

Basis of Bearing: MO West State Plane Grid (MO 2403)	
Coordinate System: Modified State Plane (Grid to Ground)	
Combined Adjustment Factor: 0.999943400	
Horizontal Datum: NAD83(2011) — EPOCH 2010.00	
Vertical Datum: NAVD88	Geoid Model: Geoid18
Ground Distances and Coordinate values are in International Feet. Missouri Standards for Property Boundary Surveys requests that coordinate values be shown in metric units. To obtain metric coordinates divide the coordinates by 5.280839895. To obtain State Plane Coordinates multiply them by the Combined Adjustment Factor.	

Property Description - Tract One:

A tract of land lying South of E 330th Street and North of E 340th Street, in the East Half of Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri and being more particularly described as follows:

BEGINNING at a bar & cap (PLS 2021028348) set at a fence corner at the Quarter Corner between Sections 26 & 27, Township 63 North, Range 26 West of the 5th Principal Meridian, Harrison County Missouri; thence S 00°29'47" E, along the section line between said Sections 226 & 27, a distance of 2655.78 feet to a bar & cap (LC 000120) found at the Common Corner to Sections 26, 27, 34 & 35, Township 63 North, Range 26 West of the 5th Principal Meridian, Harrison County Missouri; thence N 89°44'35" W, a distance of 2640.87 feet to a 2 inch iron pipe found at the Quarter Corner between said Sections 27 & 34; thence N 00°11'16" W, a distance of 109.55 feet to a bar & cap (LC 2021028348) set at a fence corner; thence N 01°50'43" W, a distance of 1227.15 feet to a bar & cap (LC 2021028348) set at a fence corner; thence N 87°02'54" E, a distance of 16.76 feet to a bar & cap (LC 2021028348) set at a fence corner on the East – West quarter section line of the Southwest Quarter of said Section 27; thence N 00°37'45" W, a distance of 1344.02 feet to a bar & cap (LC 2021028348) set at a fence corner; thence N 00°49'26" W, a distance of 2508.26 feet to a bar & cap (LC 2021028348) set at a fence corner; thence continuing N 00°49'26" W, a distance of 40.0 feet to the centerline of E 330th Street; thence S 48°23'18" E, along said centerline, a distance of 144.06 feet; thence continuing along said centerline, along a tangent curve to the left with an arc length of 418.8 feet, a radius of 344.38 feet, a chord bearing of S 81°15'35" E, and a chord length of 393.46 feet; thence N 63°54'08" E, continuing along said centerline, a distance of 63.41 feet; thence N 56°37'12" E, continuing along said centerline, a distance of 77.82 feet; thence S 07°47'05" W, a distance of 50.31 feet to a set bar & cap (LC 2021028348); thence S 07°47'05" W, a distance of 949.64 feet to a set bar & cap (LC 2021028348); thence S 37°04'11" E, a distance of 473.30 feet to a set bar & cap (LC 2021028348); thence S 77°30'18" E, a distance of 407.29 feet to a set bar & cap (LC 2021028348); thence S 33°02'00" E, a distance of 363.21 feet to a set bar & cap (LC 2021028348); thence N 81°54'32" E, a distance of 120.26 feet to a set bar & cap (LC 2021028348); thence N 07°14'19" W, a distance of 118.97 feet to a set bar & cap (LC 2021028348); thence S 89°28'16" E, a distance of 133.06 feet to a set bar & cap (LC 2021028348); thence N 07°39'59" E, a distance of 57.08 feet to a set bar & cap (LC 2021028348); thence N 50°26'12" W, a distance of 83.06 feet to a set bar & cap (LC 2021028348); thence N 14°52'38" E, a distance of 268.81 feet to a set bar & cap (LC 2021028348); thence S 74°33'57" E, a distance of 260.95 feet to a set bar & cap (LC 2021028348); thence N 00°28'55" E, a distance of 154.35 feet to a bar & cap (LC 2021028348) set on the East – West quarter section line of the Northeast Quarter of said Section 27; thence S 89°31'05" E, along the East – West quarter section line of the Northeast Quarter of said Section 27, a distance of 814.63 feet to a bar & cap set at a fence corner at the North Sixteenth Corner between said Sections 26 & 27; thence S 00°37'59" E, along the section line between said Sections 26 & 27, a distance of 1316.75 feet to the POINT OF BEGINNING.

