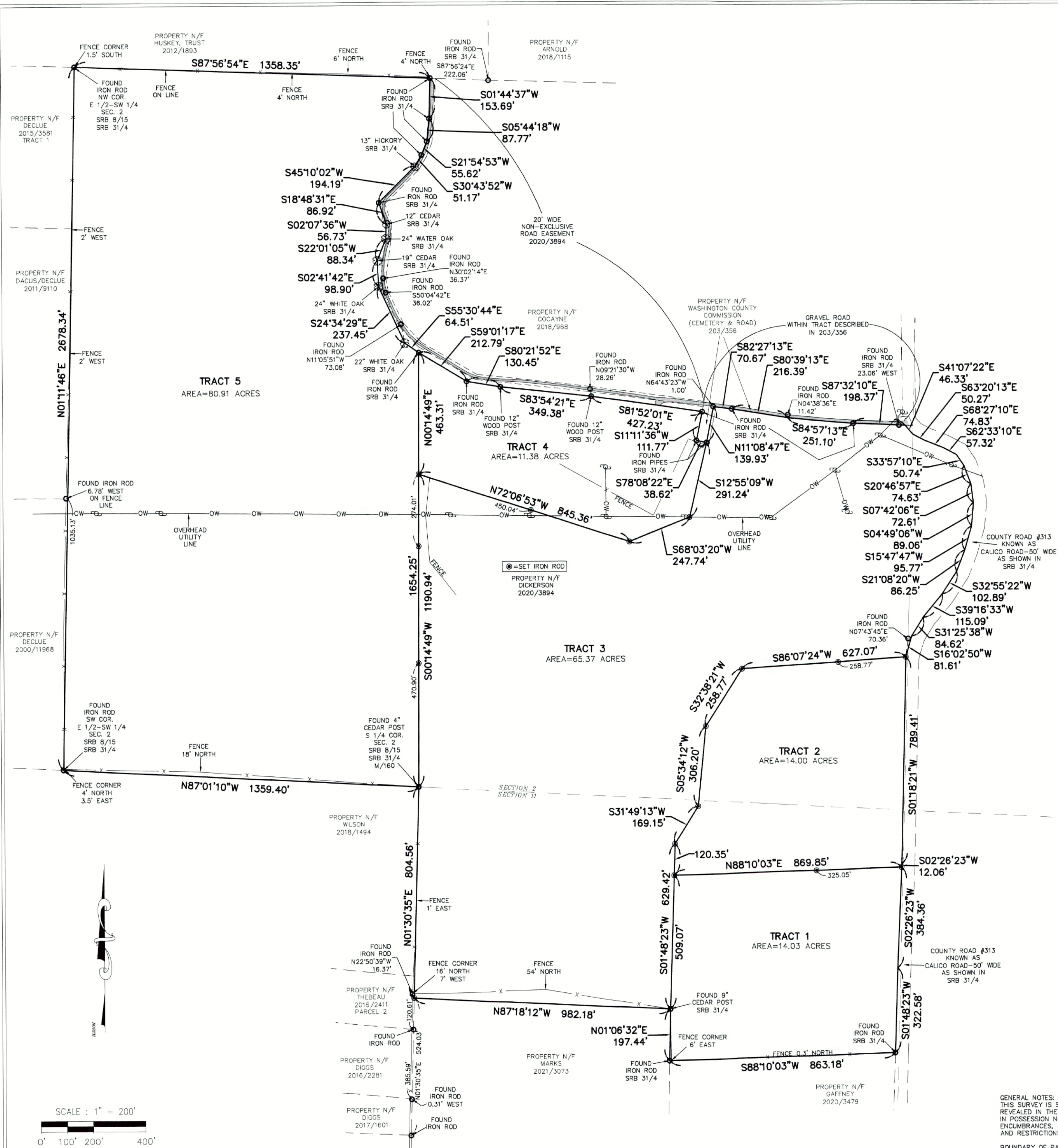


A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 4" CEDAR POST AT THE NORTH QUARTER CORNER OF THE AFORESAID SECTION 11; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, SOUTH 01 DEGREES 30 MINUTES 35 SECONDS WEST 804.56 FEET TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 12 SECONDS EAST 982.18 FEET TO A 9" CEDAR POST AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 01 DEGREES 48 MINUTES 23 SECONDS EAST 509.07 FEET TO A SET IRON ROD; THENCE NORTH 88 DEGREES 10 MINUTES 03 SECONDS EAST 869.85 FEET TO A SET IRON ROD ON THE WEST LINE OF COUNTY ROAD 313, 50 FEET WIDE; THENCE ALONG THE WEST LINE OF THE COUNTY ROAD, SOUTH 02 DEGREES 26 MINUTES 23 SECONDS WEST 384.36 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01 DEGREES 48 MINUTES 23 SECONDS WEST 322.58 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3894 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 10 MINUTES 03 SECONDS WEST 863.18 FEET TO A FOUND IRON ROD ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2021, PAGE 3073 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, NORTH 01 DEGREES 06 MINUTES 32 SECONDS EAST 197.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.03 ACRES.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 4" CEDAR POST AT THE NORTH QUARTER CORNER OF THE AFORESAID SECTION 11; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, SOUTH 01 DEGREES 30 MINUTES 35 SECONDS WEST 804.56 FEET TO A POINT; THENCE SOUTH 87 DEGREES 18 MINUTES 12 SECONDS EAST 982.18 FEET TO A 9" CEDAR POST; THENCE NORTH 01 DEGREES 48 MINUTES 23 SECONDS EAST 509.07 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 01 DEGREES 48 MINUTES 23 SECONDS EAST 120.35 FEET TO A SET IRON ROD; THENCE NORTH 31 DEGREES 49 MINUTES 13 SECONDS EAST 169.15 FEET TO A SET IRON ROD; THENCE NORTH 05 DEGREES 34 MINUTES 12 SECONDS EAST 306.20 FEET TO A SET IRON ROD; THENCE NORTH 32 DEGREES 38 MINUTES 21 SECONDS EAST 258.77 FEET TO A SET IRON ROD; THENCE NORTH 