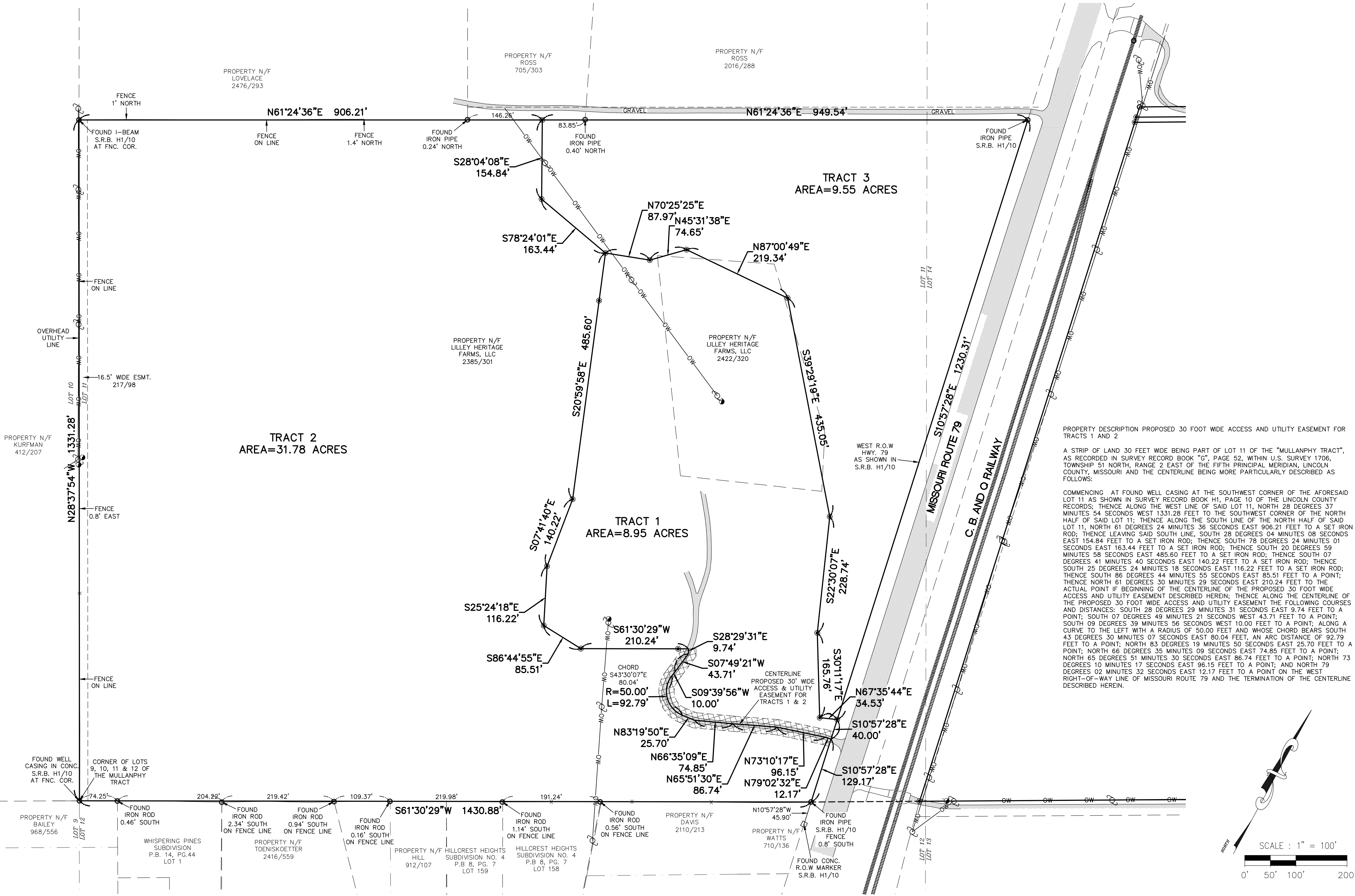


A TRACT OF LAND BEING PART OF LOTS 11 AND 14 OF THE "MULLANPHY TRACT",
AS RECORDED IN SURVEY RECORD BOOK "G", PAGE 52, WITHIN U.S. SURVEY 1706,
TOWNSHIP 51 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
LINCOLN COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING PART OF LOT 11 OF THE "MULLANPHY TRACT", AS RECORDED IN SURVEY RECORD BOOK "G", PAGE 52, WITHIN U.S. SURVEY 1706, TOWNSHIP 51 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND WELL CASING AT THE SOUTHWEST CORNER OF THE AFORESAID LOT 11 AS SHOWN IN SURVEY RECORD BOOK H1, PAGE 10 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 11, NORTH 28 DEGREES 37 MINUTES 54 SECONDS WEST 1331.28 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 11, NORTH 61 DEGREES 24 MINUTES 36 SECONDS EAST 906.21 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 28 DEGREES 04 MINUTES 08 SECONDS EAST 154.84 FEET TO A SET IRON ROD; THENCE SOUTH 78 DEGREES 24 MINUTES 01 SECONDS EAST 163.44 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE SOUTH 20 DEGREES 59 MINUTES 58 SECONDS EAST 485.60 FEET TO A SET IRON ROD; THENCE SOUTH 07 DEGREES 41 MINUTES 40 SECONDS EAST 140.22 FEET TO A SET IRON ROD; THENCE SOUTH 25 DEGREES 24 MINUTES 18 SECONDS EAST 116.22 FEET TO A SET IRON ROD; THENCE SOUTH 86 DEGREES 44 MINUTES 55 SECONDS EAST 85.51 FEET TO A POINT; THENCE NORTH 61 DEGREES 30 MINUTES 29 SECONDS EAST 210.24 FEET TO THE CENTERLINE OF A PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 28 DEGREES 29 MINUTES 31 SECONDS EAST 9.74 FEET TO A POINT; SOUTH 07 DEGREES 49 MINUTES 21 SECONDS WEST 43.71 FEET TO A POINT; SOUTH 09 DEGREES 39 MINUTES 56 SECONDS WEST 10.00 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 43 DEGREES 30 MINUTES 07 SECONDS EAST 80.04 FEET, AN ARC DISTANCE OF 92.79 FEET TO A POINT; NORTH 66 DEGREES 19 MINUTES 50 SECONDS EAST 74.85 FEET TO A POINT; NORTH 65 DEGREES 51 MINUTES 30 SECONDS EAST 86.74 FEET TO A POINT; NORTH 73 DEGREES 10 MINUTES 17 SECONDS EAST 96.15 FEET TO A POINT; AND NORTH 79 DEGREES 02 MINUTES 32 SECONDS EAST 12.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 79; THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 79, NORTH 10 DEGREES 57 MINUTES 28 SECONDS EAST 129.17 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF SAID LOT 11, SOUTH 61 DEGREES 30 MINUTES 29 SECONDS WEST 1430.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.95 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING AUGUST OF 2024.