The above-described tract of land is in accordance with a survey signed by Richard T. Hatteshoh, PLS on February 19, 2026 and contains 10801817.35 square feet or 247.976 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 West State Plane Grid.

Property Description - Tract Two:

A tract of land lying South of E 330th Street and East of E 320th Avenue, in the Northwest Quarter of Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri and being more particularly described as follows:

BEGINNING at a bar & cap (LC 2021028348) set at the Quarter Corner between Sections 22 & 27, Township 63 North, Range 26 West of the 5th Principal Meridian, Harrison County Missouri; thence S 00°30'13" E, along the North – South quarter section line of said Section 27, a distance of 110.41 feet to the centerline of E 330th Street; thence N 48°25'18" W, along said centerline, a distance of 39.78 feet; thence S 00°49'26" E, a distance of 40.0 feet to a set bar & cap (LC 2021028348); thence continuing S 00°49'26" E, a distance of 2508.26 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 89°42'42" W, a distance of 2609.20 feet to a set bar & cap (LC 2021028348); thence continuing S 89°42'42" W, a distance of 20.0 feet to the section line between Sections 27 & 34; thence N 00°11'16" W, along the section line between said Sections 27 & 34, a distance of 109.55 feet to a 2 Inch pipe found at the Quarter Corner between said Sections 27 & 34; thence S 89°57'23" W, along the section line between said Sections 27 & 28, a distance of 2370.92 feet; thence S 89°51'32" E, parallel with the section line between said Sections 22 & 27, a distance of 30.0 feet to a set bar & cap (LC 2021028348); thence continuing S 89°51'32" E, parallel with the section line between said Sections 22 & 27, a distance of 144.06 feet; thence continuing along said centerline, along a tangent curve to the left with an arc length of 418.8 feet, a radius of 344.38 feet, a chord bearing of S 81°15'35" E, and a chord length of 393.46 feet; thence N 63°54'08" E, continuing along said centerline, a distance of 63.41 feet; thence N 56°37'12" E, continuing along said centerline, a distance of 77.82 feet; thence S 07°47'05" W, a distance of 50.31 feet to a set bar & cap (LC 2021028348); thence S 07°47'05" W, a distance of 949.64 feet to a set bar & cap (LC 2021028348); thence S 37°04'11" E, a distance of 473.30 feet to a set bar & cap (LC 2021028348); thence S 77°30'18" E, a distance of 407.29 feet to a set bar & cap (LC 2021028348); thence S 33°02'00" E, a distance of 363.21 feet to a set bar & cap (LC 2021028348); thence N 81°54'32" E, a distance of 120.26 feet to a set bar & cap (LC 2021028348); thence N 07°14'19" W, a distance of 118.97 feet to a set bar & cap (LC 2021028348); thence S 89°28'16" E, a distance of 133.06 feet to a set bar & cap (LC 2021028348); thence N 07°39'59" E, a distance of 57.08 feet to a set bar & cap (LC 2021028348); thence N 50°26'12" W, a distance of 83.06 feet to a set bar & cap (LC 2021028348); thence N 14°52'38" E, a distance of 268.81 feet to a set bar & cap (LC 2021028348); thence S 74°33'57" E, a distance of 260.95 feet to a set bar & cap (LC 2021028348); thence N 00°28'55" E, a distance of 154.35 feet to a bar & cap (LC 2021028348) set on the East – West quarter section line of the Northeast Quarter of said Section 27; thence S 89°31'05" E, along the East – West quarter section line of the Northeast Quarter of said Section 27, a distance of 814.63 feet to a bar & cap set at a fence corner at the North Sixteenth Corner between said Sections 26 & 27; thence S 00°37'59" E, along the section line between said Sections 26 & 27, a distance of 1316.75 feet to the POINT OF BEGINNING.

The above-described tract of land is in accordance with a survey signed by Richard T. Hatteshoh, PLS on February 19, 2026 and contains 6665147.02 square feet or 153.011 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 West State Plane Grid.