86 DEGREES 07 MINUTES 24 SECONDS EAST 627.07 FEET TO A SET IRON ROD ON THE WEST LINE OF COUNTY ROAD 313, 50 FEET WIDE; THENCE ALONG THE WEST LINE OF THE COUNTY ROAD, SOUTH 01 DEGREES 18 MINUTES 21 SECONDS WEST 789.41 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 02 DEGREES 26 MINUTES 23 SECONDS WEST 12.06 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 10 MINUTES 03 SECONDS WEST 869.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.00 ACRES.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 4" CEDAR POST AT THE NORTH QUARTER CORNER OF THE AFORESAID SECTION 11; THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS EAST 1190.94 FEET TO A SET IRON ROD; THENCE SOUTH 72 DEGREES 06 MINUTES 53 SECONDS EAST 845.36 FEET TO A SET IRON ROD; THENCE NORTH 68 DEGREES 03 MINUTES 20 SECONDS EAST 247.74 FEET TO A SET IRON ROD; THENCE NORTH 12 DEGREES 55 SECONDS EAST 291.24 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF THE CEMETERY TRACT DESCRIBED IN BOOK 203, PAGE 356 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG THE EAST LINE OF THE CEMETERY TRACT, NORTH 11 DEGREES 08 MINUTES 47 SECONDS EAST 139.93 FEET TO A POINT ON THE SOUTH LINE OF THE CEMETERY ROAD; THENCE ALONG THE SOUTH LINE OF THE CEMETERY ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 82 DEGREES 27 MINUTES 13 SECONDS EAST 70.67 FEET TO A FOUND IRON ROD; SOUTH 80 DEGREES 39 MINUTES 13 SECONDS EAST 216.39 FEET TO A FOUND IRON ROD; SOUTH 84 DEGREES 57 MINUTES 13 SECONDS EAST 251.10 FEET TO A FOUND IRON ROD; AND SOUTH 87 DEGREES 32 MINUTES 10 SECONDS EAST 198.37 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD 313; THENCE ALONG THE WEST LINE OF THE COUNTY ROAD, SOUTH 01 DEGREES 18 MINUTES 21 SECONDS WEST 789.41 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 02 DEGREES 26 MINUTES 23 SECONDS WEST 12.06 FEET TO A SET IRON ROD; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 10 MINUTES 03 SECONDS WEST 869.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.37 ACRES.