PROPERTY DESCRIPTION TRACT 2

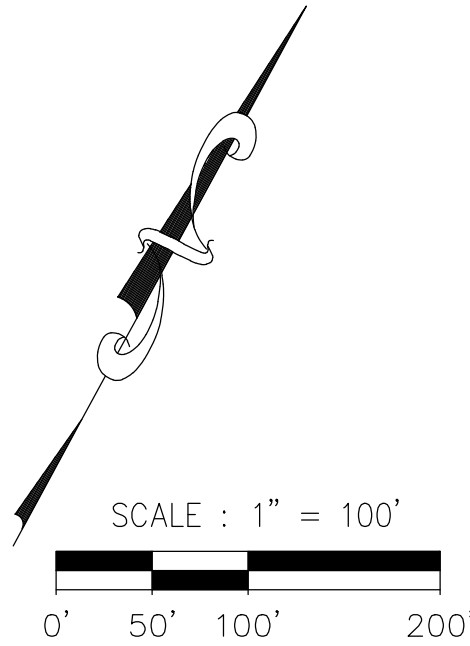
A TRACT OF LAND BEING PART OF LOT 11 OF THE "MULLANPHY TRACT", AS RECORDED IN SURVEY RECORD BOOK "G", PAGE 52, WITHIN U.S. SURVEY 1706, TOWNSHIP 51 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND WELL CASING AT THE SOUTHWEST CORNER OF THE AFORESAID LOT 11 AS SHOWN IN SURVEY RECORD BOOK H1, PAGE 10 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 11, NORTH 28 DEGREES 37 MINUTES 54 SECONDS WEST 1331.28 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 11, NORTH 61 DEGREES 24 MINUTES 36 SECONDS EAST 906.21 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 28 DEGREES 04 MINUTES 08 SECONDS EAST 154.84 FEET TO A SET IRON ROD; THENCE SOUTH 78 DEGREES 24 MINUTES 01 SECONDS EAST 163.44 FEET TO A SET IRON ROD; THENCE SOUTH 20 DEGREES 59 MINUTES 58 SECONDS EAST 485.60 FEET TO A SET IRON ROD; THENCE SOUTH 07 DEGREES 41 MINUTES 40 SECONDS EAST 140.22 FEET TO A SET IRON ROD; THENCE SOUTH 25 DEGREES 24 MINUTES 18 SECONDS EAST 116.22 FEET TO A SET IRON ROD; THENCE SOUTH 86 DEGREES 44 MINUTES 55 SECONDS EAST 85.51 FEET TO A POINT; THENCE NORTH 61 DEGREES 30 MINUTES 29 SECONDS EAST 210.24 FEET TO THE CENTERLINE OF A PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 28 DEGREES 29 MINUTES 31 SECONDS EAST 9.74 FEET TO A POINT; SOUTH 07 DEGREES 49 MINUTES 21 SECONDS WEST 43.71 FEET TO A POINT; SOUTH 09 DEGREES 39 MINUTES 56 SECONDS WEST 10.00 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 43 DEGREES 30 MINUTES 07 SECONDS EAST 80.04 FEET, AN ARC DISTANCE OF 92.79 FEET TO A POINT; NORTH 66 DEGREES 19 MINUTES 50 SECONDS EAST 74.85 FEET TO A POINT; NORTH 65 DEGREES 51 MINUTES 30 SECONDS EAST 86.74 FEET TO A POINT; NORTH 73 DEGREES 10 MINUTES 17 SECONDS EAST 96.15 FEET TO A POINT; AND NORTH 79 DEGREES 02 MINUTES 32 SECONDS EAST 12.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 79; THENCE LEAVING SAID CENTERLINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 79, NORTH 10 DEGREES 57 MINUTES 28 SECONDS EAST 129.17 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF SAID LOT 11, SOUTH 61 DEGREES 30 MINUTES 29 SECONDS WEST 1430.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.78 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING AUGUST OF 2024.