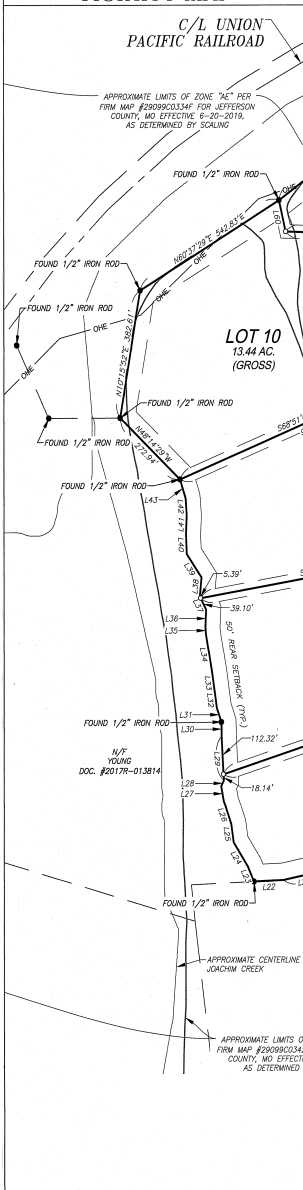
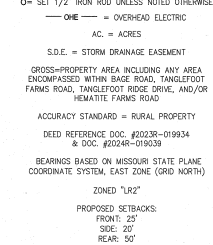




A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 20 AND
PART OF U.S. SURVEY 2126, T40N, R5E OF THE 5TH P.M. IN
JEFFERSON COUNTY, MISSOURI



L12	N 49°00'08" W	100.45
L13	N 38°24'28" W	56.63
L14	N 55°41'03" W	34.68
L15	N 40°40'35" W	140.12
L16	N 15°36'54" W	78.55

A tract of land being part of the United States Survey 2126 and Fractional Section 20, Township 40 North, Range 5 East of the 5th P.M., being more fully described as follows:	L14	N 59°41'03" W	34.68
	L15	N 40°40'35" W	140.12
	L16	N 16°36'24" W	78.55

Thence S 87° 53' 30" E 296.30 feet to an iron rod;	119	N 19° 06' 29" E 33.51';
Thence S 15° 33' 00" E 409.65 feet to an iron rod;	120	S 86° 33' 30" E 80.76
Thence S 69° 44' 30" E 106.89 feet to an iron rod;	121	N 76° 54' 30" E 115.63
Thence S 37° 05' 30" E 297.44 feet to an iron rod;	122	S 78° 24' 30" E 99.63
Thence S 15° 12' 30" E 408.68 feet to an iron rod;	123	N 25° 05' 30" E 50.08
Thence S 00° 00' 00" E 213.62 feet to an iron rod;	124	N 34° 49' 30" E 85.28
Thence S 37° 44' 15" E 336.97 feet to an iron rod;	125	N 08° 27' 46" E 54.73
Thence S 14° 20' 30" E 408.68 feet to an iron rod;	126	N 20° 31' 30" E 72.18
Thence S 42° 13' E 1068.81 feet to an iron rod;	127	N 13° 03' 49" E 45.81
Thence S 25° 35' 30" E 20.01 feet;	128	S 26° 17' 00" E 18.97
Thence N 62° 34' 30" E 186.57 feet;	129	S 03° 19' 15" E 130.46
Thence N 68° 18' 53" E 143.63 feet;	130	N 05° 34' 26" E 42.17
Thence S 02° 42' 30" E 296.30 feet to an iron rod;		
Thence S 87° 51' 08" E 759.98 feet to an iron rod;		
Thence S 62° 41' 30" E 131.26 feet to an iron rod;		
Thence N 87° 11' 30" E 106.89 feet to an iron rod;		
Thence S 02° 29' 40" E 413.44 feet to an iron rod;		
Thence N 68° 18' 53" E 143.63 feet to an iron rod;		
Thence N 03° 37' 30" E 411.71 feet to an iron rod;		

