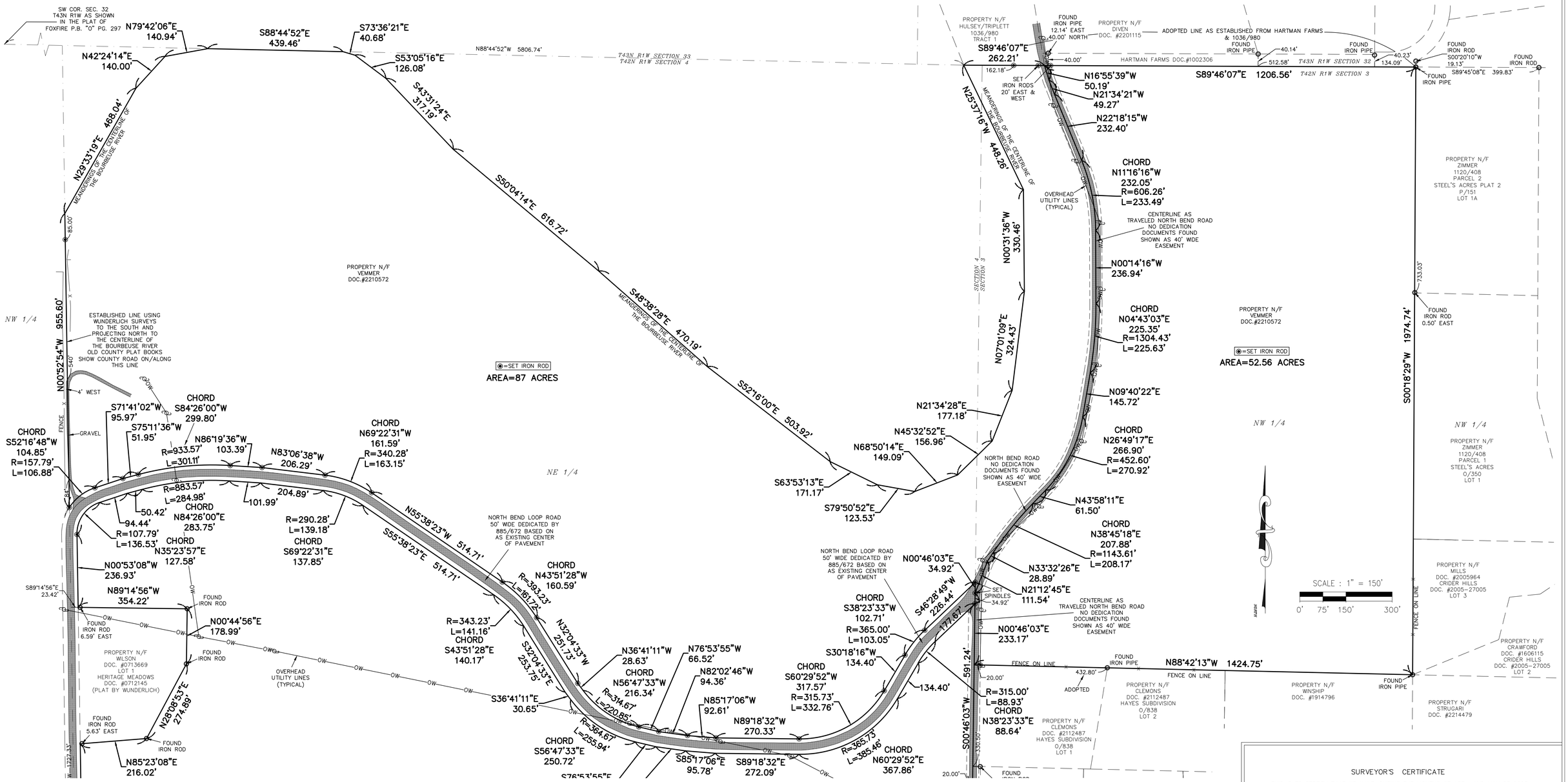
A TRACT OF LAND BEING PART OF THE WEST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 42 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI



