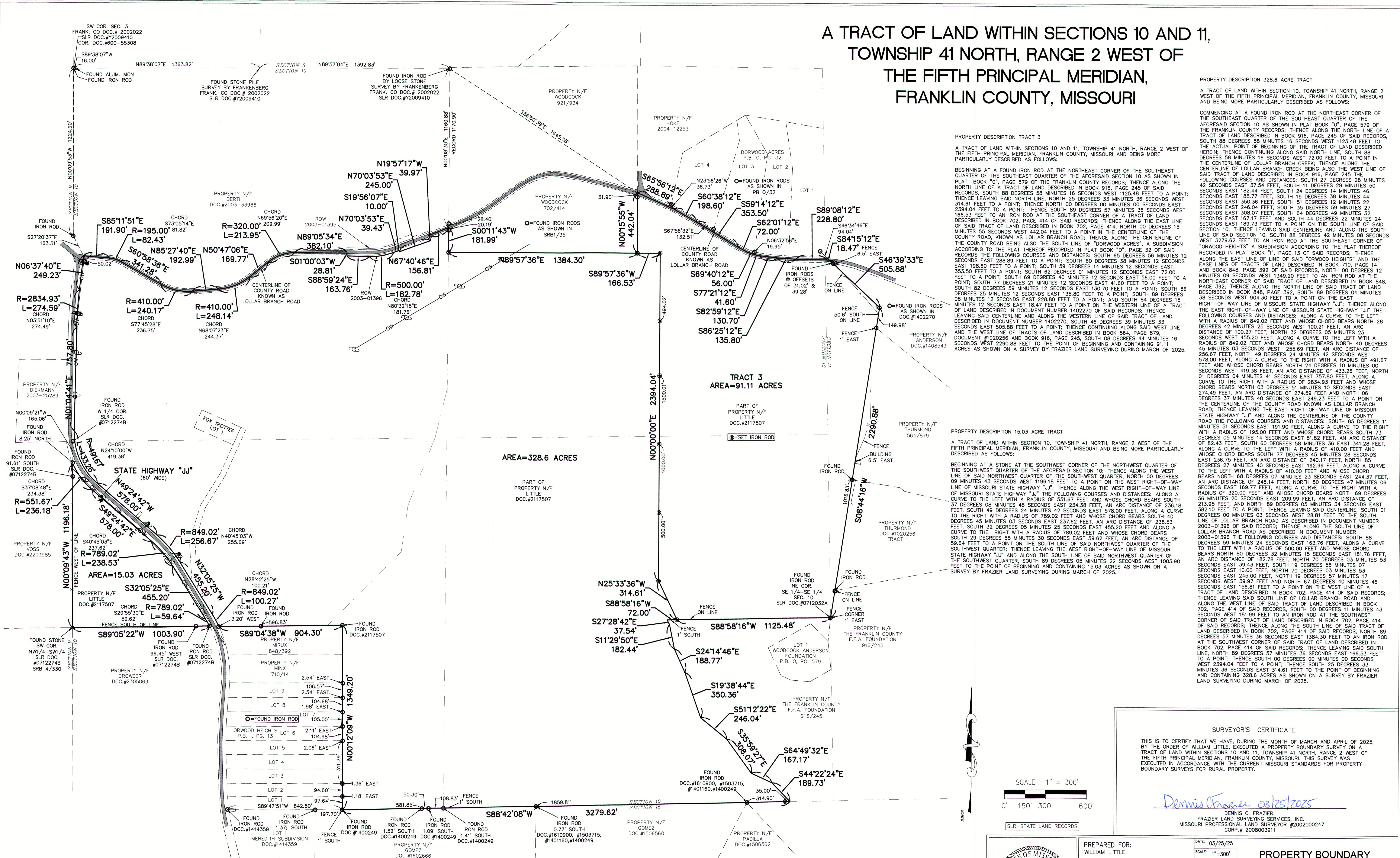


# A TRACT OF LAND WITHIN SECTIONS 10 AND 11, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI



PROPERTY DESCRIPTION 328.6 ACRE TRACT  
A TRACT OF LAND WITHIN SECTION 10, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

