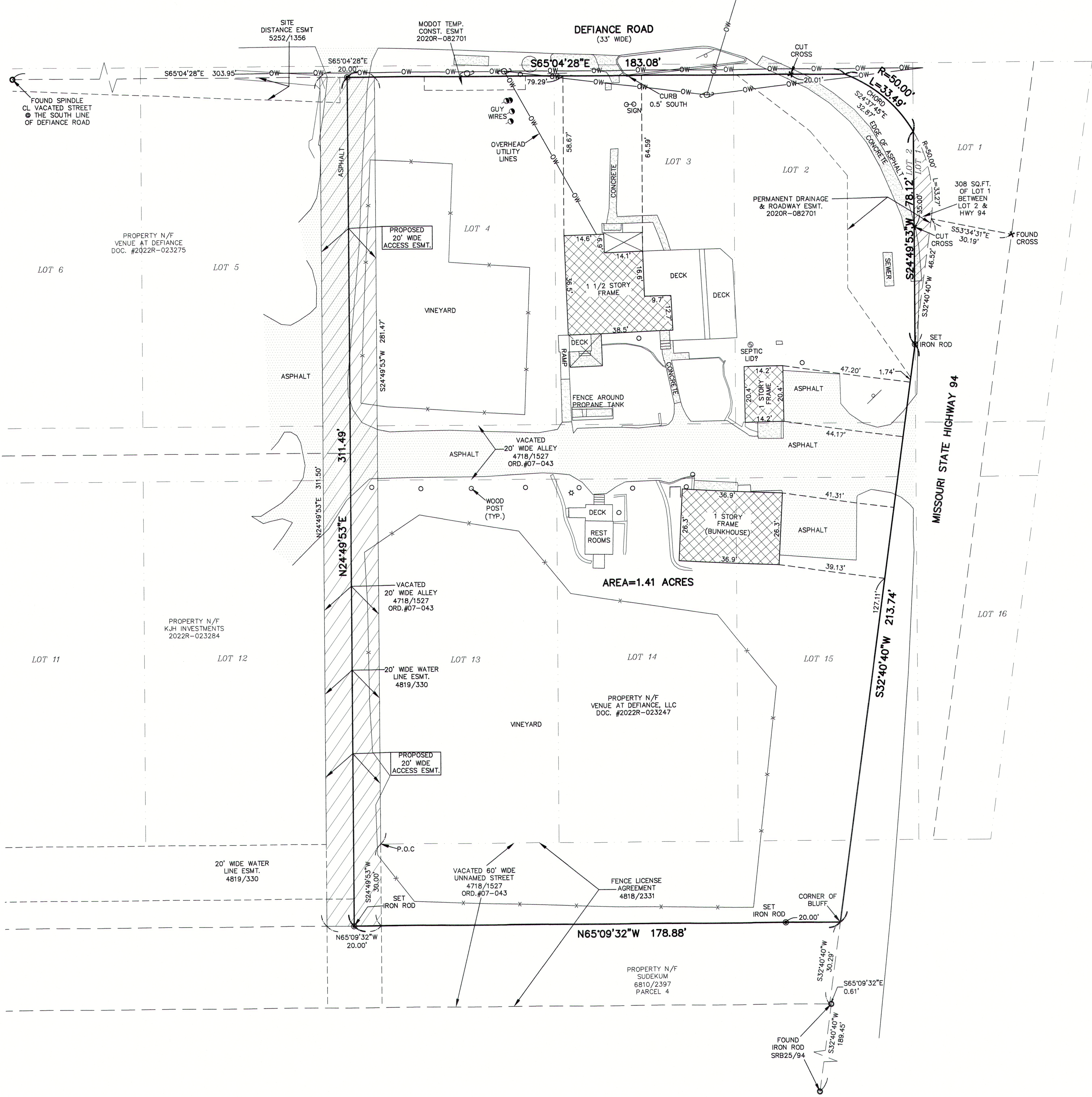


A TRACT OF LAND BEING PART OF LOTS 2 THRU 4 AND LOTS 13 THRU 15 AND PORTIONS OF VACATED STREETS AND ALLEYS WITHIN THE TOWN OF DEFIANCE, AS RECORDED IN PLAT BOOK 2, PAGE 34, WITHIN U.S. SURVEY 19, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



