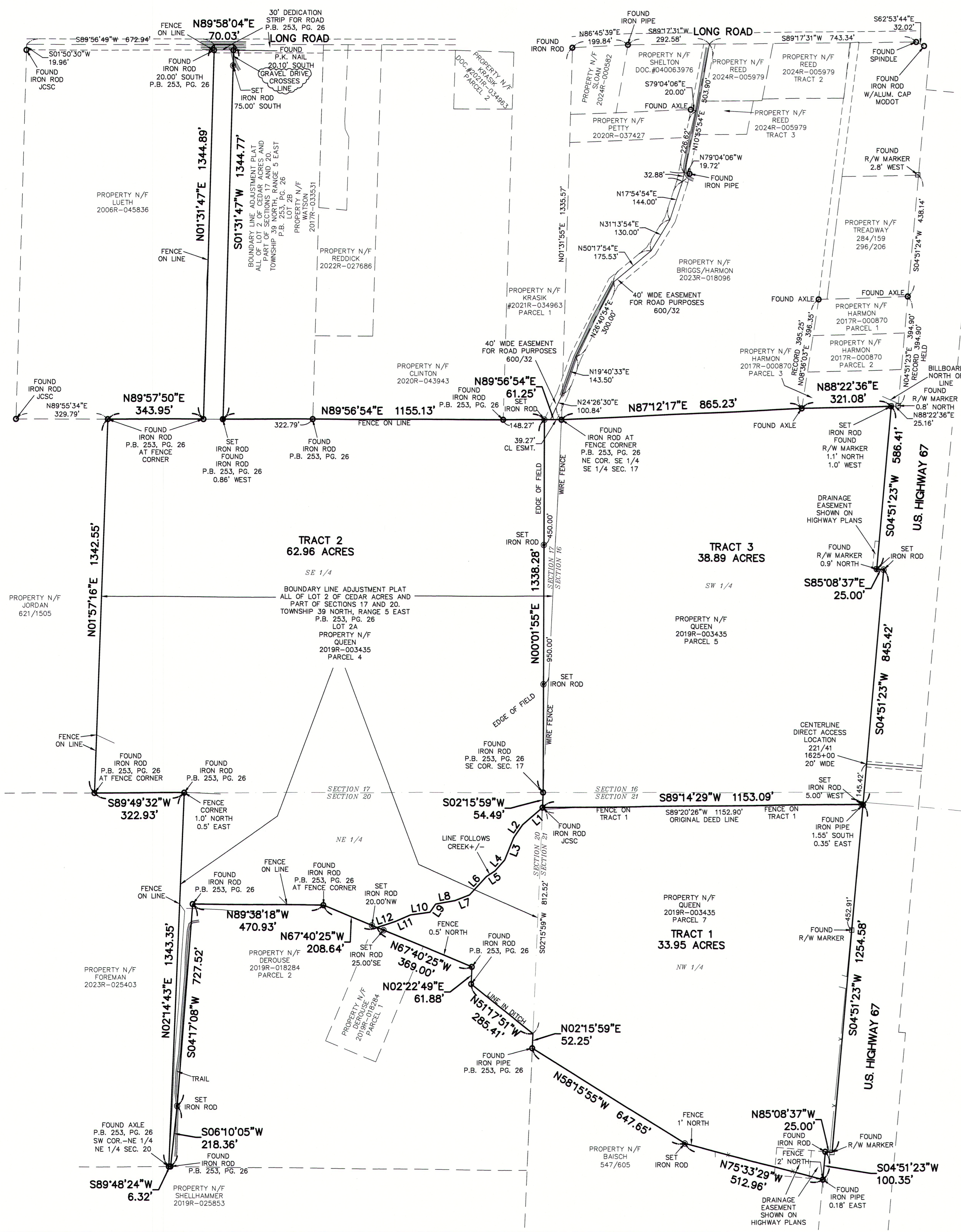


A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 16, THE SOUTHEAST QUARTER OF SECTION 17, THE NORTHEAST QUARTER OF SECTION 20, THE NORTHWEST QUARTER OF SECTION 21, ALL OF LOT 2A OF "BOUNDARY LINE ADJUSTMENT PLAT ALL OF LOT 2 CEDAR ACRES AND PART OF SECTIONS 17 AND 20, TOWNSHIP 39 NORTH, RANGE 5 EAST" AS RECORDED IN PLAT BOOK 253, PAGE 26, ALL WITHIN TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 20, THE NORTHWEST QUARTER OF SECTION 21, AND PART OF LOT 2A OF "BOUNDARY LINE ADJUSTMENT PLAT ALL OF LOT 2 CEDAR ACRES AND PART OF SECTIONS 17 AND 20, TOWNSHIP 39 NORTH, RANGE 5 EAST" AS RECORDED IN PLAT BOOK 253, PAGE 26, ALL WITHIN TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21, SOUTH 02 DEGREES 15 MINUTES 59 SECONDS WEST 54.49 FEET TO A FOUND IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST 1153.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 THE FOLLOWING COURSES AND DISTANCES: SOUTH 04 DEGREES 51 MINUTES 23 SECONDS WEST 1254.58 FEET TO A POINT; NORTH 85 DEGREES 08 MINUTES 37 SECONDS WEST 25.00 FEET TO A POINT; AND SOUTH 04 DEGREES 51 MINUTES 23 SECONDS WEST 100.35 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 547, PAGE 605 OF THE JEFFERSON COUNTY RECORDS; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 AND ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 547, PAGE 605, NORTH 75 DEGREES 33 MINUTES 29 SECONDS WEST 512.96 FEET TO A POINT; AND NORTH 58 DEGREES 15 MINUTES 55 SECONDS WEST 647.65 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SECTION 21, NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST 52.25 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 2A; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID LOT 2A, THE FOLLOWING COURSES AND DISTANCES: NORTH 51 DEGREES 17 MINUTES 51 SECONDS WEST 285.41 FEET TO A POINT; NORTH 