PROPERTY DESCRIPTION 87 ACRES

A TRACT OF LAND BEING PART OF THE WEST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 42 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00 DEGREES 52 MINUTES 54 SECONDS WEST 1727.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH BEND LOOP ROAD, 50 FEET WIDE, AS ESTABLISHED BY BOOK 885, PAGE 672 OF THE FRANKLIN COUNTY RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00 DEGREES 52 MINUTES 54 SECONDS WEST 955.60 FEET MORE OR LESS TO THE CENTERLINE OF THE BOURBEUSE RIVER; THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF THE BOURBEUSE RIVER THE FOLLOWING COURSES AND DISTANCES: NORTH 29 DEGREES 33 MINUTES 19 SECONDS EAST 468.04 FEET TO A POINT; NORTH 42 DEGREES 24 MINUTES 14 SECONDS EAST 140.00 FEET TO A POINT; AND NORTH 79 DEGREES 42 MINUTES 06 SECONDS EAST 140.94 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 88 DEGREES 44 MINUTES 52 SECONDS EAST 439.46 FEET TO THE CENTERLINE OF THE BOURBEUSE RIVER; THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF THE BOURBEUSE RIVER THE FOLLOWING COURSES AND DISTANCES: SOUTH 73 DEGREES 36 MINUTES 21 MINUTES EAST 40.68 FEET TO A POINT; SOUTH 53 DEGREES 05 MINUTES 16 SECONDS EAST 126.08 FEET TO A POINT; SOUTH 43 DEGREES 31 MINUTES 24 SECONDS EAST 317.19 FEET TO A POINT; SOUTH 50 DEGREES 04 MINUTES 14 SECONDS EAST 616.72 FEET TO A POINT; SOUTH 48 DEGREES 38 MINUTES 28 SECONDS EAST 470.19 FEET TO A POINT; SOUTH 52 DEGREES 16 MINUTES 00 SECONDS EAST 503.92 FEET TO A POINT; SOUTH 63 DEGREES 53 MINUTES 13 SECONDS EAST 171.17 FEET TO A POINT; SOUTH 79 DEGREES 50 MINUTES 52 SECONDS EAST 123.53 FEET TO A POINT; NORTH 68 DEGREES 50 MINUTES 14 SECONDS EAST 149.09 FEET TO A POINT; NORTH 45 DEGREES 32 MINUTES 52 SECONDS EAST 156.96 FEET TO A POINT; NORTH 21 DEGREES 34 MINUTES 28 SECONDS EAST 177.18 FEET TO A POINT; NORTH 07 DEGREES 01 MINUTES 09 SECONDS EAST 324.43 FEET TO A POINT; NORTH 00 DEGREES 31 MINUTES 36 SECONDS WEST 330.46 FEET TO A POINT; AND NORTH 25 DEGREES 37 MINUTES 16 SECONDS WEST 448.26 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4 AND THE AFORESAID SECTION 3, SOUTH 89 DEGREES 46 MINUTES 07 SECONDS EAST 262.21 FEET TO THE CENTERLINE OF NORTH BEND ROAD AS NOW ESTABLISHED; THENCE ALONG THE CENTERLINE OF NORTH BEND ROAD AS NOW ESTABLISHED THE FOLLOWING COURSES AND DISTANCES: SOUTH 16 DEGREES 55 MINUTES 39 SECONDS EAST 50.19 FEET TO A POINT; SOUTH 21 DEGREES 34 MINUTES 21 SECONDS EAST 49.27 FEET TO A POINT; SOUTH 22 DEGREES 18 MINUTES 15 SECONDS EAST 232.40 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 606.26 FEET AND WHOSE CHORD BEARS SOUTH 11 DEGREES 16 MINUTES 16 SECONDS EAST 232.05 FEET, AN ARC LENGTH DISTANCE OF 233.49 FEET TO A POINT; SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST 236.94 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1304.43 FEET AND WHOSE CHORD BEARS SOUTH 04 DEGREES 43 MINUTES 03 SECONDS WEST 225.35 FEET, AN ARC LENGTH DISTANCE OF 225.63 FEET TO A POINT; SOUTH 09 DEGREES 40 MINUTES 22 SECONDS WEST 145.72 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 452.60 FEET AND WHOSE CHORD BEARS SOUTH 26 DEGREES 49 MINUTES 17 SECONDS WEST 266.90 FEET, AN ARC LENGTH DISTANCE OF 270.92 FEET TO A POINT; SOUTH 43 DEGREES 58 MINUTES 11 SECONDS WEST 61.50 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1143.61 FEET AND WHOSE CHORD BEARS SOUTH 38 DEGREES 45 MINUTES 18 SECONDS WEST 207.88 FEET, AN ARC LENGTH DISTANCE OF 208.17 FEET TO A POINT; SOUTH 33 DEGREES 32 MINUTES 26 SECONDS WEST 28.89 FEET TO A POINT; AND SOUTH 21 DEGREES 12 MINUTES 45 SECONDS WEST 111.54 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 3; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 46 MINUTES 03 SECONDS EAST 34.