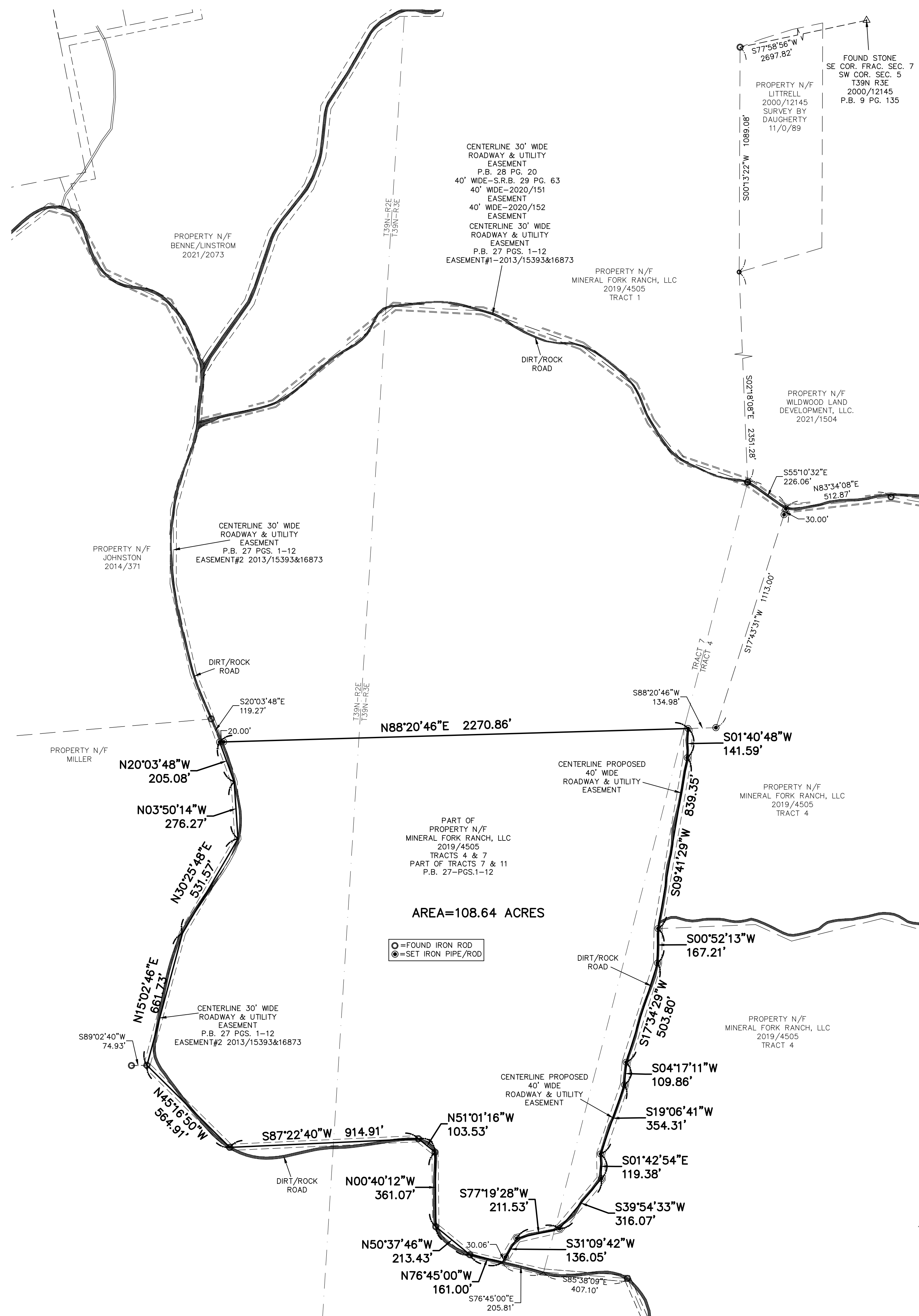


A TRACT OF LAND WITHIN U.S. SURVEY 2066, TOWNSHIP 39 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI



PROPERTY DESCRIPTION PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT ALONG EAST LINE