Thence N 05° 49' 10" W 33.63 feet;	L35	W 10° 36' 32" W
Thence N 09° 16' 10" W 45.39 feet;	L36	N 40° 36' 52" W 19.02
Thence N 35° 54' 02" W 60.98 feet;	L37	N 27° 34' 32" E 52.60
Thence N 44° 24' 26" W 61.43 feet;	L38	S 72° 02' 23" E 44.49
Thence N 54° 52' 22" W 61.45 feet;	L39	N 05° 45' 19" E 27.21
Thence N 47° 13' 26" W 59.72 feet;	L40	N 39° 44' 28" E 62.40
Thence N 60° 04' 27" W 24.43 feet;	L41	O 02° 09' 10" W 55.12
Thence N 62° 02' 09" W 100.45 feet;	L42	N 08° 18' 32" E 58.82
Thence N 36° 24' 28" W 56.63 feet;	L43	N 16° 41' 39" E 56.23
Thence N 54° 54' 03" W 34.68 feet;	L44	N 69° 46' 17" E 108.89
Thence N 40° 42' 30" W 35.45 feet;	L45	S 25° 13' 25" E 100.61
Thence N 10° 36' 24" W 79.55 feet;		
Thence N 10° 12' 23" W 26.45 feet;		
Thence N 02° 04' 55" W 104.24 feet;		
Thence N 10° 56' 28" E 33.77 feet to an iron rod;		
Thence S 89° 44' 31" W 80.78 feet;		
Thence S 7° 54' 43" W 135.20 feet;		
Thence S 89° 44' 31" W 80.78 feet to an iron rod;		
Thence N 29° 49' 35" W 50.08 feet;		

L60	N 13°51'34" W	94.71
L61	S 03°29'40" W	99.75
L62	N 03°31'23" E	123.54
L63	N 69°14'41" W	66.72

[illegible]

Schedule B of Hillsboro Title Company
Commitment No. H59518
Dated June 17, 2024

Item 5: Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 230, Page 568 appears to not affect the subject tract, unable to plot from available records.

Schedule B of Hillsboro Title Company
Commitment No. H68867
Portland, Idaho, 12-1-2006

Item 5: Easement granted to Southwestern Bell Telephone Company, according to

Item 7: Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Boge Road has been shown hereon.

Item 8: Easement for Ingress and Egress according to survey recorded as Document

has been granted, permitted, or reserved.

LOT 12

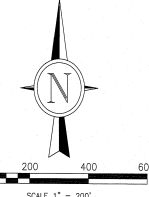
FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD FOUND 1/2"

TANGLEFOOT FARMS SUBDIVISION

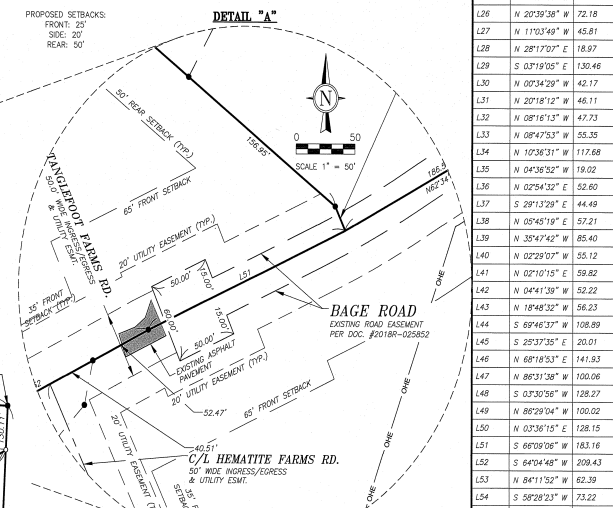
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 20 AND
PART OF U.S. SURVEY 2126, T40N, R5E OF THE 5TH P.M. IN
JEFFERSON COUNTY, MISSOURI