Property Description - Tract Three:

A tract of land lying North of E 340th Street and East of E 320th Avenue, in the South Half of the Southwest Quarter of Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri and being more particularly described as follows:

BEGINNING at a bar & cap (LC 2021028348) set at the Common Corner to Sections 27, 28, 33 & 34, Township 63 North, Range 26 West of the 5th Principal Meridian, Harrison County Missouri; thence N 00°29'42" W, along the section line between said Sections 27 & 28, a distance of 9.46 feet; thence N 89°42'42" E, a distance of 20.0 feet to a set bar & cap (LC 2021028348); thence continuing N 89°42'42" E, a distance of 2609.2 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 00°37'45" E, a distance of 1344.02 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 87°02'54" W, a distance of 16.76 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 89°52'15" W, a distance of 2590.64 feet to a set bar & cap (LC 2021028348) set at a fence corner; thence S 89°52'15" E, a distance of 2590.64 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 01°50'43" E, a distance of 1227.15 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 89°42'42" W, a distance of 2609.20 feet to a set bar & cap (LC 2021028348); thence continuing S 89°42'42" W, a distance of 20.0 feet to the section line between Sections 27 & 34; thence N 00°11'16" E, a distance of 109.55 feet to a 2 Inch pipe found at the Quarter Corner between said Sections 27 & 34; thence S 89°57'23" W, along the section line between said Sections 27 & 34, a distance of 2644.0 feet to the POINT OF BEGINNING.

The above-described tract of land is in accordance with a survey signed by Richard T. Hatteshoh, PLS on February 19, 2026 and contains 3510535.87 square feet or 80.591 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.

Property Description - Tract Four:

A tract of land lying East of E 320th Avenue, in the West Half of Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri and being more particularly described as follows:

BEGINNING at a bar & cap (LC 2021028348) set at the Quarter Corner to Sections 27 & 28, Township 63 North, Range 26 West of the 5th Principal Meridian, Harrison County Missouri; thence N 00°29'42" W, along the section line between said Sections 27 & 28, a distance of 9.46 feet; thence N 89°42'42" E, a distance of 20.0 feet to a set bar & cap (LC 2021028348); thence continuing N 89°42'42" E, a distance of 2609.2 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 00°37'45" E, a distance of 1344.02 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 87°02'54" W, a distance of 16.76 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 89°52'15" W, a distance of 2590.64 feet to a set bar & cap (LC 2021028348) set at a fence corner; thence S 89°52'15" E, a distance of 2590.64 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 01°50'43" E, a distance of 1227.15 feet to a bar & cap (LC 2021028348) set at a fence corner; thence S 89°42'42" W, a distance of 2609.20 feet to a set bar & cap (LC 2021028348); thence continuing S 89°42'42" W, a distance of 20.0 feet to the section line between said Sections 27 & 28; thence N 00°29'42" W, along the section line between said Sections 27 & 28, a distance of 1328.06 feet to the POINT OF BEGINNING.

The above-described tract of land is in accordance with a survey signed by Richard T. Hatteshoh, PLS on February 19, 2026 and contains 3528285.40 square feet or 80.998 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 West State Plane Grid.

Property Description - Tract Five:

A tract of land lying East of E 320th Avenue and South of E 330th Street, in the Northwest Quarter of the Northwest Quarter of Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri and being more particularly described as follows:

BEGINNING at a bar & cap (LC 2021028348) set at the Common Corner to Sections 21, 22, 27 & 28, Township 63 North, Range 26 West of the 5th Principal Meridian, Harrison County Missouri; thence S 89°51'32" E, along the section line between said Sections 22 & 27, a distance of 920.83 feet; thence S 05°47'09" E, a distance of 13.78 feet to a bar & cap (LC 2021028348) set at a fence corner; thence continuing S 05°47'09" E, a distance of 267.61 feet to a set bar & cap (LC 2021028348); thence N 89°51'32" W, parallel with the section line between said Sections 22 & 27, a distance of 916.78 feet to a set bar & cap (LC 2021028348); thence continuing N 89°51'32" W, parallel with the section line between said Sections 22 & 27, a distance of 30.0 feet to the section line between said Sections 27 & 28; thence N 00°29'42" W, along the section line between said Sections 27 & 28, a distance of 279.91 feet to the POINT OF BEGINNING.

The above-described tract of land is in accordance with a survey signed by Richard T. Hatteshoh, PLS on February 19, 2026 and contains 261360.00 square feet or 6.000 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 West State Plane Grid.

