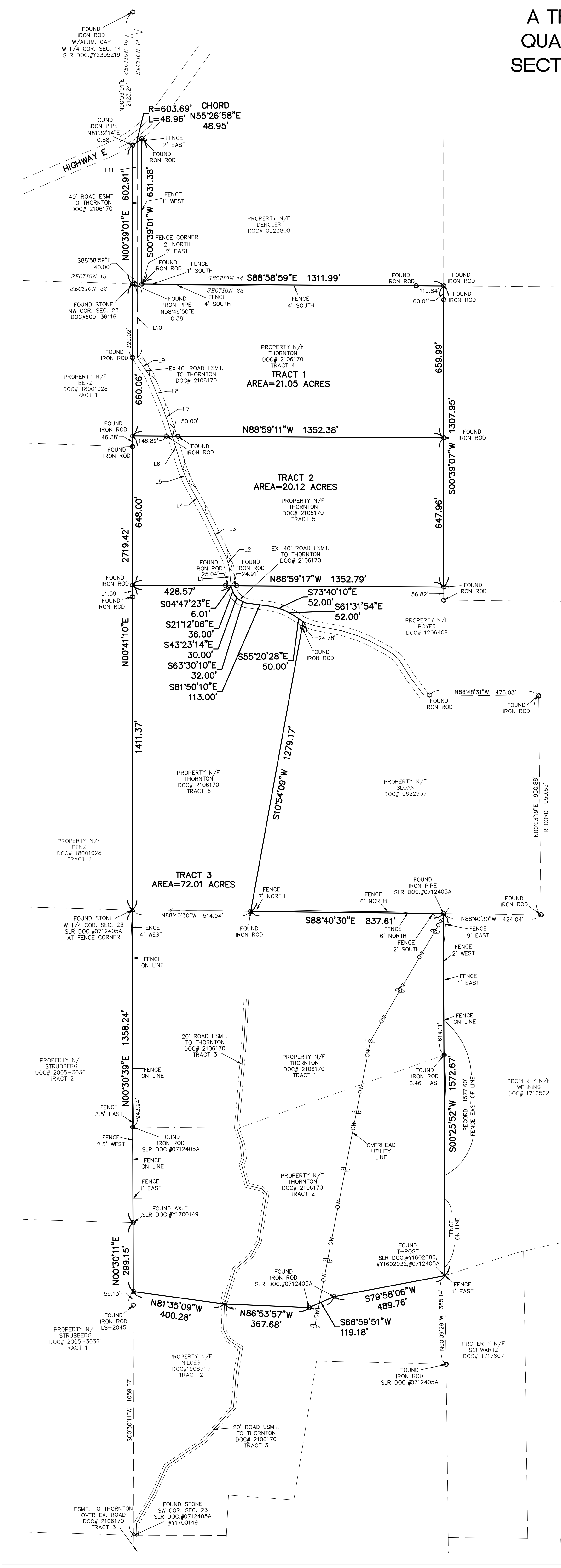


A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF THE AFORESAID SECTION 14, NORTH 00 DEGREES 39 MINUTES 01 SECONDS EAST 602.91 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "E"; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "E", ALONG A CURVE TO THE LEFT WITH A RADIUS OF 603.69 FEET AND WHOSE CHORD BEARS NORTH 55 DEGREES 26 MINUTES 58 SECONDS EAST 48.95 FEET, AN ARC LENGTH DISTANCE OF 48.96 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "E", SOUTH 00 DEGREES 39 MINUTES 01 SECONDS WEST 631.38 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF THE AFORESAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID SECTION 23, SOUTH 88 DEGREES 58 MINUTES 59 SECONDS EAST 1311.99 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23, SOUTH 00 DEGREES 39 MINUTES 07 SECONDS WEST 659.99 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 59 MINUTES 11 SECONDS WEST 1352.38 FEET TO A FOUND IRON ROD ON THE WEST LINE OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, NORTH 00 DEGREES 41 MINUTES 10 SECONDS EAST 660.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.05 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2023.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF THE AFORESAID SECTION 23, SOUTH 00 DEGREES 41 MINUTES 10 SECONDS WEST 660.06 FEET TO A FOUND IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 59 MINUTES 11 SECONDS WEST 1352.38 FEET TO A FOUND IRON ROD ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 39 MINUTES 07 SECONDS WEST 647.96 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 1256408 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, NORTH 88 DEGREES 59 MINUTES 17 SECONDS WEST 1352.79 FEET TO A FOUND IRON ROD ON THE WEST LINE OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, NORTH 00 DEGREES 41 MINUTES 10 SECONDS EAST 648.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.12 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2023.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING WITHIN THE WEST HALF OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF THE AFORESAID SECTION 14, SOUTH 00 DEGREES 41 MINUTES 10 SECONDS WEST 1308.06 FEET TO A FOUND IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 59 MINUTES 17 SECONDS EAST 428.57 FEET TO A POINT ON THE CENTERLINE OF A 40 FOOT WIDE ROAD EASEMENT DESCRIBED IN DEED DOCUMENT NUMBER 2106170 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF THE 40 FOOT WIDE ROAD DESCRIBED IN DEED DOCUMENT NUMBER 2106170 OF THE FRANKLIN COUNTY RECORDS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 04 DEGREES 47 MINUTES 23 SECONDS EAST 6.01 FEET TO A POINT; SOUTH 21 DEGREES 12 MINUTES 06 SECONDS EAST 36.00 FEET TO A POINT; SOUTH 43 DEGREES 23 MINUTES 14 SECONDS EAST 30.00 FEET TO A POINT; SOUTH 63 DEGREES 30 MINUTES 10 SECONDS EAST 32.00 FEET TO A POINT; SOUTH 81 DEGREES 50 MINUTES 10 SECONDS EAST 113.00 FEET TO A POINT; SOUTH 73 DEGREES 40 MINUTES 10 SECONDS EAST 52.00 FEET TO A POINT; SOUTH 61 DEGREES 31 MINUTES 54 SECONDS EAST 52.00 FEET TO A POINT; AND SOUTH 55 DEGREES 20 MINUTES 28 SECONDS EAST 50.00 FEET TO A POINT ON THE WESTERN LINE OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 0622937 OF SAID RECORDS; THENCE ALONG SAID WESTERN LINE, SOUTH 10 DEGREES 54 MINUTES 09 SECONDS WEST 1279.17 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 0622937; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 40 MINUTES 30 SECONDS EAST 837.61 FEET TO A FOUND PIPE ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 1710522 OF SAID RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 25 MINUTES 52 SECONDS WEST 1572.67 FEET TO A FOUND METAL POST ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 2106170 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 79 DEGREES 58 MINUTES 06 SECONDS WEST 489.76 FEET TO A FOUND IRON ROD; SOUTH 66 DEGREES 59 MINUTES 51 SECONDS WEST 119.18 FEET TO A FOUND IRON ROD; NORTH 86 DEGREES 53 MINUTES 57 SECONDS WEST 367.68 FEET TO A FOUND IRON ROD; AND NORTH 81 DEGREES 35 SECONDS WEST 400.28 FEET TO A SET IRON ROD ON THE WEST LINE OF THE AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, NORTH 00 DEGREES 30 MINUTES 11 SECONDS EAST 299.15 FEET TO A FOUND AXLE; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 23, NORTH 00 DEGREES 30 MINUTES 11 SECONDS EAST 1411.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.01 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2023.