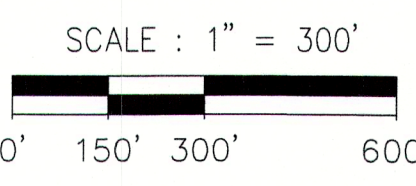
PROPERTY DESCRIPTION TRACT 3  
A TRACT OF LAND WITHIN SECTIONS 10 AND 11, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 10 AS SHOWN IN PLAT BOOK "O", PAGE 579 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 916, PAGE 245 OF SAID RECORDS, SOUTH 88 DEGREES 58 MINUTES 16 SECONDS WEST 1125.48 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88 DEGREES 58 MINUTES 16 SECONDS WEST 72.00 FEET TO A POINT IN THE CENTERLINE OF LOLLAR BRANCH CREEK; THENCE ALONG THE CENTERLINE OF LOLLAR BRANCH CREEK BEING ALSO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 916, PAGE 245 THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 28 MINUTES 42 SECONDS EAST 37.54 FEET, SOUTH 11 DEGREES 29 MINUTES 50 SECONDS EAST 182.44 FEET, SOUTH 24 DEGREES 14 MINUTES 46 SECONDS EAST 188.77 FEET, SOUTH 19 DEGREES 38 MINUTES 44 SECONDS EAST 246.04 FEET, SOUTH 35 DEGREES 49 MINUTES 27 SECONDS EAST 308.07 FEET, SOUTH 64 DEGREES 49 MINUTES 32 SECONDS EAST 167.17 FEET AND SOUTH 44 DEGREES 22 MINUTES 24 SECONDS EAST 350.36 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 10; THENCE LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF SAID SECTION 10, SOUTH 88 DEGREES 42 MINUTES 08 SECONDS WEST 329.82 FEET AT THE SOUTHWEST CORNER OF "DORWOOD ACRES" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 13 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "DORWOOD ACRES" AND THE EAST LINES OF TRACTS OF LAND DESCRIBED IN BOOK 710, PAGE 14 AND BOOK 848, PAGE 392 OF SAID RECORDS, NORTH 00 DEGREES 12 MINUTES 09 SECONDS WEST 1349.20 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 848, PAGE 392 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 848, PAGE 392, SOUTH 89 DEGREES 04 MINUTES 38 SECONDS WEST 904.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ"; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ" THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WITH A RADIUS OF 849.02 FEET AND WHOSE CHORD BEARS NORTH 28 DEGREES 42 MINUTES 25 SECONDS WEST 100.21 FEET, AN ARC DISTANCE OF 100.21 FEET, NORTH 32 DEGREES 05 MINUTES 25 SECONDS WEST 455.20 FEET, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 849.02 FEET AND WHOSE CHORD BEARS NORTH 40 DEGREES 45 MINUTES 03 SECONDS WEST 255.69 FEET, AN ARC DISTANCE OF 256.67 FEET, NORTH 40 DEGREES 24 MINUTES 42 SECONDS WEST 578.00 FEET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 491.67 FEET AND WHOSE CHORD BEARS NORTH 24 DEGREES 10 MINUTES 00 SECONDS WEST 419.38 FEET, AN ARC DISTANCE OF 433.26 FEET, NORTH 01 DEGREES 04 MINUTES 41 SECONDS EAST 757.80 FEET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2834.93 FEET AND WHOSE CHORD BEARS NORTH 03 DEGREES 51 MINUTES 10 SECONDS EAST 274.49 FEET, AN ARC DISTANCE OF 274.59 FEET AND NORTH 08 DEGREES 37 MINUTES 40 SECONDS EAST 249.23 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY ROAD KNOWN AS LOLLAR BRANCH ROAD; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ" AND ALONG THE CENTERLINE OF THE COUNTY ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 11 MINUTES 51 SECONDS EAST 191.90 FEET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 195.00 FEET AND WHOSE CHORD BEARS SOUTH 73 DEGREES 05 MINUTES 14 SECONDS EAST 81.82 FEET, AN ARC DISTANCE OF 82.43 FEET, SOUTH 60 DEGREES 58 MINUTES 36 SECONDS EAST 341.28 FEET, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 410.00 FEET AND WHOSE CHORD BEARS SOUTH 56 MINUTES 20 SECONDS EAST 208.99 FEET, AN ARC DISTANCE OF 213.95 FEET, AND NORTH 89 DEGREES 05 MINUTES 34 SECONDS EAST 382.10 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, SOUTH 01 DEGREES 00 MINUTES 03 SECONDS WEST 28.81 FEET TO THE SOUTH LINE OF LOLLAR BRANCH ROAD AS DESCRIBED IN DOCUMENT NUMBER 2003-01396 OF SAID RECORD; THENCE ALONG THE SOUTH LINE OF LOLLAR BRANCH ROAD AS DESCRIBED IN DOCUMENT NUMBER 2003-01396 OF SAID RECORD; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID TRACT OF LAND DESCRIBED IN BOOK 702, PAGE 414 OF SAID RECORDS, SOUTH 89 DEGREES 05 MINUTES 25 SECONDS EAST 59.62 FEET, AN ARC DISTANCE OF 59.64 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ" AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 05 MINUTES 25 SECONDS EAST 1003.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.03 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2025.

PROPERTY DESCRIPTION 15.03 ACRE TRACT  
A TRACT OF LAND WITHIN SECTION 10, TOWNSHIP 41 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 10; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 00 DEGREES 09 MINUTES 43 SECONDS WEST 1196.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ"; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ" THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WITH A RADIUS OF 551.67 FEET AND WHOSE CHORD BEARS SOUTH 37 DEGREES 08 MINUTES 48 SECONDS EAST 234.38 FEET, AN ARC DISTANCE OF 236.18 FEET, SOUTH 49 DEGREES 24 MINUTES 42 SECONDS EAST 578.00 FEET, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 789.02 FEET AND WHOSE CHORD BEARS SOUTH 40 DEGREES 45 MINUTES 03 SECONDS EAST 237.62 FEET, AN ARC DISTANCE OF 238.53 FEET, SOUTH 32 DEGREES 05 MINUTES 25 SECONDS EAST 455.20 FEET AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 789.02 FEET AND WHOSE CHORD BEARS SOUTH 29 DEGREES 55 MINUTES 30 SECONDS EAST 59.62 FEET, AN ARC DISTANCE OF 59.64 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "JJ" AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 05 MINUTES 25 SECONDS EAST 1003.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.03 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2025.

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 SECTIONS 10 AND 11, 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.



Dennis C. Frazier 03/25/2025  
DENNIS C. FRAZIER  
FRAZIER LAND SURVEYING SERVICES, INC.  
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247  
CORP.# 2008003911



PREPARED FOR: WILLIAM LITTLE	DATE: 03/25/25	PROPERTY BOUNDARY SURVEY
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	SCALE: 1"=300'	
REV-1:	PROJECT NO: 25-8639	
REV-2:	FILE NAME: 25-8639.DWG	
REV-3:		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-4:		

GENERAL NOTES:  
THIS SURVEY IS SUBJECT TO, 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.  
BASIS OF BEARINGS—MISSOURI COORDINATE SYSTEM OF 1983—EAST ZONE, GRID NORTH.