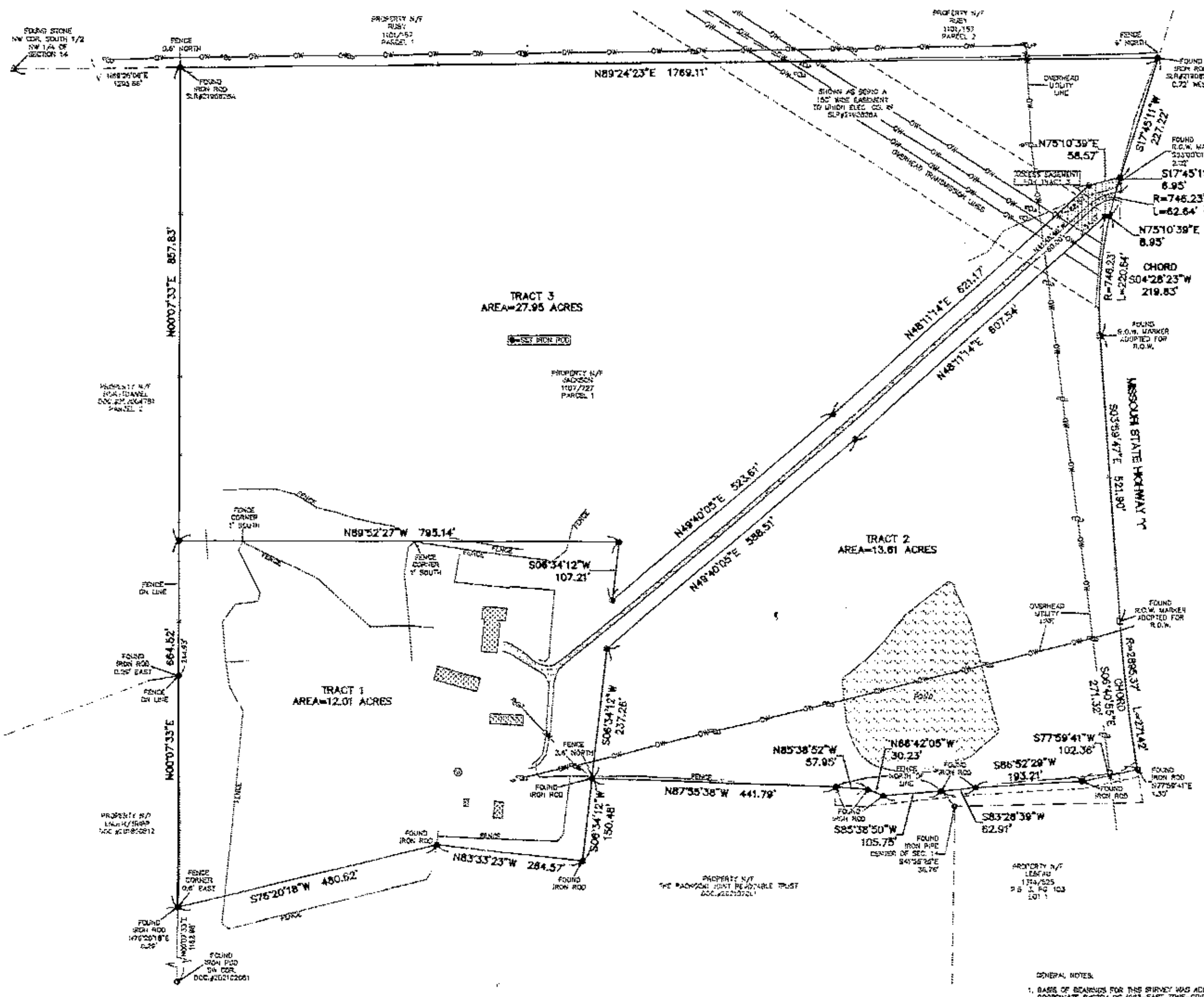
A TRACT OF LAND BEING PART OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI



SCALE : 1" = 100'

0' 50' 100' 200'

PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING PART OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 14; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 25 MINUTES 06 SECONDS EAST 1293.66 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 DESCRIBED IN BOOK 1107, PAGE 727 OF THE WARREN COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 DESCRIBED IN BOOK 1107, PAGE 727, SOUTH 00 DEGREES 07 MINUTES 33 SECONDS WEST 857.83 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, SOUTH 89 DEGREES 52 MINUTES 27 SECONDS EAST 795.14 FEET TO A SET IRON ROD; THENCE SOUTH 08 DEGREES 34 MINUTES 12 SECONDS WEST 107.21 FEET TO A SET IRON ROD; THENCE NORTH 49 DEGREES 40 MINUTES 05 SECONDS EAST 523.61 FEET TO A SET IRON ROD; THENCE NORTH 48 DEGREES 11 MINUTES 14 SECONDS EAST 621.17 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 10 MINUTES 39 SECONDS EAST 58.57 FEET TO A SET IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y"; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y", SOUTH 17 DEGREES 45 MINUTES 11 SECONDS WEST 6.95 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y", ALONG A CURVE TO THE LEFT WITH A RADIUS OF 746.23 FEET AND WHOSE CHORD BEARS SOUTH 15 DEGREES 20 MINUTES 54 SECONDS WEST 62.63 FEET, AN ARC LENGTH DISTANCE OF 62.64 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 75 DEGREES 10 MINUTES 39 SECONDS WEST 8.95 FEET TO A SET IRON ROD; THENCE SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 607.54 FEET TO A SET IRON ROD; THENCE SOUTH 49 DEGREES 40 MINUTES 05 SECONDS WEST 588.51 FEET TO A SET IRON ROD; THENCE SOUTH 06 DEGREES 34 MINUTES 12 SECONDS WEST 387.74 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 20210206[1] OF SAID RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 83 DEGREES 33 MINUTES 23 SECONDS WEST 284.57 FEET TO A FOUND IRON ROD AND SOUTH 76 DEGREES 20 MINUTES 18 SECONDS WEST 480.62 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 1 DESCRIBED IN BOOK 1107, PAGE 727; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 07 MINUTES 33 SECONDS EAST 664.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.01 ACRES PER SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY OF 2023.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING PART OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 14; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 25 MINUTES 06 SECONDS EAST 1293.66 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 DESCRIBED IN BOOK 1107, PAGE 727 OF THE WARREN COUNTY RECORDS; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 24 MINUTES 23 SECONDS EAST 1769.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y"; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y", SOUTH 17 DEGREES 45 MINUTES 11 SECONDS WEST 234.17 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y", ALONG A CURVE TO THE LEFT WITH A RADIUS OF 746.23 FEET AND WHOSE CHORD BEARS SOUTH 15 DEGREES 20 MINUTES 54 SECONDS WEST 62.63 FEET, AN ARC LENGTH DISTANCE OF 62.64 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y" THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WITH A RADIUS OF 746.23 FEET AND WHOSE CHORD BEARS SOUTH 04 DEGREES 28 MINUTES 23 SECONDS WEST 219.83 FEET, AN ARC LENGTH DISTANCE OF 220.64 FEET TO A POINT, SOUTH 03 DEGREES 59 MINUTES 47 SECONDS EAST 521.90 TO A POINT, AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2895.37 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 40 MINUTES 55 SECONDS EAST 271.32 FEET, AN ARC LENGTH DISTANCE OF 271.42 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NUMBER 20210206[1] OF SAID RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 77 DEGREES 59 MINUTES 41 SECONDS WEST 102.36 FEET TO A FOUND IRON ROD; SOUTH 86 DEGREES 52 MINUTES 29 SECONDS WEST 193.21 FEET TO A FOUND IRON ROD; SOUTH 83 DEGREES 28 MINUTES 39 SECONDS WEST 62.91 FEET TO A FOUND IRON ROD; SOUTH 85 DEGREES 38 MINUTES 50 SECONDS WEST 105.75 FEET TO A FOUND IRON ROD; NORTH 66 DEGREES 42 MINUTES 05 SECONDS WEST 30.23 FEET TO A FOUND IRON ROD; NORTH 85 DEGREES 38 MINUTES 52 SECONDS WEST 57.95 FEET TO A FOUND IRON ROD; AND NORTH 87 DEGREES 35 MINUTES 38 SECONDS WEST 441.79 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID NORTH LINE, NORTH 06 DEGREES 34 MINUTES 12 SECONDS EAST 237.26 FEET TO A SET IRON ROD; THENCE NORTH 49 DEGREES 40 MINUTES 05 SECONDS EAST 588.51 FEET TO A SET IRON ROD; THENCE NORTH 48 DEGREES 11 MINUTES 14 SECONDS EAST 607.54 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 10 MINUTES 39 SECONDS EAST 8.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.61 ACRES PER SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY OF 2023.

PROPERTY DESCRIPTION ACCESS EASEMENT FOR TRACT 3

A TRACT OF LAND BEING PART OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 14; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 25 MINUTES 06 SECONDS EAST 1293.66 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1 DESCRIBED IN BOOK 1107, PAGE 727 OF THE WARREN COUNTY RECORDS; THENCE CONTINUING ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 24 MINUTES 23 SECONDS EAST 1769.11 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y"; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y", SOUTH 17 DEGREES 45 MINUTES 11 SECONDS WEST 227.22 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "Y", SOUTH 17 DEGREES 45 MINUTES 11 SECONDS WEST 6.95 FEET TO A POINT AND ALONG A CURVE TO THE LEFT WITH A RADIUS OF 746.23 FEET AND WHOSE CHORD BEARS SOUTH 15 DEGREES 20 MINUTES 54 SECONDS WEST 62.63 FEET, AN ARC LENGTH DISTANCE OF 62.64 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 75 DEGREES 10 MINUTES 39 SECONDS WEST 8.95 FEET TO A SET IRON ROD; THENCE SOUTH 48 DEGREES 11 MINUTES 14 SECONDS WEST 14.17 FEET TO A POINT; THENCE NORTH 41 DEGREES 48 MINUTES 46 SECONDS WEST 50.00 FEET TO A POINT; THENCE NORTH 48 DEGREES 11 MINUTES 14 SECONDS EAST 65.57 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 10 MINUTES 39 SECONDS EAST 58.57 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING PART OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE-GRID NORTH.
2. 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 RECORDS, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH FEBRUARY 2023, BY THE ORDER OF DEAN JACKSON EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF SECTION 14, TOWNSHIP 47 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis Frazier 02/17/2023

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP. # 2006003911

SUB-STATE LAND RECORD DOCUMENT

STATE OF MISSOURI · DENNIS C. FRAZIER · NUMBER PLS-2002000247 · PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
DEAN JACKSON

DATE: 02/13/23
SCALE: 1"=100'
PROJECT NO: 23-7849
FILE NAME: 23-7849DWG

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP. # 2006003911

REV-1
REV-2
REV-3
REV-4

PROPERTY BOUNDARY SURVEY

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

SHEET 1 OF 1