ALONG WITH THE 20 AND 40 FOOT WIDE ROAD EASEMENTS DESCRIBED IN DEED DOCUMENT NUMBER 2106170.

PROPERTY DESCRIPTION PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT TO BE CONVEYED TO TRACTS 2 AND 3

A STRIP OF LAND 40 FEET WIDE BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N04°47'07"W	75.99'
L2	N14°16'07"W	44.00'
L3	N25°02'07"W	221.00'
L4	N28°35'07"W	145.00'
L5	N22°05'07"W	68.00'
L6	N16°35'07"W	208.00'
L7	N18°45'07"W	58.00'
L8	N21°42'07"W	167.00'
L9	N33°20'07"W	92.00'
L10	N00°34°01"E	320.09'
L11	N00°39°01"E	616.41'

COMMENCING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE WEST LINE OF THE AFORESAID SECTION 14, SOUTH 00 DEGREES 41 MINUTES 10 SECONDS WEST 1308.06 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 59 MINUTES 17 SECONDS EAST 428.57 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF LAND THE FOLLOWING COURSES AND DISTANCES: NORTH 04 DEGREES 47 MINUTES 07 SECONDS WEST 75.99 FEET TO A POINT; NORTH 14 DEGREES 16 MINUTES 07 SECONDS WEST 44.00 FEET TO A POINT; NORTH 25 DEGREES 02 MINUTES 07 SECONDS WEST 221.00 FEET TO A POINT; NORTH 28 DEGREES 35 MINUTES 07 SECONDS WEST 145.00 FEET TO A POINT; NORTH 22 DEGREES 05 MINUTES 07 SECONDS WEST 68.00 FEET TO A POINT; NORTH 16 DEGREES 35 MINUTES 07 SECONDS WEST 208.00 FEET TO A POINT; NORTH 18 DEGREES 45 MINUTES 07 SECONDS WEST 58.00 FEET TO A POINT; NORTH 21 DEGREES 42 MINUTES 07 SECONDS WEST 167.00 FEET TO A POINT; NORTH 33 DEGREES 20 MINUTES 07 SECONDS WEST 92.00 FEET TO A POINT; NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 320.09 FEET TO A POINT; AND NORTH 00 DEGREES 39 MINUTES 01 SECONDS EAST 616.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "E" AND THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN. THE EAST AND WEST EDGES OF THE DESCRIBED 40 FOOT WIDE STRIP OF LAND ARE TO EXTEND TO OR TERMINATE AT THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "E" ON THE NORTH END OF THE 40 FOOT WIDE STRIP AND THE NORTH LINE OF THE 72.01 TRACT ON THE SOUTH END OF THE 40 FOOT WIDE STRIP.

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.

BASEIS 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 2023, BY THE ORDER OF ROBERT AND JEANETTE THORNTON, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 14 AND THE WEST HALF OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 4 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
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP. # 2008003911

PROPERTY BOUNDARY SURVEY

PREPARED FOR:
ROBERT AND JEANETTE THORNTON

DATE: 03/10/23
SCALE: 1"=200'
PROJECT NO: 23-7915
FILE NAME: 23-7915.DWG

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
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



SLR=STATE LAND RECORDS