PROPERTY DESCRIPTION TRACT 4

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 4" CEDAR POST AT THE SOUTH QUARTER CORNER OF THE AFORESAID SECTION 2; THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS EAST 1190.94 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE NORTH 00 DEGREES 14 MINUTES 49 SECONDS EAST 463.31 FEET TO A FOUND IRON ROD ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3894 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 59 DEGREES 01 MINUTES 17 SECONDS EAST 212.79 FEET TO A FOUND IRON ROD; SOUTH 80 DEGREES 21 MINUTES 52 SECONDS EAST 130.45 FEET TO A 12" WOOD POST; SOUTH 83 DEGREES 54 MINUTES 21 SECONDS EAST 349.38 FEET TO A 12" WOOD POST; AND SOUTH 81 DEGREES 52 MINUTES 21 SECONDS EAST 349.38 FEET TO A 12" WOOD POST; THENCE ALONG SAID NORTH LINE, SOUTH 88 DEGREES 10 MINUTES 03 SECONDS WEST 863.18 FEET TO A SET IRON ROD; THENCE SOUTH 68 DEGREES 03 MINUTES 20 SECONDS WEST 247.74 FEET TO A SET IRON ROD; THENCE NORTH 72 DEGREES 06 MINUTES 53 SECONDS WEST 845.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.38 ACRES. TOGETHER WITH THE NON-EXCLUSIVE ROAD EASEMENT DESCRIBED IN BOOK 2020, PAGE 3894 OF THE WASHINGTON COUNTY RECORDS.

PROPERTY DESCRIPTION TRACT 5

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 4" CEDAR POST AT THE SOUTH QUARTER CORNER OF THE AFORESAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SECTION 2, NORTH 87 DEGREES 01 MINUTES 10 SECONDS WEST 1359.40 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST 2678.34 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 2, SOUTH 87 DEGREES 56 MINUTES 54 SECONDS EAST 1358.35 FEET TO A FOUND IRON ROD ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3894 OF SAID RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 01 DEGREES 44 MINUTES 37 SECONDS WEST 153.69 FEET TO A FOUND IRON ROD; SOUTH 05 DEGREES 44 MINUTES 18 SECONDS WEST 87.77 FEET TO A FOUND IRON ROD; SOUTH 21 DEGREES 54 MINUTES 53 SECONDS WEST 55.62 FEET TO A FOUND IRON ROD; SOUTH 30 DEGREES 43 MINUTES 52 SECONDS WEST 51.17 FEET TO A 13" HICKORY TREE; SOUTH 45 DEGREES 10 MINUTES 02 SECONDS WEST 194.19 FEET TO A FOUND IRON ROD; SOUTH 18 DEGREES 48 MINUTES 31 SECONDS EAST 86.92 FEET TO A 12" CEDAR TREE; SOUTH 02 DEGREES 07 MINUTES 36 SECONDS WEST 56.73 FEET TO A 24" WATER OAK; SOUTH 22 DEGREES 01 MINUTES 05 SECONDS WEST 88.34 FEET TO A 19" CEDAR TREE; SOUTH 02 DEGREES 41 MINUTES 42 SECONDS EAST 98.90 FEET TO A 24" WHITE OAK; SOUTH 24 DEGREES 34 MINUTES 29 SECONDS EAST 237.45 FEET TO A 22" WHITE OAK; AND SOUTH 55 DEGREES 30 MINUTES 44 SECONDS EAST 64.51 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 00 DEGREES 14 MINUTES 49 SECONDS WEST 1654.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 80.91 ACRES. TOGETHER WITH THE NON-EXCLUSIVE ROAD EASEMENT DESCRIBED IN BOOK 2020, PAGE 3894 OF THE WASHINGTON COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF AUGUST 2022, BY THE ORDER OF ERICA DICKERSON EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE SOUTH HALF OF SECTION 2 AND PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

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

PREPARED FOR:
ERICA DICKERSON

DATE: 08/12/22

SCALE: 1"=200'

PROJECT NO: 2-7885

FILE NAME: 22-7885.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

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 EASEMENTS OR UTILITIES RESEARCHED.

BOUNDARY OF PARENT TRACT BASED ON SURVEY RECORD BOOK 31 PAGE 4.
BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE-GRID NORTH.