Property Description - Tract Six:

A tract of land lying South of E 330th Street, in the Northeast Quarter of Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri and being more particularly described as follows:

BEGINNING at a bar & cap (LC 2021028348) set at the Northwest Sixteenth Corner of said Section 27; thence S 89°31'05" E, a distance of 506.6 feet to a set bar & cap (LC 2021028348); thence S 00°28'55" W, a distance of 154.35 feet to a set bar & cap (LC 2021028348); thence N 74°33'57" W, a distance of 260.95 feet to a set bar & cap (LC 2021028348); thence S 14°52'38" W, a distance of 268.81 feet to a set bar & cap (LC 2021028348); thence S 50°26'12" E, a distance of 83.06 feet to a set bar & cap (LC 2021028348); thence S 07°39'59" W, a distance of 57.08 feet to a set bar & cap (LC 2021028348); thence N 89°28'16" W, a distance of 133.06 feet to a set bar & cap (LC 2021028348); thence S 07°14'19" E, a distance of 118.97 feet to a set bar & cap (LC 2021028348); thence S 81°54'32" W, a distance of 120.26 feet to a set bar & cap (LC 2021028348); thence N 33°02'00" W, a distance of 363.21 feet to a set bar & cap (LC 2021028348); thence N 77°30'18" W, a distance of 407.29 feet to a set bar & cap (LC 2021028348); thence N 37°04'11" W, a distance of 473.30 feet to a set bar & cap (LC 2021028348); thence N 07°47'05" E, a distance of 949.64 feet to a set bar & cap (LC 2021028348); thence continuing N 07°47'05" E, a distance of 50.31 feet to the centerline of E 330th Street; thence N 57°30'33" E, along said centerline, a distance of 196.22 feet; thence continuing along said centerline, along a non-tangent curve to the right with an arc length of 207.03 feet, a radius of 385.49 feet, a chord bearing of N 73°37'49" E, and a chord length of 204.55 feet; thence N 89°12'53" E, continuing along said centerline, a distance of 369.98 feet to a bar & cap (LC 2021028348) set at the East Sixteenth Corner between Sections 22 & 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri; thence S 00°25'05" E, along the North – South quarter section line of the Northeast Quarter of said Section 27, a distance of 40.0 feet to a set bar & cap (LC 2021028348); thence continuing S 00°25'05" E, along the North – South quarter section line of the Northeast Quarter of said Section 27, a distance of 1297.0 feet to the POINT OF BEGINNING.

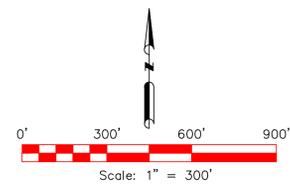
The above-described tract of land is in accordance with a survey signed by Richard T. Hatteshoh, PLS on February 19, 2026 and contains 1385435.74 square feet or 31.805 acres more or less and is subject to any recorded and un-recorded rights-of-ways and easements.

The bearings for the tract are Missouri West State Plane Grid.

COUNTY RECORDER INFORMATION

Property Boundary Survey

in Section 27, Township 63 North, Range 26 West, of the 5th Principal Meridian, in Harrison County, Missouri



LEGEND:

- LINES:**
- SECTION
- PROPERTY
- FENCE
- MONUMENTS:**
- USPLS CORNER (MARKED)
- USPLS CORNER (NOT MARKED)
- SET BAR & CAP
- COMPUTED CORNER (NOT MARKED)
- MEASUREMENTS**
- MEASURED XXXX.XX'
- GENERAL LAND OFFICE XXXX.XX' GLO

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. No abstract of title, nor title commitment, nor results of title searches were furnished 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.

Survey Ordered By: Dylan Heitz
Date of Survey: February 18, 2026
Class of Survey: Rural
Property Deed(s): Book 581, Page(s) 293
Book 582, Page(s) 114

Surveyors Certification:

This is to certify that at the request of Dylan Heitz, 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.

	By: Richard T. Hatteshoh Missouri PLS-2006000080 Kansas L.S. 1369
	Date: February 19, 2026 Missouri State Certificate of Authority LC-2021028348

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

701 Main Street Trenton MO 64683 (660)339-2498 Office info@halsurveying.com www.halsurveying.com	Job Number	202644
	Drawn By	JTL
	Checked By	RTH
	Sheet	2 of 2