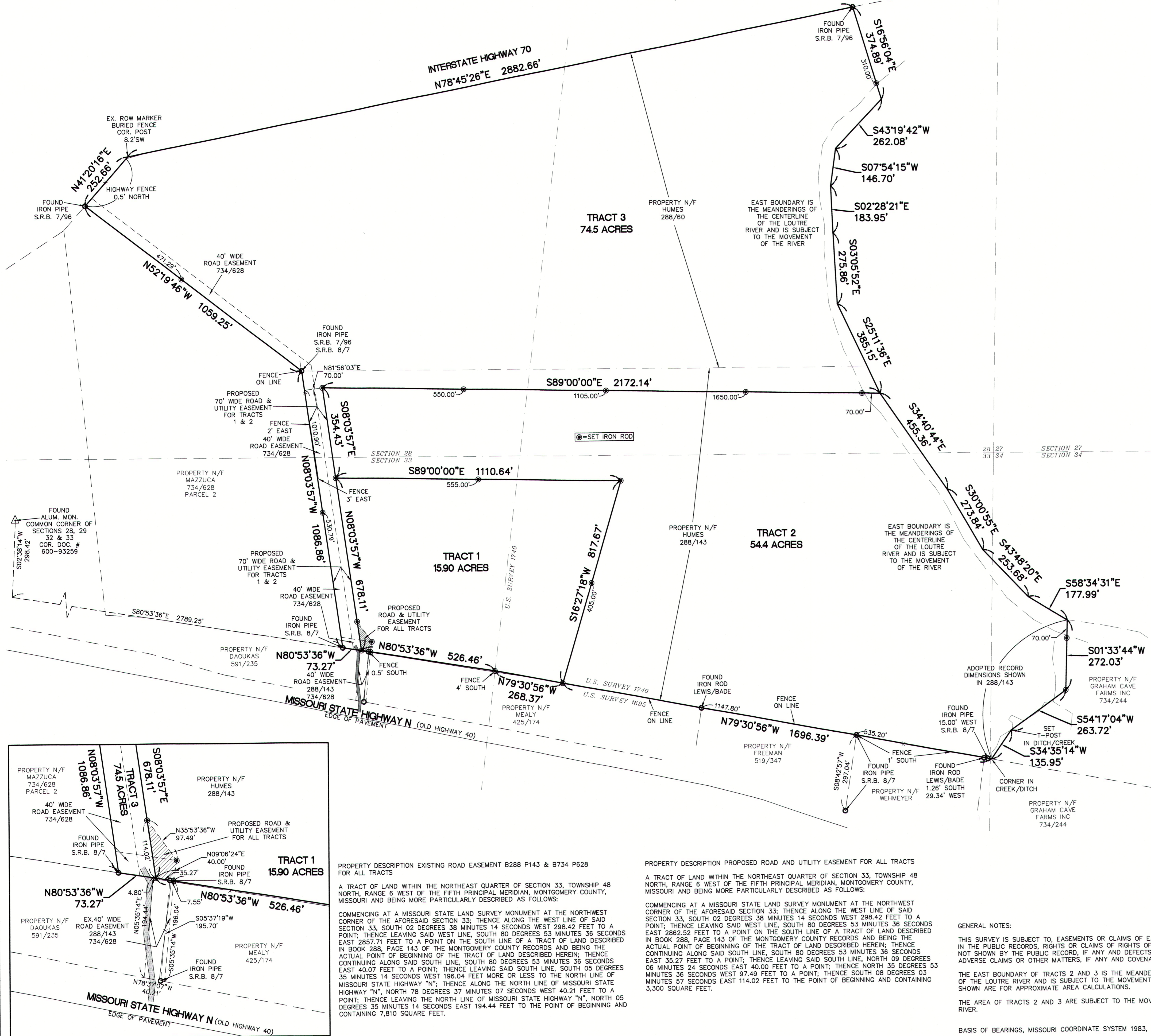


A TRACT OF LAND WITHIN U.S. SURVEY 1740, THE SOUTHEAST QUARTER OF SECTION 28,  
THE NORTHWEST QUARTER OF SECTION 34 AND THE NORTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 48 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
MONTGOMERY COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND WITHIN THE NORTHEAST QUARTER OF SECTION 33 AND U.S. SURVEY 1740, TOWNSHIP 48 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SECTION 33, SOUTH 02 DEGREES 38 MINUTES 14 SECONDS WEST 298.42 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 80 DEGREES 53 MINUTES 36 SECONDS EAST 2862.52 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143 OF THE MONTGOMERY COUNTY RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID SOUTH LINE, NORTH 08 DEGREES 03 MINUTES 57 SECONDS WEST 678.11 FEET TO A POINT; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST 1110.64 FEET TO A POINT; THENCE SOUTH 16 DEGREES 27 MINUTES 18 SECONDS WEST 817.67 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143; THENCE ALONG SAID SOUTH LINE, NORTH 79 DEGREES 30 MINUTES 56 SECONDS WEST 268.37 FEET TO A POINT AND NORTH 80 DEGREES 53 MINUTES 36 SECONDS WEST 526.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MAY OF 2025.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 33, THE NORTHWEST QUARTER OF SECTION 34 AND U.S. SURVEY 1740, TOWNSHIP 48 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SECTION 33, SOUTH 02 DEGREES 38 MINUTES 14 SECONDS WEST 298.42 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 80 DEGREES 53 MINUTES 36 SECONDS EAST 2862.52 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143 OF THE MONTGOMERY COUNTY RECORDS; THENCE LEAVING SAID SOUTH LINE, NORTH 08 DEGREES 03 MINUTES 57 SECONDS WEST 678.11 FEET TO THE CENTERLINE OF THE LOUTRE RIVER; THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF THE LOUTRE RIVER, SOUTH 34 DEGREES 40 MINUTES 44 SECONDS EAST 455.36 FEET TO A POINT; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 273.84 FEET TO A POINT, SOUTH 43 DEGREES 48 MINUTES 20 SECONDS EAST 253.68 FEET TO A POINT AND SOUTH 58 DEGREES 34 MINUTES 31 SECONDS EAST 177.99 FEET TO A POINT ON THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143; THENCE LEAVING SAID SOUTH LINE, NORTH 16 DEGREES 27 MINUTES 18 SECONDS EAST 817.67 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST 1110.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.4 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MAY OF 2025.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 33 AND U.S. SURVEY 1740, TOWNSHIP 48 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SECTION 33, SOUTH 02 DEGREES 38 MINUTES 14 SECONDS WEST 298.42 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 80 DEGREES 53 MINUTES 36 SECONDS EAST 2862.52 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143 OF THE MONTGOMERY COUNTY RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 60, NORTH 08 DEGREES 03 MINUTES 57 SECONDS WEST 1088.88 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 60 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 60, NORTH 52 DEGREES 19 MINUTES 48 SECONDS WEST 1059.