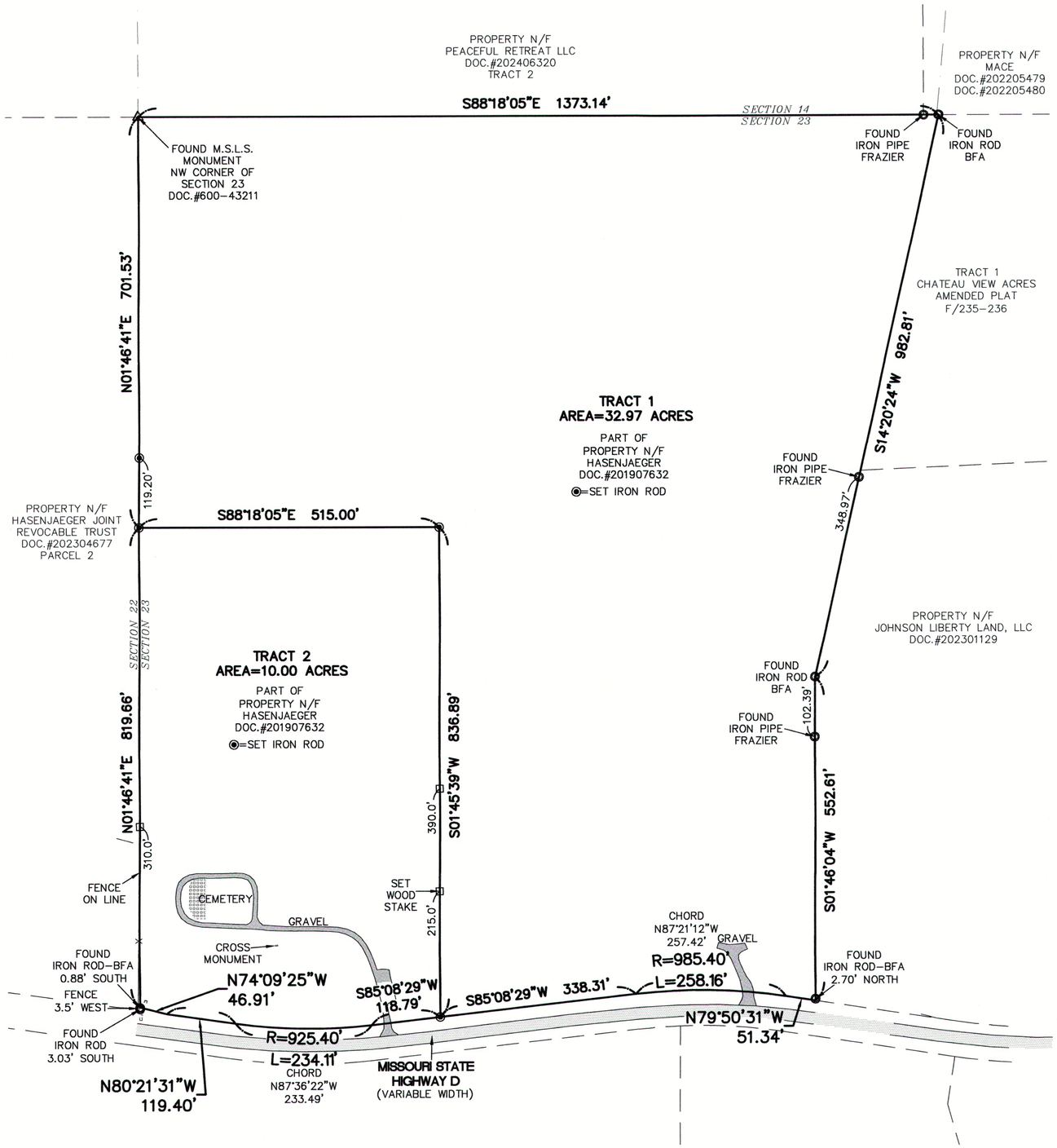
A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI



REFERENCE SURVEYS:
DOC.#202200175-SURV/460
DOC.#202200174-SURV/459
DOC.#202200173-SURV/458
DOC.#202200171-SURV/456

SCALE : 1" = 150'

0' 75' 150'

NORTH

PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID SECTION 23, SOUTH 88 DEGREES 18 MINUTES 05 SECONDS EAST 1373.14 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF TRACT 3 OF "CHATEAU VIEW ACRES" AS RECORDED IN SLIDE "F" 129-130 OF THE WARREN COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT 3 AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 202301129, SOUTH 14 DEGREES 20 MINUTES 24 SECONDS WEST 982.81 FEET TO AN IRON ROD; THENCE CONTINUING ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 202301129, SOUTH 01 DEGREES 46 MINUTES 07 SECONDS WEST 552.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D", NORTH 79 DEGREES 50 MINUTES 31 SECONDS WEST 51.34 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 985.40 FEET AND WHOSE CHORD BEARS NORTH 87 DEGREES 21 MINUTES 12 SECONDS WEST 257.42 FEET, AN ARC DISTANCE OF 258.16 FEET TO A POINT AND SOUTH 85 DEGREES 08 MINUTES 29 SECONDS WEST 338.31 FEET TO A POINT; THENCE LEAVING NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D", NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST 836.89 FEET TO A POINT; THENCE NORTH 88 DEGREES 18 MINUTES 05 SECONDS WEST 515.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, NORTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 701.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.97 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY 2026.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, SOUTH 01 DEGREES 46 MINUTES 41 SECONDS WEST 701.53 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 18 MINUTES 05 SECONDS EAST 515.00 FEET TO A POINT; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS WEST 836.89 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D", SOUTH 85 DEGREES 08 MINUTES 29 SECONDS WEST 118.79 FEET TO A POINT, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 925.40 FEET AND WHOSE CHORD BEARS NORTH 87 DEGREES 36 MINUTES 22 SECONDS WEST 233.49 FEET, AN ARC DISTANCE OF 234.11 FEET TO A POINT, NORTH 80 DEGREES 21 MINUTES 31 SECONDS WEST 119.40 FEET TO A POINT, NORTH 74 DEGREES 09 MINUTES 25 SECONDS WEST 46.91 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23; THENCE LEAVING NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D" AND ALONG THE WEST LINE OF SAID SECTION 26, NORTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 819.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY 2026.

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OF RECORD, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, AND COVENANTS AND RESTRICTIONS.
RIGHT OF WAY OF MISSOURI STATE HIGHWAY "D" ESTABLISHED BY USING A BEST FIT OF THE FOUND EXISTING RIGHT OF WAY POST FOUND THROUGHOUT SECTION 23.

BASIS OF BEARINGS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY 2026, BY THE ORDER OF ADAM AND SAMANTHA HASENJAEGER, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C Frazier 02/25/2026

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

STATE OF MISSOURI
DENNIS C. FRAZIER
NUMBER
PLS-2002000247
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
ADAM AND SAMANTHA HASENJAEGER

DATE: 02/23/26
SCALE: 1"=150'
PROJECT NO: 26-8982
FILE NAME: 26-8982.DWG

PROPERTY BOUNDARY SURVEY

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP.# 2008003911

REV-1:
REV-2:
REV-3:
REV-4:

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

SHEET: 1 OF 1