

### **8.24 AC. TRACT**

A tract of land being part of the West Half of the Northeast Quarter of Section 7, Township 48 North, Range 5 West, Montgomery County, Missouri and being described as follows:

Commencing at an old post at the center of Section 7; thence South 87°-32' East 142.06 feet to an iron rod; thence North 01°-21' East 918.74 feet; thence along the centerline of a 50 foot wide road and utility easement, North 64°-47' East 204.73 feet; thence North 58°-54' East 225.62 feet; thence North 70°-47' East 153.17 feet; thence North 77°-21' East 170.91 feet to the place of beginning of the said tract of land; thence North 77°-21' East 224.04 feet; thence North 83°-39' East 97.25 feet; thence South 89°-15' East 163.09 feet; thence along the West line of Missouri State Highway "161," South 01°-40' West 496.08 feet; thence along a curve to the right, said curve having a radius of 606.62 feet and a chord of South 16°-29' West 310.59 feet to an old iron rod; thence along the North line of a tract of land described in Book 723 Page 169 of the

Montgomery County Records, North 87°-44' West 393.11 feet to an old iron rod; thence North 01°-21' East 720.67 feet to the place of beginning and containing 8.24 acres, more or less. As shown on survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434, during June of 2022.

### **12.90 AC. TRACT**

A tract of land being part of the West Half of the Northeast Quarter of Section 7, Township 48 North, Range 5 West, Montgomery County, Missouri and being described as follows:

Commencing at an old post at the center of Section 7; thence South 87°-32' East 142.06 feet to an iron rod at the place of beginning of the said tract of land; thence North 01°-21' East 918.74 feet; thence along the centerline of a 50 foot wide road and utility easement, North 64°-47' East 204.73 feet; thence North 58°-54' East 225.62 feet; thence North 70°-47' East 153.17 feet; thence North 77°-21' East 170.91 feet; thence leaving the said centerline, South 01°-21' West 720.67 feet to an old iron rod; thence along the North line of a tract of land described in Book 723 Page 169 and Book 405 Page 172 of the Montgomery County Records, South 61°-03' West 459.65 feet to an old iron pipe; thence South 45°-07' West 237.85 feet to an old iron rod; thence South 08°-42' East 106.51 feet to an old iron rod; thence along the South line of the West Half of the Northeast Quarter, North 87°-32' West 140.00 feet to the place of beginning and containing 12.90 acres, more or less. As shown on survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434, during June of 2022.

### 43.49 AC. TRACT

A tract of land being part of the Northwest Fractional Quarter and part of the West Half of the Northeast Quarter of Section 7, Township 48 North, Range 5 West, Montgomery County, Missouri and being described as follows:

Beginning at an old post at the center of Section 7; thence along the South line of the Northwest Fractional Quarter, North 87°-13' West 2077.32 feet to an old iron rod; thence along the West line of Section 7, North 01°-54' East 331.00 feet to an old stone by a corner post; thence North 02°-42' East 527.81 feet to an iron rod; thence South 87°-13' East 1172.58 feet; thence along the centerline of a 50' wide road and utility easement, South 68°-52' East 77.83 feet; thence South 83°-54' East 197.48 feet; thence North 84°-44' East 217.52 feet; thence South 88°-31' East 313.43 feet; thence North 84°-48' East 97.38 feet; thence North 74°-01' East 140.97 feet; thence leaving the said centerline, South 01°-21' West 918.74 feet to an iron rod; thence along the South line of the West Half of the Northeast Quarter, North 87°-32' West 142.06 feet to the place of beginning and containing 43.49 acres, more or less. As shown on survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434, during June of 2022.

