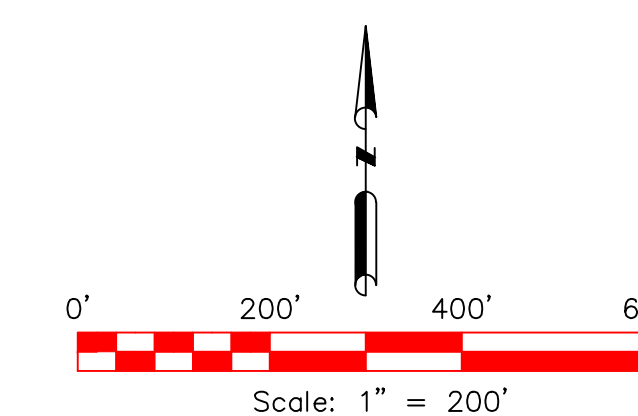


Property Boundary Survey

in the North Half of Section 11, Township 64 North, Range 22 West, of the 5th Principal Meridian, in Sullivan County, Missouri



LEGEND:

- LINES:**
- SECTION (dashed blue line)
- PROPERTY (solid blue line)
- FENCE (dashed yellow line)
- RIGHT-OF-WAY (dashed red line)
- CENTERLINE (dashed red line)
- MONUMENTS:**
- USPLS CORNER (MARKED) (circle with crosshair)
- USPLS CORNER (NOT MARKED) (circle with dot)
- FOUND ROW MARKER (circle with X)
- SET BAR & CAP (circle with crosshair)
- COMPUTED CORNER (NOT MARKED) (circle with dot)
- MEASUREMENTS:**
- MEASURED (XXXX.XX')
- GENERAL LAND OFFICE (XXXX.XX' GLO)
- HILL (PLS 153) (XXXX.XX' H)

Surveyor's Notes:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. Other documents of record may exist that would affect this parcel. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations.
- POB - POINT OF BEGINNING
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- This copy of the survey is considered valid if the seal is signed in blue ink by the surveyor.
- The word "certify" or "certificate" as shown and used here on means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Bearings were determined by GPS measurements using the MODOT VRS Network and are Missouri State Plane Grid (Central Zone). Coordinate values are US Survey Feet and are part of the Missouri Coordinate System 1983. Missouri Standards for Property Boundary Surveys requests that coordinate values be shown in metric units. Multiply the ground coordinate values shown hereon by the combined factor of 0.99994837 and then divide by 3.280833333 to obtain metric state plane coordinate values.

Survey Ordered By: Tom Ryder (Ryder Farms)

Date of Survey: September 7, 2021
Class of Survey: Rural

Title Report: Sullivan County Title
Date: June 14, 2021
Report #: 121-040

Surveyors Certification:

This is to certify that at the request of Tom Ryder, a survey was executed under my personal supervision and I hereby declare that to the best of my knowledge and belief at this time, this survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys (2 CSR 90-60) and the results are represented on this Property Split Survey.

Date: September 27, 2021
By: Richard T. Hatteshol, P.L.S.
Missouri #200500080

Surveyed Description - Tract Nineteen A:

All the South 30 acres of the North Half of the Northwest Quarter of Section 11, all North Half of the Southwest Quarter of the Northwest Quarter of Section 11, all the North 17 acres of the Southeast Quarter of the Northwest Quarter of Section 11 and all of the land lying West of the West right-of-way line of Missouri State Highway 139, in the Northwest Quarter of the Northwest Quarter of Section 11, Township 64 North, Range 22 West, of the 5th Principal Meridian, in Sullivan County, Missouri.

The above-described tract of land is in accordance with a survey signed by Richard T Hatteshol, PLS on September 27, 2021 and contains 4148255.82 square feet or 95.231 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Tract Nineteen B:

All the land lying East of the East right-of-way line of the Chicago, Minneapolis, St Paul & Pacific Railroad (C. M. St. P. & P. RR), in the Northwest Quarter of the Northeast Quarter of Section 11, Township 64 North, Range 22 West, of the 5th Principal Meridian, in Sullivan County, Missouri.

The above-described tract of land is in accordance with a survey signed by Richard T Hatteshol, PLS on September 27, 2021 and contains 151115.70 square feet or 3.469 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

Surveyed Description - Tract Nineteen C:

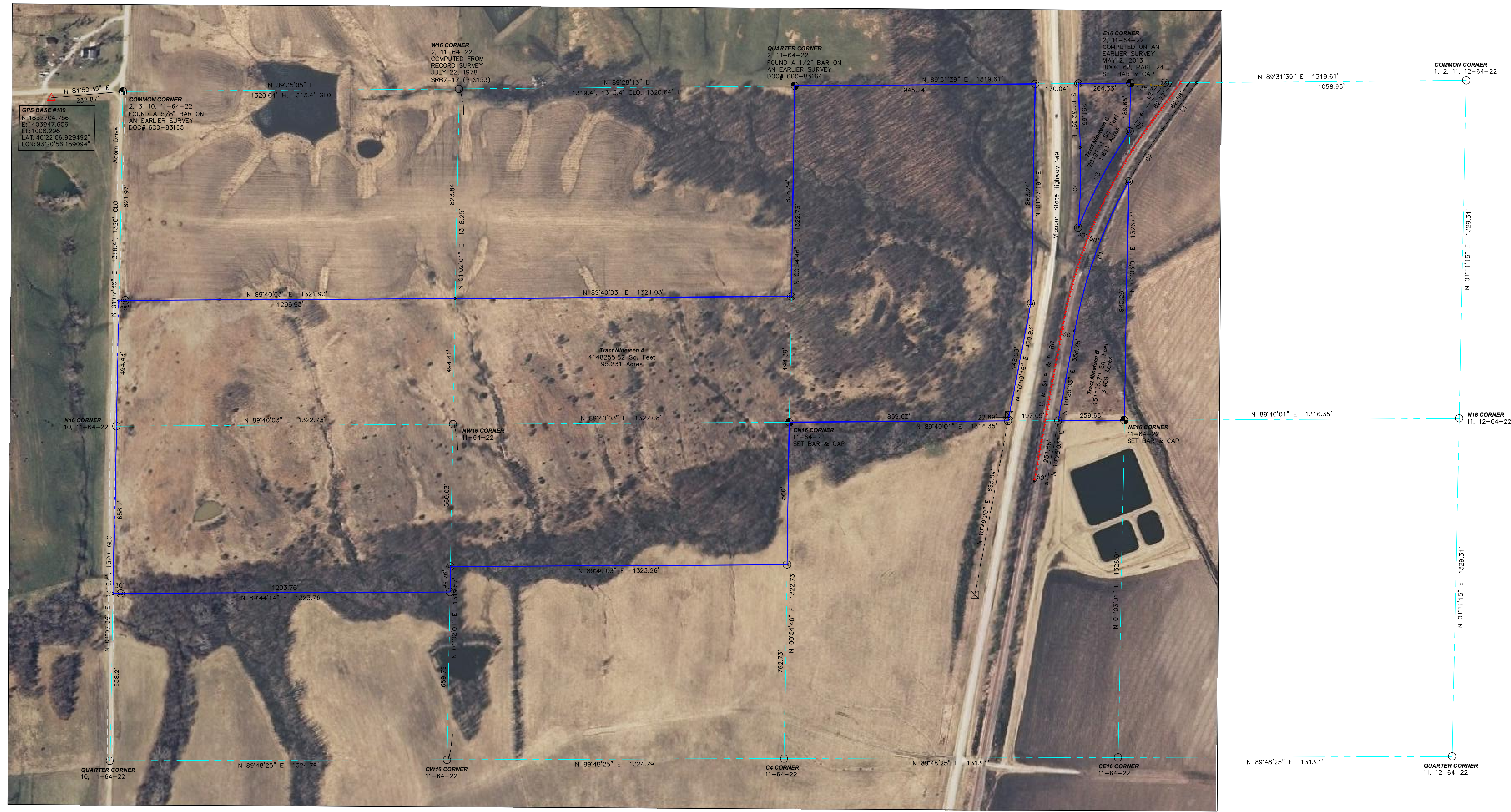
All the land lying East of the East right-of-way line of Missouri State Highway 139 and West of the West right-of-way line of the Chicago, Minneapolis, St Paul & Pacific Railroad (C. M. St. P. & P. RR), in the Northwest Quarter of the Northeast Quarter of Section 11, Township 64 North, Range 22 West, of the 5th Principal Meridian, in Sullivan County, Missouri.

The above-described tract of land is in accordance with a survey signed by Richard T Hatteshol, PLS on September 27, 2021 and contains 70191.01 square feet or 1.611 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri Central State Plane Grid and are based on Global Positioning System (GPS) survey measurements.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	628.59	1913.72	18°49'11"	N 19°48'23" E	625.77
C2	242.98	1913.72	7°16'29"	N 32°51'12" E	242.82
C3	430.36	2013.72	12°14'42"	N 28°01'07" E	429.54
C4	315.81	2950.18	6°08'00"	S 01°23'59" W	315.66
C5	82.58	2013.72	2°20'59"	S 35°18'58" W	82.58

LINE	BEARING	DISTANCE
L1	N 36°29'27" E	228.69'
L2	S 36°29'27" W	153.44'



Hatteshol & Associates
Land Surveying, LLC
Mapping North Central Missouri One Corner at a Time

813 Main Street Trenton MO 64683 (660)339-2498 Office info@halsurveying.com www.halsurveying.com	Job Number 2021149
	Drawn By JTL
	Checked By RTH
	Sheet 1 of 1