAKE & ALICE MARQUART
 Lodge Rd., Bourbon, MO, 65441
 Washington County

Date: _____
 Mark E. Frankenberg, PLS #2365
 Registered Land Surveyor
 for Buescher Frankenberg Associates, Inc.
 Corporate #0396

| |
|------------------------------|
| DRAWN C.R.H. |
| DATE 04-20-26 |
| JOB No. 9147 |
| SHEET NAME PLAT OF SURVEY |