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH BEND LOOP ROAD, 50 FEET WIDE, AS ESTABLISHED BY BOOK 885, PAGE 672 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH BEND LOOP ROAD, 50 FEET WIDE, AS ESTABLISHED BY BOOK 885, PAGE 672 THE FOLLOWING COURSES AND DISTANCES: SOUTH 46 DEGREES 28 MINUTES 49 SECONDS WEST 226.44 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 365.00 FEET AND WHOSE CHORD BEARS SOUTH 38 DEGREES 23 MINUTES 33 SECONDS WEST 102.71 FEET, AN ARC LENGTH DISTANCE OF 103.05 FEET TO A POINT; SOUTH 30 DEGREES 18 MINUTES 16 SECONDS WEST 134.40 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 315.73 FEET AND WHOSE CHORD BEARS SOUTH 60 DEGREES 29 MINUTES 52 SECONDS WEST 317.57 FEET, AN ARC LENGTH DISTANCE OF 332.76 FEET TO A POINT; NORTH 89 DEGREES 18 MINUTES 32 SECONDS WEST 270.33 FEET TO A POINT; NORTH 85 DEGREES 17 MINUTES 06 SECONDS WEST 92.61 FEET TO A POINT; NORTH 82 DEGREES 02 MINUTES 46 SECONDS WEST 94.36 FEET TO A POINT; NORTH 76 DEGREES 53 MINUTES 55 SECONDS WEST 66.52 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 314.67 FEET AND WHOSE CHORD BEARS NORTH 56 DEGREES 47 MINUTES 33 SECONDS WEST 216.34 FEET, AN ARC LENGTH DISTANCE OF 220.85 FEET TO POINT; NORTH 32 DEGREES 04 MINUTES 33 SECONDS WEST 251.73 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 393.23 FEET AND WHOSE CHORD BEARS NORTH 43 DEGREES 51 MINUTES 28 SECONDS WEST 160.59 FEET, AN ARC LENGTH DISTANCE OF 161.72 FEET TO A POINT; NORTH 55 DEGREES 38 MINUTES 23 SECONDS WEST 514.71 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 340.28 FEET AND WHOSE CHORD BEARS NORTH 69 DEGREES 22 MINUTES 31 SECONDS WEST 161.59 FEET, AN ARC LENGTH DISTANCE OF 163.15 FEET TO A POINT; NORTH 83 DEGREES 06 MINUTES 38 SECONDS WEST 206.29 FEET TO A POINT; NORTH 86 DEGREES 19 MINUTES 36 SECONDS WEST 103.39 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 933.57 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 26 MINUTES 00 SECONDS WEST 299.80 FEET, AN ARC LENGTH DISTANCE OF 301.11 FEET TO A POINT; SOUTH 75 DEGREES 11 MINUTES 36 SECONDS WEST 51.95 FEET TO A POINT; SOUTH 71 DEGREES 41 MINUTES 02 SECONDS WEST 95.97 FEET TO A POINT; AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 157.79 FEET AND WHOSE CHORD BEARS SOUTH 52 DEGREES 16 MINUTES 48 SECONDS WEST 104.85 FEET, AN ARC LENGTH DISTANCE OF 106.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 87 ACRES MORE OR LESS.

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. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY XXXXXX FILE NO. XXXX, DATED XXXXXX, 2023.

THE NORTH LINE AND THE ACREAGE OF THE 87 ACRE TRACT ARE SUBJECT TO THE MOVEMENT OF THE BOURBEUSE RIVER AND RIGHTS THE PUBLIC MAY HAVE IN USE OF THE RIVER. NORTH BEND LOOP ROAD RIGHT-OF-WAY BASED THE CENTERLINE OF THE ROAD AS TRAVELED.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE-GRID NORTH.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF APRIL AND MAY OF 2023, BY THE ORDER OF JEFF VEMMER, EXECUTED A PROPERTY BOUNDARY SURVEY A TRACT OF LAND BEING PART OF THE WEST HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3 AND PART OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 42 NORTH, RANGE 1 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

SLR=STATE LAND RECORDS

STATE OF MISSOURI
DENNIS C. FRAZIER
NUMBER
PLS-2002000247
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
JEFF VEMMER

DATE: 05/05/23
SCALE: 1"=150'
PROJECT NO: 23-7987
FILE NAME: 23-7987.DWG

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

REV-1:
REV-2:
REV-3:
REV-4:

PROPERTY BOUNDARY SURVEY

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

SHEET: 1 OF 2