PARENT DEED--BOOK 840 PAGE 33

## BOUNDARY SURVEY

CLASS OF SURVEY——RURAL SUBJECT TO: EASEMENTS OF RECORD

Lewis-Bade Inc. LSC-312
Professional Land Surveyors

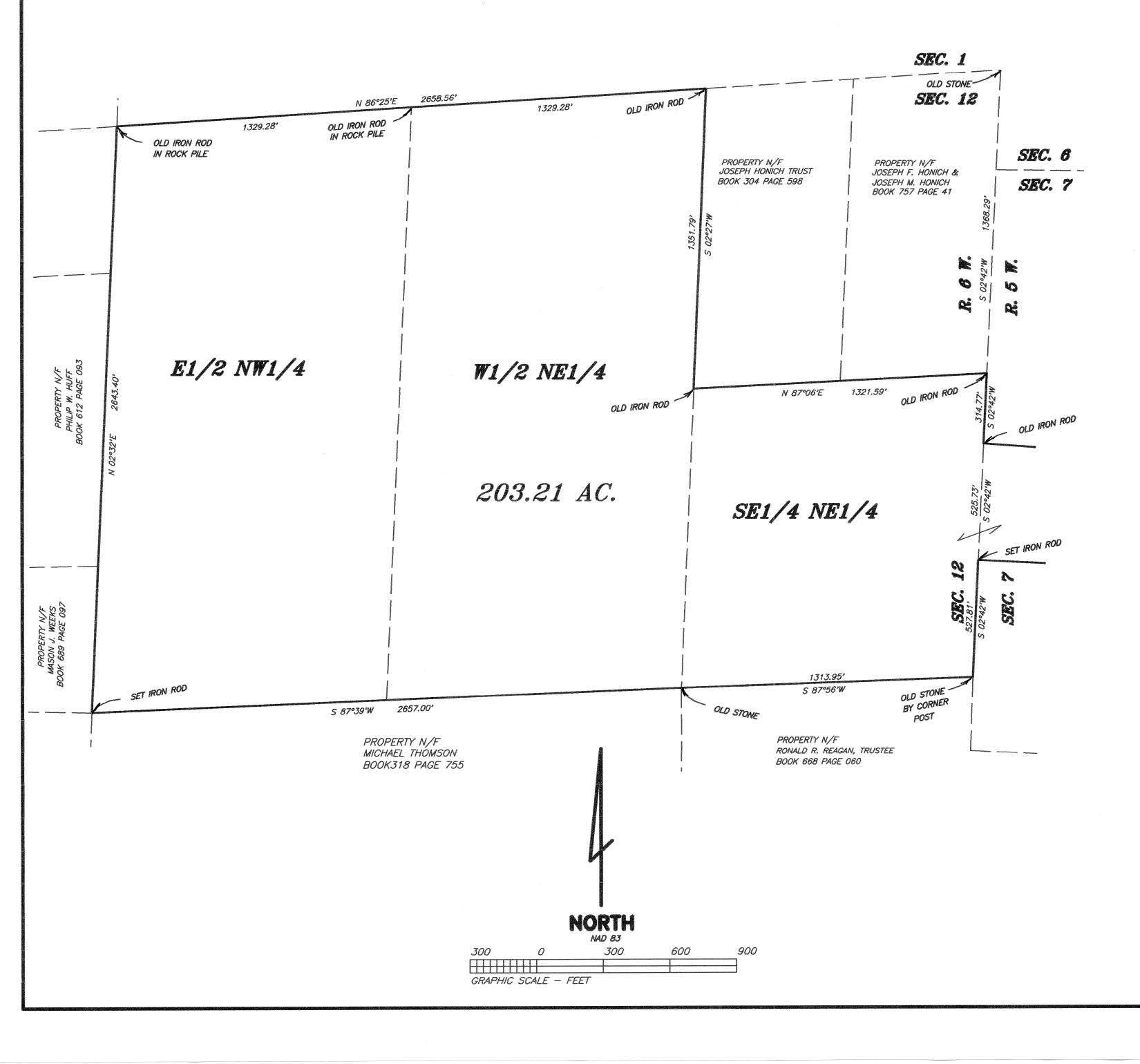
PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63383

SURVEYED BY DATE REVISIONS

MAX, COREY JUNE 2022 SHEET 1 OF 2

DRAWN BY: CHECKED BY: SCALE
LARRY 1"=200' FILE 22190

and Professional Engineers



#### 233.91 AC. TRACT

A tract of land being part of the West Half of the Northeast Quarter and part of the Northwest Fractional Quarter of Section 7, Township 48 North, Range 5 West, and all of the Southeast Quarter of the Northeast Quarter and all of the West Half of the Northeast Quarter and all of the East Half of the Northwest Quarter of Section 12 Township 48 North, Range 6 West, Montgomery County, Missouri and being described as follows:

Beginning at an old stone by a corner post at the Southeast corner of the Southeast Quarter of the Northeast Quarter; thence along the South line of the Southeast Quarter of the Northeast Quarter, South 87°-56' West 1313.95 feet to an old stone; thence along the South lines of the West Half of the Northeast Quarter and the East Half of the Northwest Quarter, South 87°-39' West 2657.00 feet to an old iron rod; thence along the West line of the East Half of the Northwest Quarter, North 02°-32' East 2643.40 feet to an old iron rod in a rock pile; thence along the North line of Section 12, North 86°-25' East 2658.56 feet to an old iron rod; thence along the East line of the West Half of the Northeast Quarter, South 02°-27' West 1351.79 feet to an old iron rod; thence along the North line of the Southeast Quarter of the Northeast Quarter, North 87°-06' East 1321.59 feet to an old iron rod; thence along the East line of Section 12, South 02°-42' West 314.77 feet to an old iron rod; thence South 86°-37' East 3352.52 feet to an old iron rod; thence along the West line of Missouri State Highway "161," South 01°-40' West 25.00 feet; thence along the centerline of a 50 foot wide road and utility easement, North 89°-15' West 163.09 feet: thence South 83°-39' West 97.25 feet: thence South 77°-21' West 224.04 feet; thence South 77°-21' West 170.91 feet; thence South 70°-47' West 153.17 feet; thence South 58°-54' West 225.62 feet; thence South 64°-47' West 204.73 feet; thence South 74°-01' West 140.97 feet; thence South 84°-48' West 97.38 feet; thence North 88°-31' West 313.43 feet; thence South 84°-44' West 217.52 feet; thence North 83°-54' West 197.48 feet; thence North 68°-52' West 77.83 feet; thence leaving said centerline, North 87°-13' West 1172.58 feet to an iron rod; thence along the West line of Section 7, South 02°-42' East 527.81 feet to the place of beginning and containing 233.91 acres, more or less. As shown on survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434, during June of 2022.

# 50 FOOT WIDE ROAD AND UTILITY EASEMENT

A strip of land 50 feet wide for road and utility easement being part of the Northwest Fractional Quarter and part of the West Half of the Northeast Quarter of Section 7, Township 48 North, Range 5 West, Montgomery County, Missouri and being described as follows:

Commencing at an old post at the center of Section 7; thence along the South line of the Northwest Fractional Quarter, North 87°-13' West 2077.32 feet to an old iron rod; thence along the West line of Section 7, North 01°-54' East 331.00 feet to an old stone by a corner post; thence North 02°-42' East 527.81 feet to an iron rod; thence South 87°-13' East 1172.58 feet to the place of beginning of the centerline of the said 50 foot wide strip of land; thence along the said centerline, South 68°-52' East 77.83 feet; thence South 83°-54' East 197.48 feet; thence North 84°-44' East 217.52 feet; thence South 88°-31' East 313.43 feet; thence North 84°-48' East 97.38 feet; thence North 74°-01' East 140.97 feet; thence North 64°-47' East 204.73 feet; thence North 58°-54' East 225.62 feet; thence North 70°-47' East 153.17 feet; thence North 77°-21' East 394.95 feet; thence North 83°-39' East 97.25 feet; thence South 89°-15' East 163.09 feet to a point on the West line of Missouri State Highway "161' and the end of the said centerline of the 50 foot wide road and utility

## **BOUNDARY SURVEY**

NUMBER LS-1434

> CLASS OF SURVEY——RURAL SUBJECT TO——EASEMENTS OF RECORD

> > Lewis-Bade Inc. LSC-312
> > Professional Land Surveyors
> > and Professional Engineers

 PHONE (636) 456-2615
 101 EAST WALTON WARRENTON, MO. 63383

 SURVEYED BY
 DATE
 REVISIONS

 MAX, COREY
 JUNE 2022
 SHEET 2 OF 2

 DRAWN BY:
 CHECKED BY:
 SCALE

 LARRY
 1"=300'
 FILE 22190-1