02 DEGREES 22 MINUTES 49 SECONDS EAST 61.88 FEET TO A POINT; AND NORTH 67 DEGREES 40 MINUTES 35 SECONDS WEST 20.00 FEET TO A POINT IN THE CREEK BED FROM WHICH A SET IRON ROD BEARS SOUTH 67 DEGREES 40 MINUTES 25 SECONDS EAST 25.00 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 72 DEGREES 20 MINUTES 37 SECONDS EAST 67.79 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 66 DEGREES 30 MINUTES 12 SECONDS EAST 80.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 82 DEGREES 21 MINUTES 48 SECONDS EAST 71.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 34 DEGREES 05 MINUTES 52 SECONDS EAST 36.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 79 DEGREES 41 MINUTES 00 SECONDS EAST 70.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 67 DEGREES 54 MINUTES 53 SECONDS EAST 57.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 42 DEGREES 20 MINUTES 16 SECONDS EAST 90.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 56 DEGREES 33 MINUTES 48 SECONDS EAST 57.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 41 DEGREES 27 MINUTES 44 SECONDS EAST 52.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 21 DEGREES 15 MINUTES 28 SECONDS EAST 85.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 34 DEGREES 53 MINUTES 06 SECONDS EAST 57.00 FEET TO A POINT IN THE CREEK BED; THENCE NORTH 49 DEGREES 01 MINUTES 10 SECONDS EAST 94.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.95 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2024.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 16, THE SOUTHEAST QUARTER OF SECTION 17, THE NORTHWEST QUARTER OF SECTION 21 AND PART OF 2A OF "BOUNDARY LINE ADJUSTMENT PLAT ALL OF LOT 2 CEDAR ACRES AND PART OF SECTIONS 17 AND 20, TOWNSHIP 39 NORTH, RANGE 5 EAST" AS RECORDED IN PLAT BOOK 253, PAGE 26, ALL WITHIN TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