PROPERTY DESCRIPTION-AS SURVEYED

A TRACT OF LAND BEING WITHIN LOTS 2 THRU 4, LOTS 13 THRU 15 AND PORTIONS OF THE VACATED STREETS AND ALLEYS WITHIN THE TOWN OF DEFIANCE, AS RECORDED IN PLAT BOOK 2, PAGE 34, WITHIN U.S. SURVEY 19, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13 OF SAID TOWN OF DEFIANCE; THENCE ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE VACATED ALLEY, SOUTH 24 DEGREES 49 MINUTES 53 SECONDS WEST 30.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 AS DESCRIBED IN BOOK 6810, PAGE 2397 OF THE ST. CHARLES COUNTY RECORDS BEING ALSO ON THE CENTERLINE OF A VACATED UNNAMED STREET WITHIN SAID TOWN OF DEFIANCE; THENCE ALONG SAID NORTH LINE, NORTH 65 DEGREES 09 MINUTES 32 SECONDS WEST 10.00 FEET TO A POINT ON THE CENTERLINE OF THE SOUTHERLY PROJECTION OF THE CENTERLINE VACATED ALLEY AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE LINE OF THE VACATED ALLEY AND ITS SOUTHERLY PROJECTION, NORTH 24 DEGREES 49 MINUTES 53 SECONDS EAST 311.49 FEET TO A POINT ON THE SOUTH LINE OF DEFIANCE ROAD, 33 FEET WIDE; THENCE ALONG THE SOUTH LINE OF DEFIANCE ROAD, SOUTH 65 DEGREES 04 MINUTES 28 SECONDS EAST 183.08 FEET TO A POINT ON THE WEST LINE OF MISSOURI STATE HIGHWAY 94 AS DESCRIBED IN DOCUMENT NUMBER 2022R-082701 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WEST LINE OF MISSOURI STATE HIGHWAY 94 AS DESCRIBED IN DOCUMENT NUMBER 2022R-082701, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 24 DEGREES 37 MINUTES 45 SECONDS EAST 32.87 FEET, AN ARC DISTANCE OF 33.49 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, SOUTH 24 DEGREES 49 MINUTES 53 SECONDS WEST 78.12 FEET TO A POINT ON THE WEST LINE MISSOURI STATE HIGHWAY 94; THENCE ALONG THE WEST LINE MISSOURI STATE HIGHWAY 94, SOUTH 32 DEGREES 40 MINUTES 40 SECONDS WEST 213.74 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID PARCEL 4 AS DESCRIBED IN BOOK 6810, PAGE 2397 OF THE ST. CHARLES COUNTY RECORDS BEING ALSO ON THE CENTERLINE OF A VACATED UNNAMED STREET WITHIN SAID TOWN OF DEFIANCE; THENCE ALONG SAID NORTH LINE AND THE CENTERLINE OF THE UNNAMED VACATED STREET, NORTH 65 DEGREES 09 MINUTES 32 SECONDS WEST 178.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES.

PROPERTY DESCRIPTION PROPOSED 20' WIDE ACCESS EASEMENT

A TRACT OF LAND BEING PART OF THE VACATED STREETS AND ALLEYS WITHIN THE TOWN OF DEFIANCE, AS RECORDED IN PLAT BOOK 2, PAGE 34, WITHIN U.S. SURVEY 19, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 OF SAID TOWN OF DEFIANCE; THENCE ALONG THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE VACATED ALLEY, SOUTH 24 DEGREES 49 MINUTES 53 SECONDS WEST 30.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4 AS DESCRIBED IN BOOK 6810, PAGE 2397 OF THE ST. CHARLES COUNTY RECORDS BEING ALSO THE CENTERLINE OF A VACATED UNNAMED STREET WITHIN SAID TOWN OF DEFIANCE; THENCE ALONG SAID NORTH LINE, NORTH 65 DEGREES 09 MINUTES 32 SECONDS WEST 20.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHERLY PROJECTION OF THE VACATED ALLEY; THENCE ALONG THE WEST LINE OF THE VACATED ALLEY AND ITS SOUTHERLY PROJECTION, NORTH 24 DEGREES 49 MINUTES 53 SECONDS EAST 311.50 FEET TO A POINT ON THE SOUTH LINE OF DEFIANCE ROAD, 33 FEET WIDE; THENCE ALONG THE SOUTH LINE OF DEFIANCE ROAD, SOUTH 65 DEGREES 04 MINUTES 28 SECONDS EAST 20.00 FEET TO A POINT ON THE EAST LINE OF THE VACATED ALLEY; THENCE ALONG THE EAST LINE OF THE VACATED ALLEY, SOUTH 24 DEGREES 49 MINUTES 53 SECONDS WEST 281.47 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"- COMMITMENT NO. 24-340937-SRH

A TRACT OF LAND BEING PART OF U.S. SURVEY 19, LOTS 2 THRU 4 AND LOTS 13 THRU 15 AND PORTIONS OF VACATED ROADS AND ALLEYS OF THE TOWN OF DEFIANCE, COUNTY OF SAINT CHARLES, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 34, OF THE ST. CHARLES COUNTY RECORDS, ALL WITHIN TOWNSHIP 45 NORTH RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI.

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 COMMITMENT ISSUED BY TITLE PARTNERS AGENCY, LLC, COMMITMENT NO. 24-340937-SRH, DATED JANUARY 09, 2025 AT 08:00AM.
ORD #07-043-B4718 P152-LOCATED AS SHOWN, B4818 P2326-IS NOT LOCATED ON THE SUBJECT TRACT, B4818 P2331-LOCATED AS SHOWN, B4819 P330-LOCATED AS SHOWN, B5252 P1356-IS NOT LOCATED ON THE SUBJECT TRACT, AS SHOWN.
THIS IS A RETRACEMENT OF A UNRECORDED SURVEY OF THE SUBJECT TRACT BY MARK A. DITCH, LS-2225, DATED 10/15/19.
DEFIANCE ROAD-33'WIDE, LOCATION BASED ON RPB 1/114, B47 P465, B47 P466, B47 P467, B47 P468.

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 JANUARY 2024, BY THE ORDER OF KMMS PROPERTIES, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND TITLE PARTNERS AGENCY, LLC AND TITLE PARTNERS AGENCY, LLC, EXECUTED A PROPERTY BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS ON A TRACT OF LAND BEING PART OF LOTS 2 THRU 4 AND LOTS 13 THRU 15 AND PORTIONS OF VACATED STREETS AND ALLEYS WITHIN THE TOWN OF DEFIANCE, AS RECORDED IN PLAT BOOK 2, PAGE 34, WITHIN U.S. SURVEY 19, TOWNSHIP 45 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

Dennis C. Frazier 02/11/2025

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

PREPARED FOR:
KMMS PROPERTIES, LLC

DATE: 02/06/25

SCALE: 1"=20'

PROJECT NO: 25-8610

FILE NAME: 25-8610.DWG

PROPERTY BOUNDARY SURVEY WITH LOCATION OF IMPROVEMENTS

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: 636-332-0610
FAX: 636-332-0710