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70, NORTH 41 DEGREES 20 MINUTES 16 SECONDS EAST 252.66 FEET TO A POINT AND NORTH 78 DEGREES 45 MINUTES 26 SECONDS EAST 2862.66 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 60; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 60, SOUTH 16 DEGREES 56 MINUTES 04 SECONDS EAST 374.89 FEET TO THE CENTERLINE OF THE LOUTRE RIVER; THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF THE LOUTRE RIVER, SOUTH 43 DEGREES 19 MINUTES 42 SECONDS WEST 262.08 FEET TO A POINT, SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST 146.70 FEET TO A POINT, SOUTH 02 DEGREES 28 MINUTES 21 SECONDS EAST 183.95 FEET TO A POINT, SOUTH 03 DEGREES 05 MINUTES 52 SECONDS EAST 275.86 FEET TO A POINT AND SOUTH 25 DEGREES 11 MINUTES 36 SECONDS EAST 385.15 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST 2172.14 FEET TO A POINT; THENCE SOUTH 08 DEGREES 03 MINUTES 57 SECONDS EAST 1032.54 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143; THENCE ALONG SAID SOUTH LINE, NORTH 80 DEGREES 53 MINUTES 36 SECONDS WEST 73.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.5 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MAY OF 2025.

PROPERTY DESCRIPTION PROPOSED ROAD AND UTILITY EASEMENT FOR TRACTS 1 AND 2

A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SECTION 33, SOUTH 02 DEGREES 38 MINUTES 14 SECONDS WEST 298.42 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 80 DEGREES 53 MINUTES 36 SECONDS EAST 2862.52 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143 OF THE MONTGOMERY COUNTY RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143, NORTH 08 DEGREES 03 MINUTES 57 SECONDS WEST 1010.90 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 81 DEGREES 56 MINUTES 03 SECONDS EAST 70.00 FEET TO A POINT; THENCE SOUTH 08 DEGREES 03 MINUTES 57 SECONDS EAST 1032.54 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID TRACT OF LAND DESCRIBED IN BOOK 288, PAGE 143; THENCE ALONG SAID SOUTH LINE, NORTH 80 DEGREES 53 MINUTES 36 SECONDS WEST 73.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.64 ACRES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY 2025, BY THE ORDER OF THE LINDA HUMES TRUST, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN U.S. SURVEY 1740, THE SOUTHEAST QUARTER OF SECTION 28, THE NORTHWEST QUARTER OF SECTION 34 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY 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 #202000247  
CORP.# 2008003911

DATE: 05/17/25  
SCALE: 1"=200'  
PROJECT NO: 25-8701  
FILE NAME: 25-8701.DWG

PREPARED FOR:  
LINDA HUMES TRUST

PROPERTY BOUNDARY SURVEY

DENNIS C. FRAZIER  
MISSOURI PROFESSIONAL LAND SURVEYOR #202000247  
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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