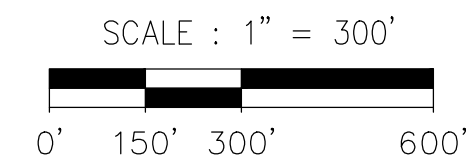
A STRIP OF LAND 40 FEET WIDE LAND BEING WITHIN U.S. SURVEY 2066, TOWNSHIP 39 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 7, TOWNSHIP 39 NORTH, RANGE 3 EAST; THENCE SOUTH 77 DEGREES 58 MINUTES 56 SECONDS WEST 2697.82 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF COUNTY ROAD 314 BEING ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2000 PAGE 12145 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2000 PAGE 12145, SOUTH 00 DEGREES 13 MINUTES 22 SECONDS WEST 1089.08 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2000 PAGE 12145; THENCE LEAVING SAID WEST LINE AND ALONG THE WEST LINE OF TRACT 2 OF A TRACT OF LAND DESCRIBED IN BOOK 2019, PAGE 4505 OF SAID RECORDS, SOUTH 02 DEGREES 19 MINUTES 08 SECONDS EAST 2351.28 FEET TO A FOUND IRON ROD ON THE CENTERLINE OF AN EXISTING 30 FEET WIDE ROAD AND UTILITY EASEMENT DESCRIBED IN BOOK 2013, PAGE 16873 OF SAID RECORDS AND THE CENTERLINE OF AN EXISTING 40 FEET ROAD AND UTILITY EASEMENT DESCRIBED IN BOOK 2020, PAGES 151 AND 152 OF SAID RECORDS; THENCE ALONG THE CENTERLINE OF SAID 30 AND 40 FEET WIDE ROAD AND UTILITY EASEMENTS, SOUTH 55 DEGREES 10 MINUTES 32 SECONDS EAST 226.06 FEET TO A SET IRON PIPE; THENCE LEAVING SAID CENTERLINE, SOUTH 17 DEGREES 43 MINUTES 31 SECONDS WEST 1113.00 FEET TO A SET IRON PIPE; THENCE SOUTH 88 DEGREES 20 MINUTES 46 SECONDS WEST 134.98 FEET TO A SET IRON ROD ON THE CENTERLINE OF A PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT AND BEING THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 40 FEET WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 40 MINUTES 48 SECONDS WEST 141.59 FEET TO A SET IRON ROD; SOUTH 09 DEGREES 41 MINUTES 29 SECONDS WEST 839.35 FEET TO A SET IRON ROD; SOUTH 00 DEGREES 52 MINUTES 13 SECONDS WEST 167.21 FEET TO A SET IRON ROD; SOUTH 17 DEGREES 34 MINUTES 29 SECONDS WEST 503.80 FEET TO A SET IRON ROD; SOUTH 04 DEGREES 17 MINUTES 11 SECONDS WEST 109.86 FEET TO A SET IRON ROD; SOUTH 19 DEGREES 08 MINUTES 41 SECONDS WEST 354.31 FEET TO A SET IRON ROD; SOUTH 01 DEGREES 42 MINUTES 54 SECONDS WEST 119.38 FEET TO A SET IRON ROD; SOUTH 39 DEGREES 54 MINUTES 33 SECONDS WEST 316.07 FEET TO A SET IRON ROD; SOUTH 77 DEGREES 19 MINUTES 28 SECONDS WEST 211.53 FEET TO A SET IRON PIPE; AND SOUTH 31 DEGREES 09 MINUTES 42 SECONDS WEST 136.05 FEET TO THE CENTERLINE OF A 30 FEET WIDE ROAD AND UTILITY EASEMENT DESCRIBED IN BOOK 2013, PAGE 15393 AND PAGE 16873 OF SAID RECORDS AND THE TERMINATION OF SAID CENTERLINE DESCRIBED HEREIN ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2022.

