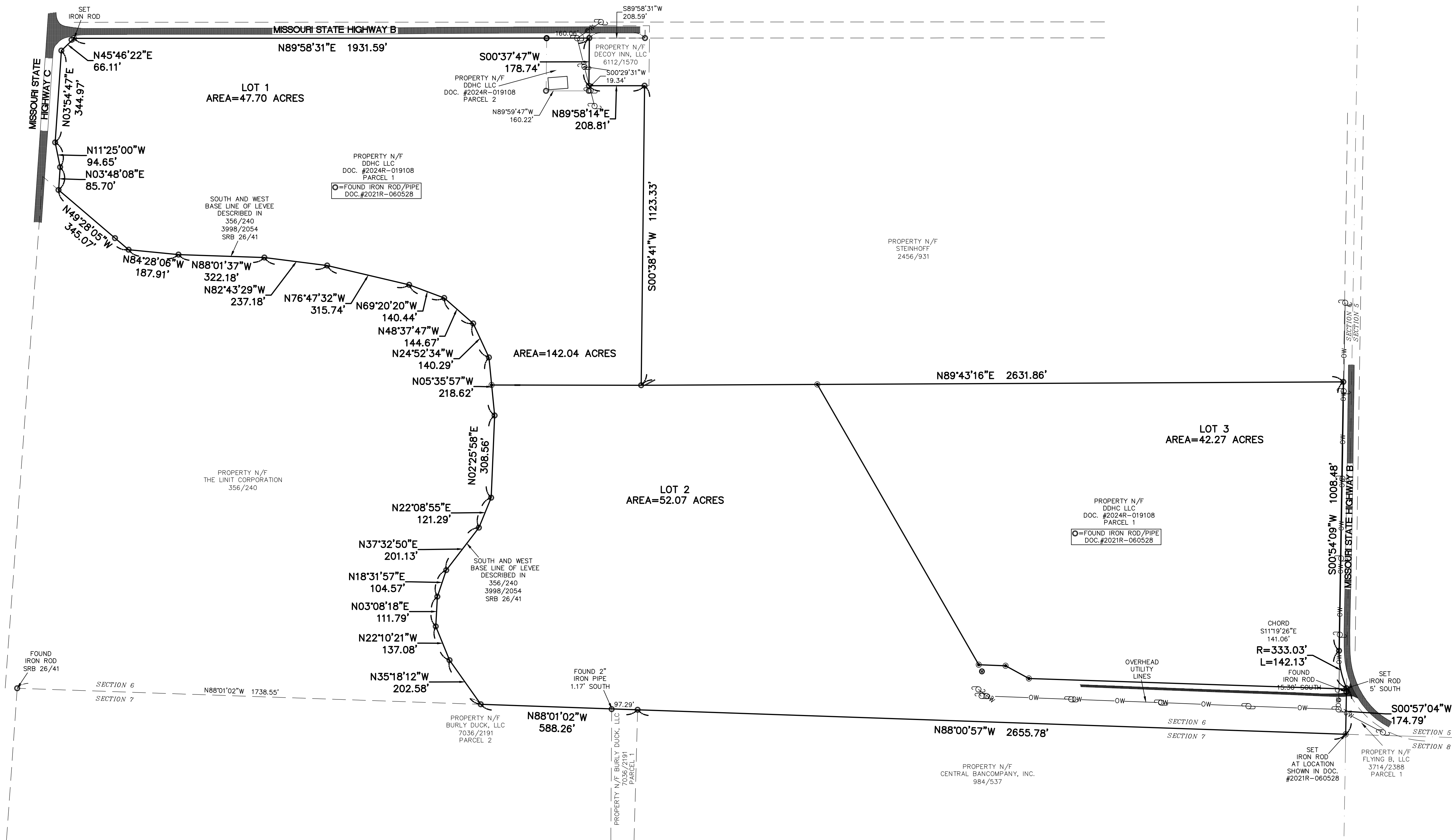


A TRACT OF LAND WITHIN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 47 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI



PROPERTY DESCRIPTION
A TRACT OF LAND WITHIN THE SOUTH HALF OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SECTION 6, NORTH 88 DEGREES 00 MINUTES 57 SECONDS WEST 2655.78 FEET TO AN IRON ROD AND NORTH 88 DEGREES 01 MINUTES 02 SECONDS WEST 588.26 FEET TO AN IRON ROD ON THE WEST BASE LINE OF LEVEE AS DESCRIBED IN BOOK 356 PAGE 240 AND BOOK 3998 PAGE 2054 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING THE SOUTH LINE OF SECTION 6 AND ALONG THE SOUTH AND WEST BASE LINE OF LEVEE AS DESCRIBED IN BOOK 356 PAGE 240 AND BOOK 3998 PAGE 2054 THE FOLLOWING COURSES AND DISTANCES: NORTH 35 DEGREES 18 MINUTES 12 SECONDS WEST 202.58 FEET TO AN IRON ROD, NORTH 22 DEGREES 10 MINUTES 21 SECONDS WEST 137.08 FEET TO AN IRON ROD, NORTH 03 DEGREES 08 MINUTES 18 SECONDS EAST 111.79 FEET TO AN IRON ROD, NORTH 18 DEGREES 31 MINUTES 57 SECONDS EAST 104.57 FEET TO AN IRON ROD, NORTH 37 DEGREES 32 MINUTES 50 SECONDS EAST 201.13 FEET TO AN IRON ROD, NORTH 22 DEGREES 08 MINUTES 55 SECONDS EAST 121.29 FEET TO AN IRON ROD, NORTH 02 DEGREES 25 MINUTES 58 SECONDS EAST 308.56 FEET TO AN IRON ROD, NORTH 05 DEGREES 35 MINUTES 57 SECONDS WEST 218.62 FEET TO AN IRON ROD, NORTH 24 DEGREES 52 MINUTES 34 SECONDS WEST 140.29 FEET TO AN IRON ROD, NORTH 48 DEGREES 37 MINUTES 47 SECONDS WEST 144.67 FEET TO AN IRON ROD, NORTH 69 DEGREES 20 MINUTES 20 SECONDS WEST 140.44 FEET TO AN IRON ROD, NORTH 76 DEGREES 47 MINUTES 32 SECONDS WEST 315.74 FEET TO AN IRON ROD, NORTH 82 DEGREES 43 MINUTES 29 SECONDS WEST 237.18 FEET TO AN IRON ROD, NORTH 88 DEGREES 01 MINUTES 37 SECONDS WEST 322.18 FEET TO AN IRON ROD, NORTH 84 DEGREES 28 MINUTES 06 SECONDS WEST 187.91 FEET TO AN IRON ROD AND NORTH 49 DEGREES 28 MINUTES 05 SECONDS WEST 345.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY C; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY C, NORTH 03 DEGREES 48 MINUTES 08 SECONDS EAST 85.70 FEET TO A POINT, NORTH 11 DEGREES 25 MINUTES 00 SECONDS WEST 94.65 FEET TO A POINT, NORTH 03 DEGREES 54 MINUTES 47 SECONDS EAST 344.97 FEET TO A POINT AND NORTH 45 DEGREES 46 MINUTES 22 SECONDS EAST 66.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY B; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY B, NORTH 89 DEGREES 58 MINUTES 31 SECONDS EAST 1931.59 TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 6112 PAGE 1570 OF SAID RECORDS; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY B AND ALONG THE WEST AND SOUTH LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 6112 PAGE 1570, SOUTH 00 DEGREES 37 MINUTES 47 SECONDS WEST 178.74 FEET TO AN IRON ROD AND NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST 208.81 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2456 PAGE 931 OF SAID RECORDS; THENCE ALONG THE WEST AND SOUTH LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 2456 PAGE 931, SOUTH 00 DEGREES 38 MINUTES 41 SECONDS WEST 1123.33 FEET TO AN IRON ROD AND NORTH 89 DEGREES 43 MINUTES 18 SECONDS EAST 2631.86 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY B; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY B, SOUTH 00 DEGREES 54 MINUTES 09 SECONDS WEST 1008.48 FEET TO A POINT AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.03 FEET AND WHOSE CHORD BEARS SOUTH 11 DEGREES 19 MINUTES 26 SECONDS EAST 141.06 FEET, AN ARC DISTANCE OF 142.13 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF SAID SECTION 6, SOUTH 00 DEGREES 57 MINUTES 04 SECONDS WEST 174.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 142.04 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING AUGUST OF 2025.

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.

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 AUGUST OF 2025, BY THE ORDER OF CODY STOKES AND KINGS BEND FARMS, LLC, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN THE SOUTH HALF OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 4 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
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP.# 2008003911

PREPARED FOR:
CODY STOKES
KINGS BEND FARMS, LLC

DATE: 08/27/25
SCALE: 1"=200'
PROJECT NO.: 25-8786
FILE NAME: 25-8786.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: 636-332-0610
FAX: 636-332-0710

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