SEE SHEET 1



CURVE TABLE					LINE TABLE	
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH	NUMBER	DIRECTION
C1	S 42°25'04" W	276.85	375.00	283.36	L1	N 11°09'48" W
C2	S 58°16'43" W	176.63	145.00	189.92	L2	N 40°57'43" W
C3	S 77°08'15" W	180.01	250.00	162.88	L3	N 09°22'23" W
C4	N 25°43'31" W	363.91	1800.00	384.53	L4	N 22°14'36" E
C5	N 23°37'29" W	193.66	1500.00	193.79	L5	N 05°45'49" W
C6	N 32°55'14" W	292.46	1500.00	292.85	L6	N 09°18'10" W
C7	N 23°59'20" W	401.33	800.00	405.66	L7	N 35°45'09" W
C8	N 04°25'22" W	256.00	1200.00	256.49	L8	N 44°24'26" W
C9	N 34°18'02" W	218.82	750.00	219.40	L9	N 54°53'23" W
C10	N 27°17'32" W	265.37	500.00	268.59	L10	N 47°12'26" W
C11	N 20°40'40" W	152.55	500.00	153.14	L11	N 65°04'27" W
					L12	N 49°02'08" W
					L13	N 38°24'28" W
					L14	N 59°41'03" W
					L15	N 40°40'35" W
					L16	N 15°36'24" W
					L17	N 27°32'23" W
					L18	N 03°04'45" W
					L19	N 19°58'28" E
					L20	S 88°43'32" W
					L21	S 88°44'43" W
					L22	S 87°26'24" W
					L23	N 25°49'35" W
					L24	N 34°05'49" W
					L25	N 08°27'44" W
					L26	N 20°39'38" W
					L27	N 17°03'49" W
					L28	N 28°17'07" E
					L29	S 03°19'05" E
					L30	N 00°34'29" W
					L31	N 20°18'12" W
					L32	N 08°16'13" W
					L33	N 08°47'53" W
					L34	N 10°36'31" W
					L35	N 04°36'52" W
					L36	N 02°54'33" E
					L37	S 29°13'29" E
					L38	N 05°45'19" E
					L39	N 35°47'42" W
					L40	N 02°29'07" W
					L41	N 02°10'15" E
					L42	N 04°41'39" W
					L43	N 18°48'32" W
					L44	S 89°46'37" W
					L45	S 25°37'35" E
					L46	N 68°18'53" E
					L47	N 88°31'38" W
					L48	S 03°30'58" W
					L49	N 86°29'04" W
					L50	N 03°36'15" E
					L51	S 66°09'06" W
					L52	S 64°04'48" W
					L53	N 84°11'52" W
					L54	S 58°28'23" W
					L55	N 19°55'24" W
					L56	N 09°27'45" W
					L57	N 10°32'45" W
					L58	N 10°32'45" W
					L59	N 1°42'02" E
					L60	N 1°35'14" W
					L61	S 03°29'40" W
					L62	N 03°12'33" E
					L63	N 69°14'41" W

● = FOUND MONUMENT
○ = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE
— = OVERHEAD ELECTRIC
AC = ACRES
S.D.E. = STORM DRAINAGE EASEMENT
GROSS-PROPERTY AREA INCLUDING ANY AREA ENCOMPASSED WITHIN BAGE ROAD, TANGLEFOOT FARMS ROAD, TANGLEFOOT RIDGE DRIVE, AND/OR HEMATITE FARMS ROAD
ACCURACY STANDARD = RURAL PROPERTY
DEED REFERENCE DOC. #20238-019834 & DOC. #20248-019639
BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)
ZONED "R2"
PROPOSED SETBACKS:
FRONT: 30'
SIDE: 20'
REAR: 30'



