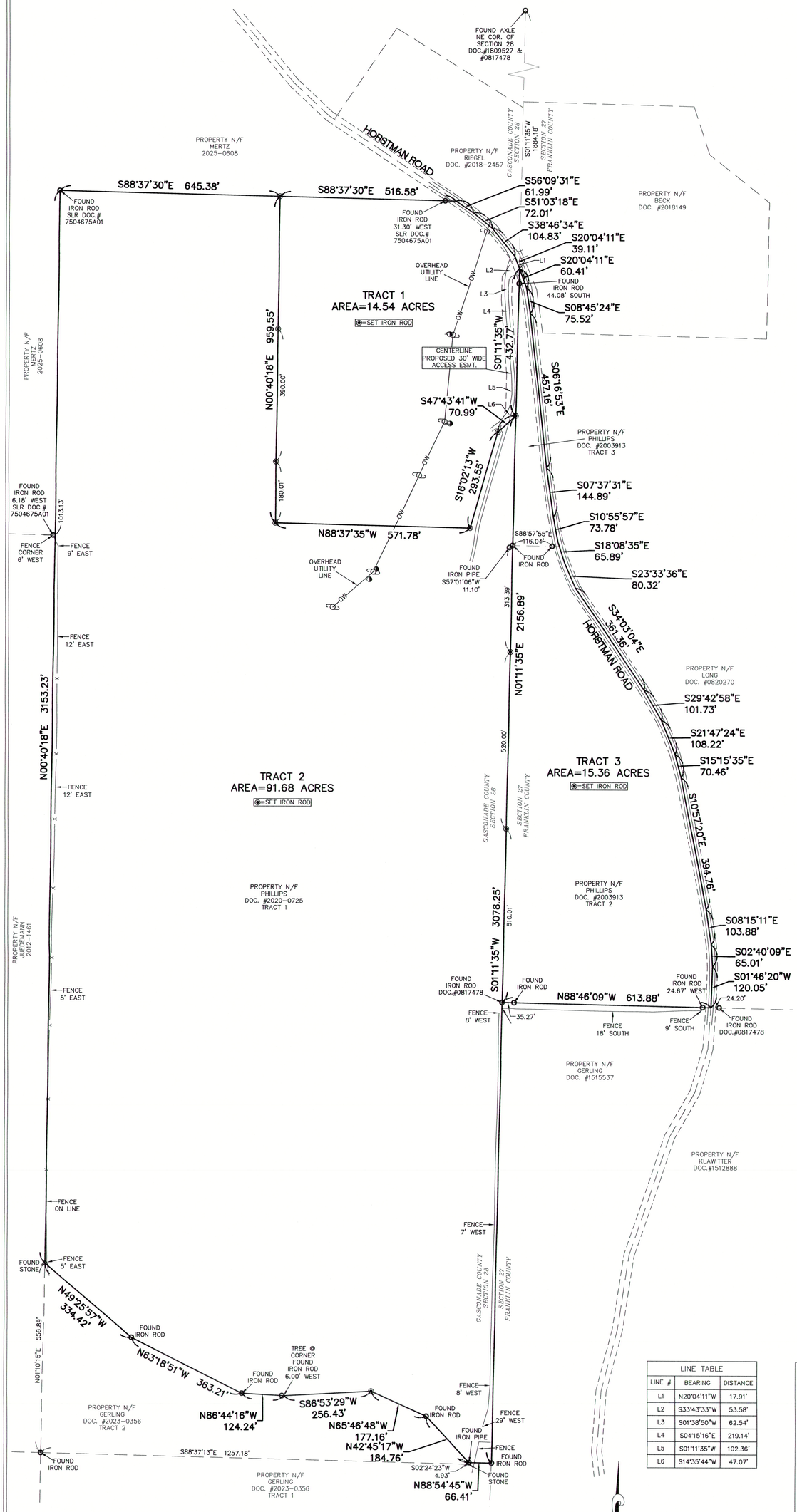
A TRACT OF LAND BEING WITHIN THE EAST HALF OF SECTION 28 AND WITHIN THE WEST HALF OF SECTION 27, TOWNSHIP 45 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GASCONADE AND FRANKLIN COUNTIES, MISSOURI



