

A TRACT OF LAND BEING PART OF THE  
SOUTHWEST QUARTER OF SECTION 27 AND PART  
OF THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 30 NORTH, RANGE 1 EAST OF  
THE FIFTH PRINCIPAL MERIDIAN,  
REYNOLDS COUNTY, MISSOURI

PROPERTY DESCRIPTION TRACT 1-45.67 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, REYNOLDS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND IRON ROD WITH AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 27 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5, PAGE 53 OF THE REYNOLDS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, SOUTH 81 DEGREES 40 MINUTES 38 SECONDS EAST 525.15 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, NORTH 30 DEGREES 43 MINUTES 00 SECONDS WEST 1087.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K"; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K" THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2316.84 FEET AND WHOSE CHORD BEARS NORTH 58 DEGREES 45 MINUTES 05 SECONDS EAST 30.16 FEET, AN ARC LENGTH DISTANCE OF 30.16 FEET; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5769.70 FEET AND WHOSE CHORD BEARS NORTH 54 DEGREES 36 MINUTES 12 SECONDS EAST 759.72 FEET, AN ARC LENGTH DISTANCE OF 759.72 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, NORTH 30 DEGREES 43 MINUTES 00 SECONDS WEST 1087.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K"; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K", SOUTH 23 DEGREES 12 MINUTES 00 SECONDS EAST 160.24 FEET; THENCE SOUTH 34 DEGREES 54 MINUTES 14 SECONDS EAST 136.07 FEET; THENCE SOUTH 22 DEGREES 59 MINUTES 16 SECONDS EAST 368.66 FEET; THENCE SOUTH 19 DEGREES 18 MINUTES 44 SECONDS EAST 373.06 FEET; THENCE SOUTH 61 DEGREES 05 MINUTES 10 SECONDS EAST 142.37 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 20 SECONDS EAST 162.24 FEET; THENCE NORTH 76 DEGREES 40 MINUTES 41 SECONDS WEST 103.48 FEET; THENCE SOUTH 48 DEGREES 10 MINUTES 19 SECONDS EAST 1345.77 FEET TO A FOUND IRON PIPE AT THE SOUTH QUARTER CORNER OF THE AFORESAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, NORTH 81 DEGREES 40 MINUTES 38 SECONDS WEST 2144.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.67 ACRES AS PER SURVEY 24-8290 BY FRAZIER LAND SURVEYING DURING MARCH OF 2024.

PROPERTY DESCRIPTION TRACT 2-58.09 ACRES

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 30 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, REYNOLDS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND IRON ROD WITH AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 27 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5, PAGE 53 OF THE REYNOLDS COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, SOUTH 81 DEGREES 40 MINUTES 38 SECONDS EAST 2669.39 FEET TO A FOUND IRON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27 AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, NORTH 48 DEGREES 10 MINUTES 19 SECONDS WEST 1345.77 FEET; THENCE SOUTH 76 DEGREES 40 MINUTES 41 SECONDS WEST 103.48 FEET; THENCE SOUTH 61 DEGREES 05 MINUTES 10 SECONDS WEST 142.37 FEET; THENCE NORTH 19 DEGREES 18 MINUTES 44 SECONDS WEST 373.06 FEET; THENCE NORTH 22 DEGREES 59 MINUTES 16 SECONDS WEST 368.66 FEET; THENCE NORTH 34 DEGREES 54 MINUTES 14 SECONDS WEST 136.07 FEET; THENCE NORTH 23 DEGREES 12 MINUTES 00 SECONDS WEST 160.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K"; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K" THE FOLLOWING COURSES AND DISTANCES: NORTH 50 DEGREES 49 MINUTES 43 SECONDS EAST 73.24 FEET; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3779.80 FEET AND WHOSE CHORD BEARS NORTH 53 DEGREES 52 MINUTES 43 SECONDS EAST 402.25 FEET, AN ARC LENGTH DISTANCE OF 402.44 FEET; NORTH 58 DEGREES 55 MINUTES 44 SECONDS EAST 610.00 FEET; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2904.90 FEET AND WHOSE CHORD BEARS NORTH 53 DEGREES 47 MINUTES 56 SECONDS EAST 317.23 FEET, AN ARC LENGTH DISTANCE OF 317.39 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 201500447 OF SAID RECORDS; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "K" AND ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 201500447, SOUTH 30 DEGREES 14 MINUTES 34 SECONDS EAST 1529.06 FEET TO A FOUND IRON PIPE; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREES 35 MINUTES 07 SECONDS WEST 1320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.09 ACRES AS PER SURVEY 24-8290 BY FRAZIER LAND SURVEYING DURING MARCH OF 2024.

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. NO UTILITIES OR EASEMENTS RESEARCH BY THE SURVEYOR. RIGHT-OF-WAY OF STATE HIGHWAY "K" AS SHOWN ON PLANS AS PROVIDED BY MODO.

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH OF 2024, BY THE ORDER OF LOGAN CREEK RANCH II, LLC, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, REYNOLDS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

*Dennis C. Frazier* 03/13/2024

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

PREPARED FOR:  
LOGAN CREEK RANCH II, LLC

DATE: 03/09/24

SCALE: 1"=150'

PROJECT NO: 24-8290

FILE NAME: 24-8290.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  
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