NOTES:
Schedule B of Hibbard Title Company
Commitment No. 169518
Dated June 17, 2024
Item 4. Easements granted to Union Electric Company and/or Ameren U.E., according to instruments recorded in Book 83, Page 241 appears to not affect the subject tract, unable to plot from available records.
Book 83, Page 247 has been shown hereon no defined width.
Book 169, Page 472 is a blanket easement with no defined location.
Item 5. Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 230, Page 568 appears to not affect the subject tract, unable to plot from available records.
Item 6. Easement for sewer purposes, according to instrument recorded in Document No. 20198-02582 has been shown hereon.
Item 7. Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Bage Road has been shown hereon.
Schedule B of Hibbard Title Company
Commitment No. 169867
Dated July 16, 2024
Item 4. Easements granted to Union Electric Company and/or Ameren U.E., according to instruments recorded in Book 83, Page 241 appears to not affect the subject tract, unable to plot from available records.
Book 83, Page 247 has been shown hereon no defined width.
Book 169, Page 472 is a blanket easement with no defined location.
Item 5. Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 230, Page 568 appears to not affect the subject tract, unable to plot from available records.
Item 6. Easement for sewer purposes, according to instrument recorded in Document No. 20198-02582 has been shown hereon.
Item 7. Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Bage Road has been shown hereon.
Item 8. Easement for ingress and egress according to survey recorded as Document No. 20243-00039 has been shown hereon.
Anything not visible from the surface is not certified to.
The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

APPARENT ENCROACHMENT
EXISTING ATY TRAIL
EXTENDS 37.3' INTO PROPERTY

WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET, UNION, MO 63084
(636) 583-6400
MISSOURI STATE CERTIFICATE OF AUTHORITY:
CIVIL ENGINEERING: 001086
LAND SURVEYING: 000253

TANGLEFOOT FARMS SUBDIVISION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 20 AND PART OF U.S. SURVEY 2126, T40N, R5E OF THE 5TH P.M. IN JEFFERSON COUNTY, MISSOURI

SCALE: 1"=200'

DATE: 9-3-2024

SC: NC

DNW: NW

REV: 1

2 OF 3

TANGLEFOOT FARMS SUBDIVISION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 20 AND
PART OF U.S. SURVEY 2126, T40N, R5E OF THE 5TH P.M. IN
JEFFERSON COUNTY, MISSOURI

DESCRIPTION OF TANGLEFOOT FARMS SUBDIVISION:

A tract of land being part of the United States Survey 2126 and Fractional Section 20, Township 40 North, Range 5 East of the 5th P.M., being more fully described as follows:

Commencing at an iron rod at the Northwest Corner of Lot 7 of Sanctuary Farms Subdivision as recorded in Document No. 2024P-000106 in the Office of the Jefferson County Recorder of Deeds;

Thence S 25° 36' 59" E 290.00 feet to an iron rod and the POINT OF BEGINNING;