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N20°04'11"W	17.91'
L2	S33°43'33"W	53.58'
L3	S01°38'50"W	62.54'
L4	S04°15'16"E	219.14'
L5	S01°11'35"W	102.36'
L6	S14°35'44"W	47.07'

PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING WITHIN THE EAST HALF OF SECTION 28, TOWNSHIP 45 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GASCONADE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 28; THENCE ALONG THE EAST LINE OF SAID SECTION 28, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 1884.18 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE EAST LINE OF SECTION 28, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 432.77 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 47 DEGREES 43 MINUTES 41 SECONDS WEST 70.99 FEET TO A SET IRON ROD; THENCE SOUTH 16 DEGREES 02 MINUTES 13 SECONDS WEST 293.55 FEET TO A SET IRON ROD; THENCE NORTH 88 DEGREES 37 MINUTES 35 SECONDS WEST 571.78 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST 959.55 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025-0608 OF THE GASCONADE COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 37 MINUTES 30 SECONDS EAST 516.58 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY; THENCE LEAVING SAID SOUTH LINE AND ALONG THE CENTERLINE OF THE COUNTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 56 DEGREES 09 MINUTES 31 SECONDS EAST 61.99 FEET TO A POINT, SOUTH 51 DEGREES 03 MINUTES 18 SECONDS EAST 72.01 FEET TO A POINT, SOUTH 38 DEGREES 46 MINUTES 34 SECONDS EAST 104.83 FEET TO A POINT AND SOUTH 20 DEGREES 04 MINUTES 11 SECONDS EAST 39.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.54 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING WITHIN THE EAST HALF OF SECTION 28, TOWNSHIP 45 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GASCONADE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 28; THENCE ALONG THE EAST LINE OF SAID SECTION 28, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 2316.95 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE EAST LINE OF SECTION 28, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 3078.25 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-0356 OF THE GASCONADE COUNTY RECORDS; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-0356 THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 54 MINUTES 45 SECONDS WEST 66.41 FEET TO A AN IRON PIPE, NORTH 42 DEGREES 45 MINUTES 17 SECONDS WEST 184.76 FEET TO AN IRON ROD, NORTH 65 DEGREES 46 MINUTES 48 SECONDS WEST 177.16 FEET TO A POINT, SOUTH 86 DEGREES 53 MINUTES 29 SECONDS WEST 256.43 FEET TO A POINT, NORTH 86 DEGREES 44 MINUTES 16 SECONDS WEST 124.24 FEET TO AN IRON ROD, NORTH 63 DEGREES 18 MINUTES 51 SECONDS WEST 363.21 FEET TO AN IRON ROD AND NORTH 49 DEGREES 25 MINUTES 57 SECONDS WEST 334.42 FEET TO A STONE ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2012-1461; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2012-1461 AND A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025-0608 OF SAID RECORDS, NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST 3153.23 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025-0608; THENCE LEAVING SAID EAST LINES AND ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025-0608, SOUTH 88 DEGREES 37 MINUTES 30 SECONDS EAST 645.38 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, SOUTH 00 DEGREES 40 MINUTES 18 SECONDS WEST 959.55 FEET TO A SET IRON ROD; THENCE SOUTH 88 DEGREES 37 MINUTES 35 SECONDS EAST 571.78 FEET TO A SET IRON ROD; THENCE NORTH 16 DEGREES 02 MINUTES 13 SECONDS EAST 293.55 FEET TO A SET IRON ROD, THENCE NORTH 47 DEGREES 43 MINUTES 41 SECONDS EAST 70.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 91.68 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