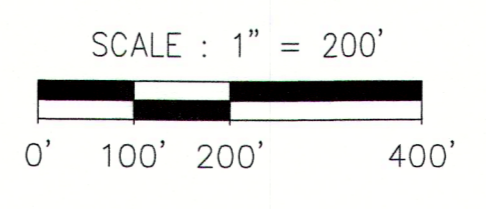
BEGINNING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST 1338.28 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LOT 2A; THENCE ALONG THE NORTH LINE OF SAID LOT 2A, NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST 61.25 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 2A; THENCE LEAVING THE NORTH LINE OF SAID LOT 2A AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023R-018096 OF THE JEFFERSON COUNTY RECORDS, NORTH 87 DEGREES 12 MINUTES 17 SECONDS EAST 865.23 FEET TO A FOUND AXLE AT THE SOUTHWEST CORNER OF PARCEL 3 AS DESCRIBED IN DOCUMENT NUMBER 2017R-000870 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 3 AS DESCRIBED IN DOCUMENT NUMBER 2017R-000870 OF SAID RECORDS, NORTH 87 DEGREES 12 MINUTES 17 SECONDS EAST 865.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 THE FOLLOWING COURSES AND DISTANCES: SOUTH 04 DEGREES 51 MINUTES 23 SECONDS WEST 586.41 FEET TO A POINT; SOUTH 85 DEGREES 08 MINUTES 37 SECONDS WEST 25.00 FEET TO A POINT; AND SOUTH 04 DEGREES 51 MINUTES 23 SECONDS WEST 100.35 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2017R-000870 OF SAID RECORDS, NORTH 88 DEGREES 22 MINUTES 36 SECONDS EAST 321.08 FEET TO A POINT; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST 1153.09 FEET TO A FOUND IRON ROD ON THE WEST LINE OF THE AFORESAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH 02 DEGREES 15 MINUTES 59 SECONDS EAST 54.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.89 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2024, INCLUDING THE 40' WIDE EASEMENT FOR ROAD PURPOSES RECORDED IN BOOK 600 PAGE 32 OF THE JEFFERSON COUNTY RECORDS.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, THE NORTHEAST QUARTER OF SECTION 20 AND PART OF LOT 2A OF "BOUNDARY LINE ADJUSTMENT PLAT ALL OF LOT 2 CEDAR ACRES AND PART OF SECTIONS 17 AND 20, TOWNSHIP 39 NORTH, RANGE 5 EAST" AS RECORDED IN PLAT BOOK 253, PAGE 26, ALL WITHIN TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17, SOUTH 02 DEGREES 15 MINUTES 59 SECONDS WEST 54.49 FEET TO A FOUND IRON ROD; THENCE SOUTH 49 DEGREES 01 MINUTES 10 SECONDS WEST 94.85 FEET TO A POINT IN THE CREEK BED; THENCE SOUTH 34 DEGREES 53 MINUTES 06 SECONDS WEST 57.00 FEET TO A POINT IN THE CREEK BED; THENCE SOUTH 21 DEGREES 51 MINUTES 28 SECONDS WEST 85.00 FEET TO A POINT IN THE CREEK BED; THENCE SOUTH 41 DEGREES 27 MINUTES 44 SECONDS WEST 52.00 FEET TO A POINT IN THE CREEK BED; THENCE SOUTH 56 DEGREES 33 MINUTES 48 SECONDS WEST 37.00 FEET TO A POINT IN THE CREEK BED; THENCE SOUTH 72 DEGREES 20 MINUTES 37 SECONDS WEST 67.79 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT 2A FROM WHICH A SET IRON ROD BEARS NORTH 67 DEGREES 40 MINUTES 35 SECONDS WEST 20.00 FEET; THENCE ALONG THE SOUTH AND WEST LINES OF SAID LOT 2A THE FOLLOWING COURSES AND DISTANCES: NORTH 67 DEGREES 40 MINUTES 35 SECONDS WEST 208.64 FEET TO A FOUND IRON ROD; NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST 470.93 FEET TO A FOUND IRON ROD; SOUTH 89 DEGREES 48 MINUTES 24 SECONDS WEST 6.32 FEET TO A FOUND AXLE; NORTH 02 DEGREES 14 MINUTES 43 SECONDS EAST 1343.35 FEET TO A FOUND IRON ROD; SOUTH 89 DEGREES 49 MINUTES 32 SECONDS WEST 322.93 FEET TO A FOUND IRON ROD; NORTH 01 DEGREES 57 MINUTES 16 SECONDS EAST 1342.55 FEET TO A FOUND IRON ROD; NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST 343.95 FEET TO A FOUND IRON ROD; AND NORTH 01 DEGREES 31 MINUTES 47 SECONDS EAST 1344.89 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2A; THENCE ALONG THE NORTH LINE OF SAID LOT 2A, NORTH 89 DEGREES 58 MINUTES 04 SECONDS EAST 70.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2A; THENCE ALONG THE EAST LINE OF SAID LOT 2A, SOUTH 01 DEGREES 51 MINUTES 47 SECONDS WEST 1344.77 FEET TO A SET IRON ROD ON THE NORTH LINE OF SAID LOT 2A; THENCE ALONG THE NORTH LINE OF SAID LOT 2A, NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST 1153.13 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS WEST 1338.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.96 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2024.