Thence S 87° 52' 36" E 296.30 feet to an iron rod;
Thence S 10° 33' 03" W 409.65 feet to an iron rod;
Thence S 69° 48' 37" W 108.89 feet to an iron rod;
Thence S 37° 05' 37" W 297.44 feet to an iron rod;
Thence S 02° 13' 29" E 269.52 feet to an iron rod;
Thence S 09° 07' 55" E 213.62 feet to an iron rod;
Thence S 33° 47' 41" E 936.97 feet to an iron rod;
Thence S 34° 20' 19" E 683.68 feet to an iron rod;
Thence S 52° 46' 15" E 1086.81 feet to an iron rod;
Thence S 25° 37' 35" E 20.01 feet;
Thence N 62° 34' 59" E 186.57 feet;
Thence N 68° 18' 53" E 141.83 feet;
Thence S 02° 18' 46" W 496.36 feet to an iron rod;
Thence S 67° 51' 08" E 559.88 feet to an iron rod;
Thence S 02° 41' 30" W 1317.26 feet to an iron rod;
Thence N 67° 31' 17" W 1239.54 feet to an iron rod;
Thence S 03° 29' 40" W 413.44 feet to an iron rod;
Thence N 86° 31' 38" W 100.06 feet to a railroad spike;
Thence N 02° 31' 23" E 411.71 feet to an iron rod;
Thence N 87° 53' 15" W 1283.94 feet to an iron rod;
Thence N 02° 07' 51" E 1321.22 feet to an iron rod;
Thence N 67° 35' 54" W 768.04 feet to an iron rod;
Thence N 11° 09' 46" W 55.83 feet to an iron rod;
Thence N 40° 57' 43" W 33.10 feet;
Thence N 09° 22' 23" W 78.16 feet;
Thence N 22° 14' 36" E 21.08 feet;
Thence N 02° 45' 49" W 33.63 feet;
Thence N 09° 18' 10" W 45.39 feet;
Thence N 35° 54' 09" W 60.86 feet;
Thence N 44° 24' 28" W 61.43 feet;
Thence N 54° 53' 23" W 39.43 feet;
Thence N 47° 13' 26" W 59.72 feet;
Thence N 65° 04' 27" W 24.43 feet;
Thence N 49° 00' 08" W 100.45 feet;
Thence N 38° 24' 28" W 55.63 feet;
Thence N 59° 41' 03" W 34.68 feet;
Thence N 49° 40' 35" W 140.12 feet;
Thence N 15° 38' 24" W 78.55 feet;
Thence N 27° 32' 23" W 28.43 feet;
Thence N 03° 04' 45" W 104.24 feet;
Thence N 19° 58' 29" E 337.76 feet to an iron rod;
Thence S 86° 43' 32" W 80.76 feet;
Thence S 78° 54' 43" W 135.20 feet;
Thence S 87° 26' 24" W 86.63 feet to an iron rod;
Thence N 25° 49' 35" W 50.08 feet;
Thence N 34° 05' 49" W 85.28 feet;
Thence N 08° 27' 46" W 54.73 feet;
Thence N 20° 39' 38" W 72.18 feet;
Thence N 11° 03' 49" W 45.81 feet;
Thence N 28° 17' 07" E 18.93 feet;
Thence N 03° 19' 05" W 130.46 feet;
Thence N 09° 34' 29" W 42.17 feet to an iron rod;
Thence N 20° 18' 12" W 46.11 feet;
Thence N 08° 18' 13" W 47.73 feet;
Thence N 08° 47' 53" W 55.35 feet;
Thence N 10° 36' 31" W 117.68 feet;
Thence N 04° 36' 52" W 19.02 feet;
Thence N 02° 54' 32" E 62.60 feet;
Thence N 29° 13' 29" W 44.40 feet;
Thence N 05° 45' 19" E 37.21 feet;
Thence N 35° 47' 42" W 85.40 feet;
Thence N 02° 29' 07" W 55.12 feet;
Thence N 02° 10' 15" E 59.82 feet;
Thence N 04° 41' 39" W 52.22 feet;
Thence N 18° 48' 32" W 56.23 feet to an iron rod;
Thence N 48° 14' 29" W 272.34 feet to an iron rod;
Thence N 10° 15' 52" E 582.61 feet to an iron rod;
Thence N 09° 37' 29" E 542.83 feet to an iron rod;
Thence N 56° 04' 26" E 775.57 feet to an iron rod;
Thence N 73° 27' 57" E 759.58 feet to the POINT OF BEGINNING;

Containing 237.08 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.

NOTES:

Schedule B of Hillsboro Title Company
Commitment No. H69518
Dated June 17, 2024

Item 4: Easements granted to Union Electric Company and/or Ameren U.E., according to instruments recorded in Book 63, Page 247 appears to not affect the subject tract, unable to plot from available records.

Book 63, Page 247 has been shown hereon no defined width.

Book 169, Page 472 is a blanket easement with no defined location.

Item 5: Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 230, Page 568 appears to not affect the subject tract, unable to plot from available records.

Item 6: Easement for sewer purposes, according to instrument recorded in Document No. 2018R-022852 has been shown hereon.

Item 7: Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Boge Road has been shown hereon.

Schedule B of Hillsboro Title Company
Commitment No. H68867
Dated July 18, 2024

Item 4: Easements granted to Union Electric Company and/or Ameren U.E., according to instruments recorded in Book 63, Page 247 appears to not affect the subject tract, unable to plot from available records.

