

A TRACT OF LAND WITHIN U.S. SURVEY 3129 AND FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI

PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND WITHIN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE CENTER OF THE AFORESAID FRACTIONAL SECTION 3 AS SHOWN IN DOCUMENT NUMBER 0614121 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1808698 OF SAID RECORDS, NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 1381.07 FEET TO AN IRON ROD ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 3; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 50.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 664.40 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 293.39 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 1016.85 FEET TO A POINT; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 1312.45 FEET TO A POINT; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 1374.99 FEET TO A POINT; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 1374.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.75 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2025.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND WITHIN U.S. SURVEY 3129 AND WITHIN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE CENTER OF THE AFORESAID FRACTIONAL SECTION 3 AS SHOWN IN DOCUMENT NUMBER 0614121 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1808698 OF SAID RECORDS, NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 1381.07 FEET TO AN IRON ROD ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 3; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 50.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 664.40 FEET TO A POINT; THENCE SOUTH 89 DEGREES 16 MINUTES 25 SECONDS WEST 1374.99 FEET TO A POINT; THENCE SOUTH 87 DEGREES 13 MINUTES 10 SECONDS WEST 561.26 FEET TO A POINT; THENCE SOUTH 82 DEGREES 37 MINUTES 14 SECONDS WEST 136.45 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST 24.81 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 3; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, SOUTH 00 DEGREES 42 MINUTES 27 SECONDS WEST 538.40 FEET TO AN IRON ROD; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 18 MINUTES 36 SECONDS WEST 1109.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2025.

PROPERTY DESCRIPTION REMAINING 20 ACRES

A TRACT OF LAND WITHIN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE CENTER OF THE AFORESAID FRACTIONAL SECTION 3 AS SHOWN IN DOCUMENT NUMBER 0614121 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1808698 OF SAID RECORDS, NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 1381.07 FEET TO AN IRON ROD ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 3; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 50.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 1312.45 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 664.38 FEET TO A POINT; THENCE ALONG SAID SOUTH LINE, NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST 1310.34 FEET TO A POINT; THENCE NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 664.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2025.

PROPERTY DESCRIPTION PROPOSED 40' WIDE INGRESS/EGRESS EASEMENT FOR TRACT 2

A TRACT OF LAND WITHIN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE CENTER OF THE AFORESAID FRACTIONAL SECTION 3 AS SHOWN IN DOCUMENT NUMBER 0614121 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1808698 OF SAID RECORDS, NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 1340.06 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 40.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 1362.45 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 3; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 40.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST 1362.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.25 ACRES.

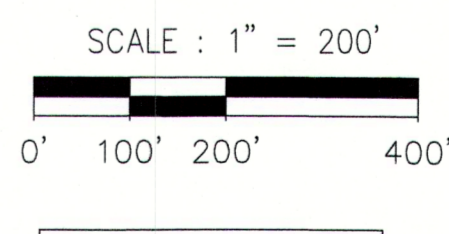
PROPERTY DESCRIPTION PROPOSED 30' WIDE INGRESS/EGRESS EASEMENT FOR TRACT 1

A TRACT OF LAND WITHIN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE CENTER OF THE AFORESAID FRACTIONAL SECTION 3 AS SHOWN IN DOCUMENT NUMBER 0614121 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1808698 OF SAID RECORDS, NORTH 89 DEGREES 21 MINUTES 51 SECONDS EAST 1380.07 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 1332.45 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 3; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 21 MINUTES 51 SECONDS WEST 663.38 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 01 MINUTES 10 SECONDS EAST 30.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 32 MINUTES 45 SECONDS EAST 663.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES.

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.
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 MARCH AND APRIL OF 2025, BY THE ORDER OF WILLIAM LITTLE, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN U.S. SURVEY 3129 AND WITHIN FRACTIONAL SECTION 3, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.



PREPARED FOR: WILLIAM LITTLE	DATE: 03/25/25 SCALE: 1"=200' PROJECT NO: 25-8639 FILE NAME: 25-8639.DWG	PROPERTY BOUNDARY SURVEY
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #200000247 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