ALONG WITH A 30' WIDE ACCESS EASEMENT BEING A 30 FEET WIDE STRIP OF LAND BEING WITHIN THE EAST HALF OF SECTION 28, TOWNSHIP 45 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GASCONADE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 28; THENCE ALONG THE EAST LINE OF SAID SECTION 28, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 1884.18 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY; THENCE ALONG THE CENTERLINE OF THE COUNTY ROAD, NORTH 20 DEGREES 04 MINUTES 11 SECONDS WEST 17.91 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 30 FEET WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF THE 30 FEET WIDE STRIP OF LAND THE FOLLOWING COURSES AND DISTANCES: SOUTH 33 DEGREES 43 MINUTES 33 SECONDS WEST 53.58 FEET TO A POINT, SOUTH 01 DEGREES 38 MINUTES 50 SECONDS WEST 62.54 FEET TO A POINT, SOUTH 04 DEGREES 15 MINUTES 16 SECONDS EAST 219.14 FEET TO A POINT, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 102.36 FEET TO A POINT AND SOUTH 14 DEGREES 35 MINUTES 44 SECONDS WEST 47.07 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED 91.68 ACRE TRACT AND THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN WITH THE EAST AND WEST EDGES EXTENDING TO OR TERMINATING AT THE NORTH LINE OF SAID 91.68 TRACT.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING WITHIN THE WEST HALF OF SECTION 27, TOWNSHIP 45 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 27; THENCE ALONG THE WEST LINE OF SAID SECTION 28, SOUTH 01 DEGREES 11 MINUTES 35 SECONDS WEST 1884.18 FEET TO A POINT ON THE CENTERLINE OF THE COUNTY AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE AND ALONG THE CENTERLINE OF THE COUNTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 20 DEGREES 04 MINUTES 11 SECONDS EAST 60.41 FEET TO A POINT, SOUTH 08 DEGREES 45 MINUTES 24 SECONDS EAST 75.52 FEET TO A POINT, SOUTH 06 DEGREES 16 MINUTES 53 SECONDS EAST 457.16 FEET TO A POINT, SOUTH 07 DEGREES 37 MINUTES 31 SECONDS EAST 144.89 FEET TO A POINT, SOUTH 10 DEGREES 55 MINUTES 57 SECONDS EAST 73.78 FEET TO A POINT, SOUTH 18 DEGREES 08 MINUTES 35 SECONDS EAST 65.89 FEET TO A POINT, SOUTH 23 DEGREES 33 MINUTES 36 SECONDS EAST 80.32 FEET TO A POINT, SOUTH 34 DEGREES 03 MINUTES 04 SECONDS EAST 361.36 FEET TO A POINT, SOUTH 29 DEGREES 42 MINUTES 58 SECONDS EAST 101.73 FEET TO A POINT, SOUTH 21 DEGREES 47 MINUTES 24 SECONDS EAST 108.22 FEET TO A POINT, SOUTH 15 DEGREES 15 MINUTES 35 SECONDS EAST 70.46 FEET TO A POINT, SOUTH 10 DEGREES 57 MINUTES 20 SECONDS EAST 394.76 FEET TO A POINT, SOUTH 08 DEGREES 15 MINUTES 11 SECONDS EAST 103.88 FEET TO A POINT, SOUTH 02 DEGREES 40 MINUTES 09 SECONDS EAST 65.01 FEET TO A POINT AND SOUTH 01 DEGREES 46 MINUTES 20 SECONDS WEST 120.05 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1515537; THENCE LEAVING SAID CENTERLINE AND ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1515537, NORTH 88 DEGREES 46 MINUTES 09 SECONDS WEST 613.88 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SECTION 27, NORTH 01 DEGREES 11 MINUTES 35 SECONDS EAST 2156.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.36 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF AUGUST AND SEPTEMBER 2025, BY THE ORDER OF CAROLYN PHILLIPS AND TODD PHILLIPS, EXECUTED ON A TRACT OF LAND BEING WITHIN THE EAST HALF OF SECTION 28 AND WITHIN THE WEST HALF OF SECTION 27, TOWNSHIP 45 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GASCONADE AND FRANKLIN COUNTIES, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C. Frazier 09/11/2025

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

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.

ALL AREAS INCLUDE THE PART OF THE TRACT WITHIN THE COUNTY ROAD.

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

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

PREPARED FOR:
CAROLYN PHILLIPS
C/O TODD PHILLIPS

DATE: 09/05/25
SCALE: 1"=150'
PROJECT NO: 25-8788
FILE NAME: 25-8788.DWG

PROPERTY BOUNDARY SURVEY

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: 636-332-3810
FAX: 636-332-0710

SHEET: 1 OF 1