PROPERTY DESCRIPTION 108.64 ACRES

A TRACT OF LAND BEING WITHIN U.S. SURVEY 2066, TOWNSHIP 39 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 7, TOWNSHIP 39 NORTH, RANGE 3 EAST; THENCE SOUTH 77 DEGREES 58 MINUTES 56 SECONDS WEST 2697.82 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF COUNTY ROAD 314 BEING ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2000 PAGE 12145 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2000 PAGE 12145, SOUTH 00 DEGREES 13 MINUTES 22 SECONDS WEST 1089.08 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2000 PAGE 12145; THENCE LEAVING SAID WEST LINE AND ALONG THE WEST LINE OF TRACT 2 OF A TRACT OF LAND DESCRIBED IN BOOK 2019, PAGE 4505 OF SAID RECORDS, SOUTH 02 DEGREES 18 MINUTES 08 SECONDS EAST 2351.28 FEET TO A FOUND IRON ROD ON THE CENTERLINE OF AN EXISTING 30 FEET WIDE ROAD AND UTILITY EASEMENT DESCRIBED IN BOOK 2013, PAGE 16873 OF SAID RECORDS AND THE CENTERLINE OF AN EXISTING 40 FEET ROAD AND UTILITY EASEMENT DESCRIBED IN BOOK 2020, PAGES 151 AND 152 OF SAID RECORDS; THENCE ALONG THE CENTERLINE OF SAID 30 AND 40 FEET WIDE ROAD AND UTILITY EASEMENTS, SOUTH 55 DEGREES 10 MINUTES 32 SECONDS EAST 226.06 FEET TO A SET IRON PIPE; THENCE LEAVING SAID CENTERLINE, SOUTH 17 DEGREES 43 MINUTES 31 SECONDS WEST 1113.00 FEET TO A SET IRON PIPE; THENCE SOUTH 88 DEGREES 20 MINUTES 46 SECONDS WEST 134.98 FEET TO A SET IRON ROD ON THE CENTERLINE OF A PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 40 MINUTES 48 SECONDS WEST 141.59 FEET TO A SET IRON ROD; SOUTH 09 DEGREES 41 MINUTES 29 SECONDS WEST 839.35 FEET TO A SET IRON ROD; SOUTH 00 DEGREES 52 MINUTES 13 SECONDS WEST 167.21 FEET TO A SET IRON ROD; SOUTH 17 DEGREES 34 MINUTES 29 SECONDS WEST 503.80 FEET TO A SET IRON ROD; SOUTH 04 DEGREES 17 MINUTES 11 SECONDS WEST 109.86 FEET TO A SET IRON ROD; SOUTH 19 DEGREES 08 MINUTES 41 SECONDS WEST 354.31 FEET TO A SET IRON ROD; SOUTH 01 DEGREES 42 MINUTES 54 SECONDS WEST 119.38 FEET TO A SET IRON ROD; SOUTH 39 DEGREES 54 MINUTES 33 SECONDS WEST 316.07 FEET TO A SET IRON ROD; SOUTH 77 DEGREES 19 MINUTES 28 SECONDS WEST 211.53 FEET TO A SET IRON PIPE; AND SOUTH 31 DEGREES 09 MINUTES 42 SECONDS WEST 136.05 FEET TO THE CENTERLINE OF A 30 FEET WIDE ROAD AND UTILITY EASEMENT DESCRIBED IN BOOK 2013, PAGE 15393 AND PAGE 16873 OF SAID RECORDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 76 DEGREES 45 MINUTES 00 SECONDS WEST 161.00 FEET TO A FOUND IRON ROD; NORTH 50 DEGREES 37 MINUTES 46 SECONDS WEST 213.43 FEET TO A FOUND IRON ROD; NORTH 00 DEGREES 40 MINUTES 12 SECONDS WEST 361.07 FEET TO A FOUND IRON ROD; NORTH 51 DEGREES 01 MINUTES 16 SECONDS WEST 103.53 FEET TO A FOUND IRON ROD; SOUTH 87 DEGREES 22 MINUTES 40 SECONDS WEST 914.91 FEET TO A FOUND IRON ROD; NORTH 45 DEGREES 16 MINUTES 50 SECONDS WEST 564.91 FEET TO A FOUND IRON ROD; NORTH 15 DEGREES 02 MINUTES 46 SECONDS EAST 661.73 FEET TO A POINT; NORTH 30 DEGREES 25 MINUTES 48 SECONDS EAST 531.57 FEET TO A POINT; NORTH 03 DEGREES 50 MINUTES 14 SECONDS WEST 276.07 FEET TO A POINT; AND NORTH 20 DEGREES 03 MINUTES 48 SECONDS WEST 205.08 FEET TO A SET IRON PIPE; THENCE LEAVING SAID CENTERLINE, NORTH 88 DEGREES 20 MINUTES 46 SECONDS EAST 2270.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.64 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING JANUARY OF 2022.



AREA=108.64 ACRES

○=FOUND IRON ROD
●=SET IRON PIPE/ROD

GENERAL NOTES:
THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS 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. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY XXXXXX TITLE COMPANY, FILE NO. XXXXX, DATED XXXXXX, XX AT XXXXX.
BASIS OF BEARINGS—MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE—GRID NORTH.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2022, BY THE PROPER AND ACCURATE MEANS, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING WITHIN U.S. SURVEY 2066, TOWNSHIP 39 NORTH, RANGES 2 AND 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

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

	PREPARED FOR: XXXXXXXX	DATE: 01/14/22	PROPERTY BOUNDARY SURVEY
	DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC CORP.# 2008003911	SCALE: 1"=300'	
	REV-1:	FILE NAME: 21-6907-108.DWG	FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710
	REV-2:		1 OF 1 SHEET
	REV-3:		
	REV-4:		