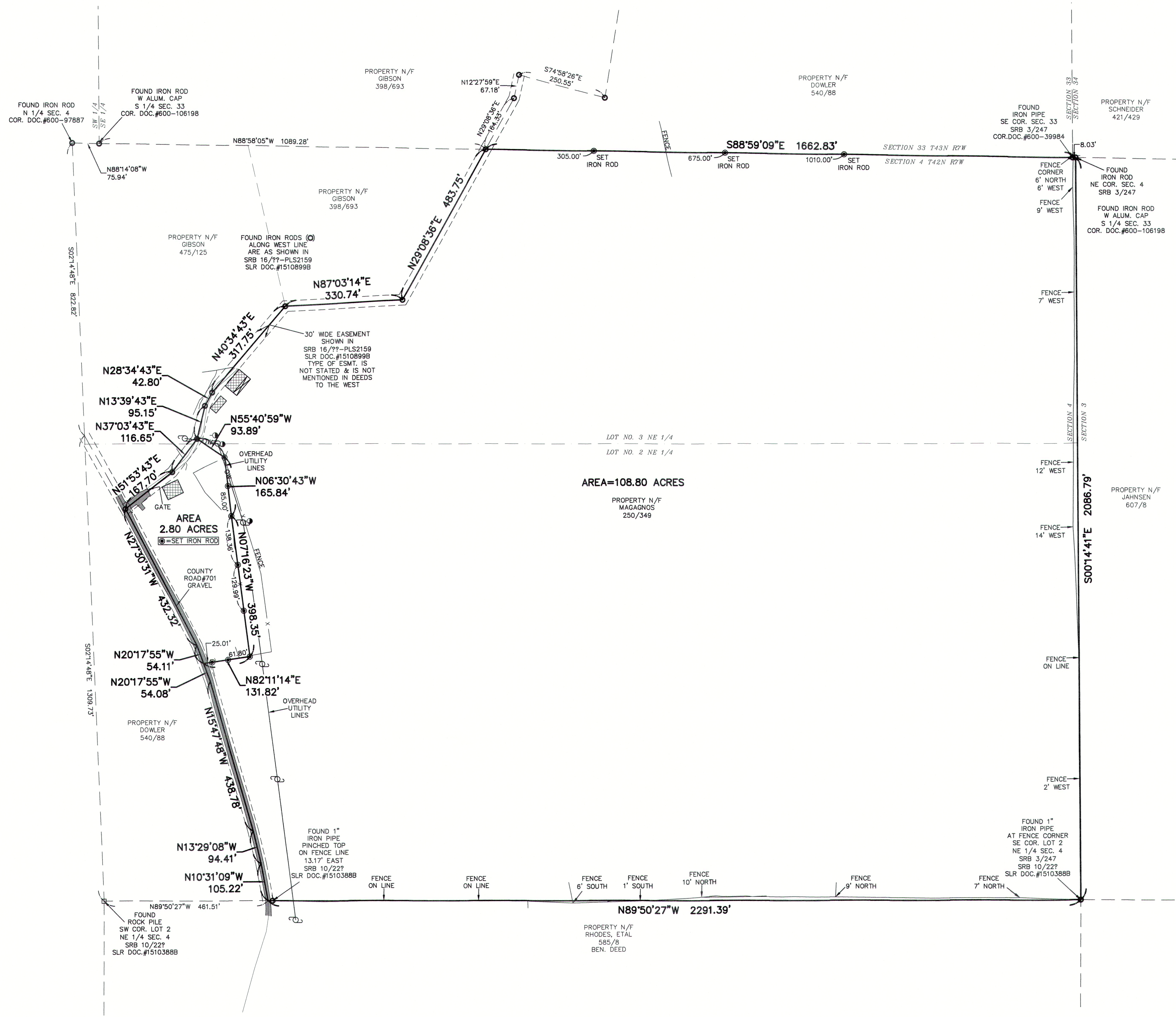


A TRACT OF LAND BEING WITHIN LOTS 2 AND 3 OF THE NORTHEAST QUARTER OF SECTION 4
TOWNSHIP 42 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
OSAGE COUNTY, MISSOURI



