

TRACT 1:
 A tract of land being part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 57 North, Range 10 West of the fifth principal meridian, Shelby County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Southwest corner of the Northeast Quarter of said Section 12; thence along the West line of said Northeast Quarter, North 00 degrees 30 minutes 44 seconds East, a distance of 16.50 feet to an iron rod; thence North 89 degrees 01 minutes 34 seconds West, a distance of 1322.55 feet to an iron rod on the West line of the Southeast Quarter of the Northwest Quarter of said Section 12; thence North 00 degrees 44 minutes 24 seconds East, a distance of 1300.77 feet to an iron rod marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 12; thence South 89 degrees 01 minutes 36 seconds East, a distance of 1317.42 feet to a stone marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 12; thence South 02 degrees 48 minutes 52 seconds East, a distance of 919.88 feet to an iron rod; thence South 00 degrees 30 minutes 33 seconds West, a distance of 399.32 feet to a point on the South line of the Northeast Quarter of said Section 12 being 18.2 feet South 00 degrees 30 minutes 33 seconds West of an iron rod; thence North 89 degrees 05 minutes 46 seconds West, a distance of 53.41 feet to the POINT OF BEGINNING, containing 40.5 acres. Subject to that portion currently being used as public roadway.

TRACT 2:
 A tract of land being part of the West Half of the Northeast Quarter of Section 12, Township 57 North, Range 10 West of the fifth principal meridian, Shelby County, Missouri, being more particularly described as follows:

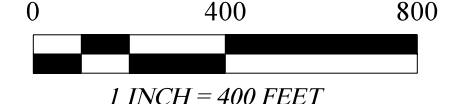
Beginning at an iron rod marking the Southeast corner of the West Half of the Northeast Quarter of said Section 12; thence along the South line of said West Half, North 89 degrees 05 minutes 46 seconds West, a distance of 571.60 feet to a point being 14.9 feet South 00 degrees 31 minutes 17 seconds West of an iron rod; thence North 00 degrees 31 minutes 17 seconds East, a distance of 399.96 feet to an iron rod; thence North 89 degrees 08 minutes 46 seconds West, a distance of 700.10 feet to an iron rod; thence North 02 degrees 48 minutes 52 seconds West, a distance of 919.88 feet to a stone marking the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 12; thence along the West line of the Northwest Quarter of the Northeast Quarter of said Section 12, North 00 degrees 28 minutes 49 seconds East, a distance of 793.33 feet to an iron rod; thence along an existing fence and its direct Easterly prolongation, North 88 degrees 52 minutes 03 seconds East, a distance of 1328.30 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 12 being 80.0 feet North 00 degrees 30 minutes 39 seconds East of an iron rod; thence South 00 degrees 30 minutes 39 seconds West, a distance of 2157.82 feet to the POINT OF BEGINNING, containing 57.5 acres. Subject to that portion currently being used as public roadway.

REFERENCE SURVEYS:
 1873; SRB 3, PG 23; GRAY.
 1994; DOC#600-52738; CRANE, PLS#1111.
 1997; BK 8, PG 40; VOGLER, PLS#1248.
 2006; BK 9, PG 84; JANES, PLS#2004047826.
 2007; BK 198, PG 475 (SLIDE 83); CLEAVER, PLS#1241

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

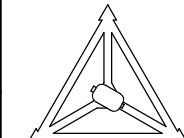


BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION

PROPERTY OWNER: DENNY JAVAUX
 SURVEY ORDERED BY: TROPHY PROPERTIES AND AUCTION.
 SURVEY ADDRESS: 7002 SHELBY 352 SHELBY, MO 63468
 DATE OF SURVEY: JANUARY 10, 2023
 ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99992953.

FIELD: MGW DRAWN: JHS PROJECT #23-007
 SURVEY CERTIFICATE OF AUTHORITY LS-2009021550

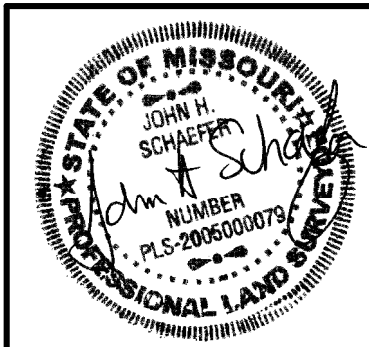


SCHAEFER
 SURVEYING, LLC

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 Macon, MO 63552 EMAIL: john@schaeferurveying.com

BOUNDARY SURVEY

N 1/2 SEC. 12, T57N, R10W
 SHELBY COUNTY, MISSOURI



1/17/2023