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING PART OF LOTS 11 AND 14 OF THE "MULLANPHY TRACT", AS RECORDED IN SURVEY RECORD BOOK "G", PAGE 52, WITHIN U.S. SURVEY 1706, TOWNSHIP 51 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND WELL CASING AT THE SOUTHWEST CORNER OF THE AFORESAID LOT 11 AS SHOWN IN SURVEY RECORD BOOK H1, PAGE 10 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID LOT 11, NORTH 28 DEGREES 37 MINUTES 54 SECONDS WEST 1331.28 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 11, NORTH 61 DEGREES 24 MINUTES 36 SECONDS EAST 906.21 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 61 DEGREES 24 MINUTES 36 SECONDS EAST 949.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 79; THENCE LEAVING SAID SOUTH LINE, SOUTH 28 DEGREES 04 MINUTES 08 SECONDS EAST 154.84 FEET TO A SET IRON ROD; THENCE SOUTH 78 DEGREES 24 MINUTES 01 SECONDS EAST 163.44 FEET TO A SET IRON ROD; THENCE SOUTH 20 DEGREES 59 MINUTES 58 SECONDS EAST 485.60 FEET TO A SET IRON ROD; THENCE SOUTH 07 DEGREES 41 MINUTES 40 SECONDS EAST 140.22 FEET TO A SET IRON ROD; THENCE SOUTH 25 DEGREES 24 MINUTES 18 SECONDS EAST 116.22 FEET TO A SET IRON ROD; THENCE SOUTH 86 DEGREES 44 MINUTES 55 SECONDS EAST 85.51 FEET TO A POINT; THENCE NORTH 61 DEGREES 30 MINUTES 29 SECONDS EAST 210.24 FEET TO THE CENTERLINE OF A PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 30 FOOT WIDE ACCESS AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: SOUTH 28 DEGREES 29 MINUTES 31 SECONDS EAST 9.74 FEET TO A POINT; SOUTH 07 DEGREES 49 MINUTES 21 SECONDS WEST 43.71 FEET TO A POINT; SOUTH 09 DEGREES 39 MINUTES 56 SECONDS WEST 10.00 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 43 DEGREES 30 MINUTES 07 SECONDS EAST 80.04 FEET, AN ARC DISTANCE OF 92.79 FEET TO A POINT; NORTH 66 DEGREES 19 MINUTES 50 SECONDS EAST 74.85 FEET TO A POINT; NORTH 65 DEGREES 51 MINUTES 30 SECONDS EAST 86.74 FEET TO A POINT; NORTH 73 DEGREES 10 MINUTES 17 SECONDS EAST 96.15 FEET TO A POINT; AND NORTH 79 DEGREES 02 MINUTES 32 SECONDS EAST 12.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI ROUTE 79 AND THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN.



GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS 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 2024, BY THE ORDER OF LILLEY HERITAGE FARMS LLC, AND ALL COUNTY TITLE COMPANY, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF LOTS 11 AND 14 OF THE "MULLANPHY TRACT", AS RECORDED IN SURVEY RECORD BOOK "G", PAGE 52, WITHIN U.S. SURVEY 1706, TOWNSHIP 51 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI, THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

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

PREPARED FOR:
LILLEY HERITAGE FARMS LLC

DATE: 08/09/24
SCALE: 1"=100'
PROJECT NO: 24-8439
FILE NAME: 24-8439 WEST.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