PROPERTY DESCRIPTION 108.80 ACRES

A TRACT OF LAND BEING WITHIN LOTS 2 AND 3 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, OSAGE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 4
 AS SHOWN IN SURVEY RECORD BOOK 3, PAGE 247 OF THE OSAGE COUNTY RECORDS;
 THENCE ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 08 DEGREES 14 MINUTES 41
 SECONDS WEST 151 FEET TO AN IRON ROD; THENCE ALONG THE SOUTH LINE OF SAID
 CORNER OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG
 THE SOUTH LINE OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4, NORTH 89
 DEGREES 15 MINUTES 14 SECONDS WEST 100 FEET TO AN IRON PIPE AT THE SOUTHWEST
 CORNER OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG
 THE FOLLOWING COURSE AND DISTANCES: NORTH 10 DEGREES 31 MINUTES 09 SECONDS WEST 105.22
 FEET TO A POINT; THENCE NORTH 15 DEGREES 45 SECONDS WEST 100 FEET TO A POINT;
 THENCE NORTH 15 DEGREES 47 MINUTES 48 SECONDS WEST 438.76 FEET TO A POINT;
 NORTH 20 DEGREES 17 MINUTES 55 SECONDS WEST 54.08 FEET TO A POINT; THENCE
 LEAVING SAID CENTERLINE NORTH 82 DEGREES 02 MINUTES 10 SECONDS WEST 31.10
 FEET TO A SET IRON ROD; THENCE NORTH 07 DEGREES 16 MINUTES 23 SECONDS WEST
 398.35 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 30 MINUTES 43
 SECONDS WEST 165.84 FEET TO A SET IRON ROD; THENCE NORTH 55 DEGREES 40
 SECONDS WEST 103.43 FEET TO A SET IRON ROD; THENCE ALONG THE EAST LINE OF
 A TRACT OF LAND DESCRIBED BOOK 475, PAGE 125 OF SAID RECORDS; THENCE ALONG
 THE EAST LINE OF SAID TRACT OF LAND DESCRIBED BOOK 475, PAGE 125 THE
 FOLLOWING COURSE AND DISTANCES: NORTH 10 DEGREES 31 MINUTES 09 SECONDS
 EAST 95.15 FEET TO AN IRON ROD; NORTH 28 DEGREES 34 MINUTES 43 SECONDS EAST
 42.80 FEET TO AN IRON ROD; AND NORTH 40 DEGREES 34 MINUTES 43 SECONDS EAST
 120 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE
 DESCRIBED IN BOOK 398, PAGE 693 OF SAID RECORDS; THENCE ALONG THE SOUTH AND
 EAST LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 398, PAGE 693, NORTH 87
 DEGREES 15 MINUTES 14 SECONDS WEST 100 FEET TO AN IRON PIPE AT THE SOUTHWEST
 CORNER OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG
 THE FOLLOWING COURSE AND DISTANCES: NORTH 10 DEGREES 31 MINUTES 09 SECONDS
 EAST 483.75 FEET TO AN IRON ROD ON THE NORTH LINE OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH-
 88 DEGREES 59 MINUTES 09 SECONDS EAST 1662.83 FEET TO AN IRON ROD; BEGINNING
 AND ENDING IN THE SAME PLACE, AS PER SURVEY BY FRAZIER LAND SURVEYING, JUNE
 FEBRUARY AND MARCH OF 2025.

PROPERTY DESCRIPTION 2.80 ACRES

A TRACT OF LAND BEING WITHIN LOTS 2 AND 3 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, OSAGE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 4 AS SHOWN IN SURVEY RECORD BOOK 3, PAGE 247 OF THE OSAGE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 08 DEGREES 14 MINUTES 41 SECONDS EAST 2086.79 FEET TO A ONE INCH DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION 4, THENCE ALONG THE SOUTH LINE OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4, NORTH 89 DEGREES 50 MINUTES 27 SECONDS WEST 2291.39 FEET TO THE CENTERLINE OF COUNTY ROAD #701; THENCE ALONG THE CENTERLINE OF COUNTY ROAD #701 THE FOLLOWING COURSE: SOUTH 12 DEGREES 15 MINUTES 10 SECONDS WEST 10.41 FEET TO A 1/4 INCH DIAMETER IRON ROD; NORTH 13 DEGREES 29 MINUTES 08 SECONDS WEST 94.41 FEET TO A POINT; NORTH 15 DEGREES 47 MINUTES 48 SECONDS WEST 438.78 FEET TO A POINT; NORTH 20 DEGREES 17 MINUTES 55 SECONDS WEST 54.08 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED BOOK 475, PAGE 125 OF THE LAND DESCRIBED BOOK 475, PAGE 125 OF THE LAND DESCRIBED BOOK 475, PAGE 125, NORTH 51 DEGREES 53 MINUTES 43 SECONDS EAST 167.70 FEET TO AN IRON ROD, NORTH 37 DEGREES 03 MINUTES 43 SECONDS EAST 116.65 FEET TO AN IRON ROD, THENCE LEAVING SAID EAST LINE, SOUTH 55 DEGREES 07 MINUTES 08 SECONDS EAST 165.84 FEET TO A SET IRON ROD, THENCE SOUTH 06 DEGREES 30 MINUTES 43 SECONDS EAST 165.84 FEET TO A SET IRON ROD; THENCE SOUTH 07 DEGREES 16 MINUTES 23 SECONDS EAST 398.35 FEET TO A SET IRON ROD; THENCE SOUTH 82 DEGREES 11 MINUTES 14 SECONDS WEST 131.82 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED BOOK 475, PAGE 125, PER SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY AND MARCH OF 2025.

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 REPORT ISSUED BY OSAGE COUNTY ABSTRACT AND TITLE CO., DATED FEB. 03, 2025 AT 4:35 P.M., NO EASEMENTS ABSTRACTED.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE—GRID NORTH.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY 2025, BY THE ORDER OF MELANIE D. LEE, THE ESTATE OF LOVEDY S. MAGAGNOS, ROBIN GIBSON AND OSAGE COUNTY ABSTRACT, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING WITHIN LOTS 2 AND 3 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, OSAGE COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C. Frazier 03/12/2025

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

PREPARED FOR:
MELANIE D. LEE
THE ESTATE OF
LOVEDY S. MAGAGNOS
ROBIN GIBSON

DATE:	03/11/25
SCALE:	1"=150'
PROJECT NO:	25-8623
FILE NAME:	25-8623.DWG

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

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116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
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SHEET: 1 OF 1