LINE #	BEARING	DISTANCE
L1	S49°01'10"W	94.85'
L2	S34°53'06"W	57.00'
L3	S21°51'28"W	85.00'
L4	S41°27'44"W	52.00'
L5	S56°33'49"W	37.00'
L6	S42°20'16"W	90.00'
L7	S67°54'53"W	57.00'
L8	S79°41'00"W	70.00'
L9	S34°05'52"W	36.00'
L10	S82°21'48"W	71.00'
L11	S66°30'12"W	60.00'
L12	S72°20'37"W	67.79'



GENERAL NOTES:
 THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS 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.

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 AUGUST AND SEPTEMBER OF 2024, BY THE ORDER OF THE JOYCE D. QUEEN REVOCABLE TRUST DATED DECEMBER 21, 2018, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING WITHIN THE SOUTHWEST QUARTER OF SECTION 16, THE SOUTHWEST QUARTER OF SECTION 17, THE NORTHEAST QUARTER OF SECTION 20, THE NORTHWEST QUARTER OF SECTION 21, ALL OF LOT 2A OF "BOUNDARY LINE ADJUSTMENT PLAT ALL OF LOT 2 CEDAR ACRES AND PART OF SECTIONS 17 AND 20, TOWNSHIP 39 NORTH, RANGE 5 EAST" AS RECORDED IN PLAT BOOK 253, PAGE 26, ALL WITHIN TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

Dennis C. Frazier 09/16/2024

DENNIS C. FRAZIER
 MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
 CORP. # 2008003911

PREPARED FOR:
 JOYCE D. QUEEN REVOCABLE TRUST

DATE: 09/12/24
 SCALE: 1"=200'
 PROJECT NO: 24-8471
 FILE NAME: 24-8471.DWG

PROPERTY BOUNDARY SURVEY

DENNIS C. FRAZIER
 MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
 FRAZIER LAND SURVEYING SERVICES, INC.
 WENTZVILLE, MO. 63385
 PHONE: 636-332-0610
 FAX: 636-332-0710

REV-1: FRAZIER LAND SURVEYING SERVICES, INC.
 REV-2: 116 E. PEARCE BLVD., P.O. BOX 65
 REV-3: WENTZVILLE, MO. 63385
 REV-4: PHONE: 636-332-0610
 FAX: 636-332-0710

1 OF 1 SHEET