Book 63, Page 247 has been shown hereon no defined width.

Book 169, Page 472 is a blanket easement with no defined location.

Item 5: Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 230, Page 568 appears to not affect the subject tract, unable to plot from available records.

Item 6: Easement for sewer purposes, according to instrument recorded in Document No. 2018R-022852 has been shown hereon.

Item 7: Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Boge Road has been shown hereon.

Item 8: Easement for ingress and egress according to survey recorded as Document No. 2024S-000039 has been shown hereon.

Anything not visible from the surface is not certified to.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

CERTIFICATES:

We, the undersigned owners of the tracts of land shown hereon have caused the same to be surveyed and subdivided into lots in the manner shown hereon. Said subdivision shall be known as "TANGLEFOOT FARMS SUBDIVISION".

The setback lines are established as shown hereon.

Lots 1-22 (inclusive) are hereby granted the non-exclusive right of ingress and egress over Tanglefoot Farms Road, Tanglefoot Ridge Drive, and Hemette Farms Road as shown hereon. The owner reserves the right to grant the use of said Tanglefoot Farms Road, Tanglefoot Ridge Drive, and Hemette Farms Road to others.

The utility easements shown hereon are hereby dedicated for the use, installation and maintenance of public utilities. The utility easements adjoining Boge Road, Tanglefoot Farms Road, Tanglefoot Ridge Drive, and Hemette Farms Road may be used for storm water drainage and roadway ditching relevant to roadway maintenance for the lots as shown hereon.

The lots are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hands this 3rd day of September, 2024

DESIGNER FARMS, LLC

By: Steven Jordan, Managing Member

By: Brent Hicks

By: Shannon Fletcher

STATE OF MISSOURI

COUNTY OF Franklin

On this 3rd day of September, 2024

I, Steven Jordan, before me personally appeared Steven Jordan, Managing Member of Designer Farms, LLC, known to me to be the person who executed the within subdivision on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires 03/09/2027

Notary Public



STATE OF Illinois

COUNTY OF Sanborn

On this 24th day of September, 2024, before me personally appeared Brent Hicks known to me to be the person who executed the within subdivision and acknowledged to me that he executed the same for the purposes therein stated and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires 03/13/2028

Notary Public



STATE OF Illinois

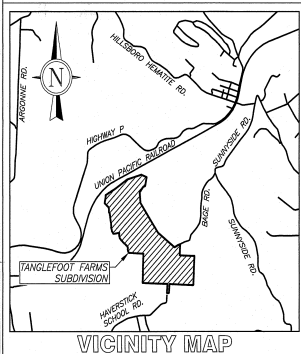
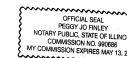
COUNTY OF Sanborn

On this 24th day of September, 2024, before me personally appeared Shannon Fletcher known to me to be the person who executed the within subdivision and acknowledged to me that she executed the same for the purposes therein stated and acknowledged that she executed the same as her free act and deed.

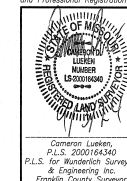
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires 05/13/2028

Notary Public



I, Cameron Lueken, hereby certify to Designer Farms LLC, Brent Hicks, Shannon Fletcher, Hillsboro Title Company, and Old Republic National Title Insurance Company that this survey was completed under my direct supervision, and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for property boundary surveys of the Missouri Dept. of Insurance, Financial Institutions and Professional Registration (20-CSR 2030-16.0) as set forth therein.



TANGLEFOOT FARMS SUBDIVISION			
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 20 AND PART OF U.S. SURVEY 2126, T40N, R5E OF THE 5TH P.M. IN JEFFERSON COUNTY, MISSOURI			
SCALE: AS SHOWN	DATE: 9-3-2024	REV: 1	SHEET: 3 OF 3
SEC: 10	REV: 1	REV: 1	REV: 1
OWN: JML	REV: 1	REV: 1	REV: 1
S: 8/22/2016	REV: 1	REV: 1	REV: 1