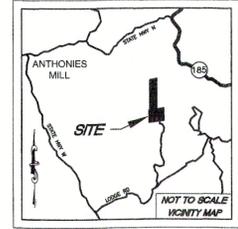


PLAT OF SURVEY

PART OF LOT 1 AND ALL OF LOTS 2 AND 3 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 1 WEST OF THE 5TH P.M., AND ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER AND ALL 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

0 400' 800'
SCALE: 1" = 400'



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.
- General Warranty Deed recorded on September 29, 2021 in Book 2021, Page 5058 of the Washington County Recorder of Deeds Office.

(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.

LEGAL DESCRIPTION: TRACT 1

A tract of land being part of Lots 1, 2, and 3 of the Northwest Quarter of Section 2, Township 38 North, Range 1 West of the 5th P.M., Washington County, Missouri, to wit: Commencing at a found iron rod at the Northwest corner of said Section 2, thence along the North line of said section N83°-25'-09"E 132.37 ft. to a found iron rod at the Southwest corner of Section Township 39 North, Range 1 West; continue thence N82°-34'-13"E 1240.61 ft. to a set iron rod at the point of beginning; continue thence N82°-34'-13"E 1387.38 ft. to a set iron rod at the North Quarter corner of said Section 2; thence leaving said line along the East line of the Northwest Quarter of said section 500°-09'-09"E 2582.31 ft. to a found iron rod in stone pile at the Southeast corner of Lot 2 of said Northwest Quarter; continue thence S01°-02'-50"W 295.96 ft. to a set iron rod; thence leaving said line S84°-42'-37"W 857.47 ft. to a set iron rod on the centerline of a 30' ingress and egress easement; thence along said centerline 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"W 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"W 200.32 ft. to a point, thence N36°-18'-44"E 104.78 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 N22°-12'-59"W 108.66 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 the point of beginning, containing 64.65 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: TRACT 2

A tract of land being part of Lots 1, 2, and 3 of the Northwest Quarter of Section 2, Township 38 North, Range 1 West of the 5th P.M., Washington County, Missouri, to wit: Beginning at a found iron rod at the Northwest corner of said Section 2, thence along the North line of said section N83°-25'-09"E 132.37 ft. to a found iron rod at the Southwest corner of Section Township 39 North, Range 1 West; continue thence N82°-34'-13"E 1240.61 ft. to a set iron rod on the centerline of a 30' ingress and egress easement; thence leaving said line along said centerline S21°-37'-28"E 68.66 ft. to a point, thence S28°-32'-30"E 181.59 ft. to a point, thence S22°-12'-59"E 108.66 ft. to a point, thence S36°-18'-44"E 104.78 ft. to a point, thence S66°-32'-15"E 253.02 ft. to a point, thence S40°-55'-47"E 86.03 ft. to a point, thence S18°-17'-29"E 105.08 ft. to a point, thence S10°-48'-33"E 117.84 ft. to a point, thence S06°-46'-38"W 114.82 ft. to a point, thence S24°-54'-15"W 200.32 ft. to a point, thence S46°-40'-36"W 195.57 ft. to a point, thence S50°-58'-57"W 185.10 ft. to a point, thence S16°-49'-55"W 181.07 ft. to a point, thence S18°-02'-21"E 87.54 ft. to a point, thence S41°-17'-22"E 202.57 ft. to a point, thence S12°-28'-48"E 241.18 ft. to a point, thence S18°-27'-10"E 193.14 ft. to a point, thence S25°-16'-45"E 122.03 ft. to a point, thence S11°-47'-14"E 148.57 ft. to a point, thence S23°-38'-52"E 121.41 ft. to a point, thence S15°-33'-55"E 52.47 ft. to a set iron rod; thence leaving said line S84°-42'-37"W 1918.30 ft. to a set iron rod on the West line of said section 2; thence along said West line N00°-09'-09"E 2582.31 ft. to the point of beginning, containing 101.76 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: TRACT 3

A tract of land 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 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 2917.84 ft. to a set iron rod; thence leaving said line N81°-09'-28"E 1414.70 ft. to a set iron rod on the East line of the West Half of the Northwest Quarter of said section; thence along said east line and the East line of said Southwest Quarter S01°-35'-06"W 2964.35 ft. to a set 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 91.53 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: TRACT 4

A tract of land being all 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 2917.84 ft. to a set iron rod at the point of beginning; continue thence N00°-04'-27"E 2420.41 ft. to a stone pile at the Northwest corner of said section; thence along the North line of said section N79°-53'-28"E 1486.00 ft. to a found iron rod in stone pile at the Northwest corner of the West Half of said Northwest Quarter; thence leaving said line along the East line of said west half S01°-35'-06"W 2464.70 ft. to a set iron rod; thence leaving said line S81°-09'-28"W 1414.70 ft. to the point of beginning, containing 80.00 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 a found iron rod at the Northwest corner of said Section 2; thence leaving said line along the West line of said section 500°-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 N18°-02'-21"W 87.54 ft. to a point, thence N41°-17'-22"W 202.57 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 N36°-18'-44"E 104.78 ft. to a point, thence N10°-48'-33"W 117.84 ft. to a point, thence N40°-55'-47"W 86.03 ft. to a point, thence N22°-12'-59"W 108.66 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 N81°-09'-28"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 Marquart, that during the month of February, 2026 we executed a Property Boundary Survey on part of Lot 1 and all of the Lots 2 and 3 of the Northwest Quarter of Section 2, Township 38 North, Range 1 West of the 5th P.M., and all of the West Half of the Southwest Quarter and all 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.

Recorded in Washington County, Missouri
Recording Date/Time: 03/04/2026 at 01:18:35 PM
Instr #: 2026001028
Book: 36 Page: 71
Type: PLAT
Fees: \$88.00 S 20260000797



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

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Lodge Rd., Bourbon, MO, 65441
Washington County

Mark R. Frankenberg, P.L.S. #2365
Registered Land Surveyor
for Buescher Frankenberg Associates, Inc.
Corporate #0096

DRAWN
C.R.H.
DATE
02-27-26
JOB No.
9147
SHEET NAME
PLAT OF SURVEY