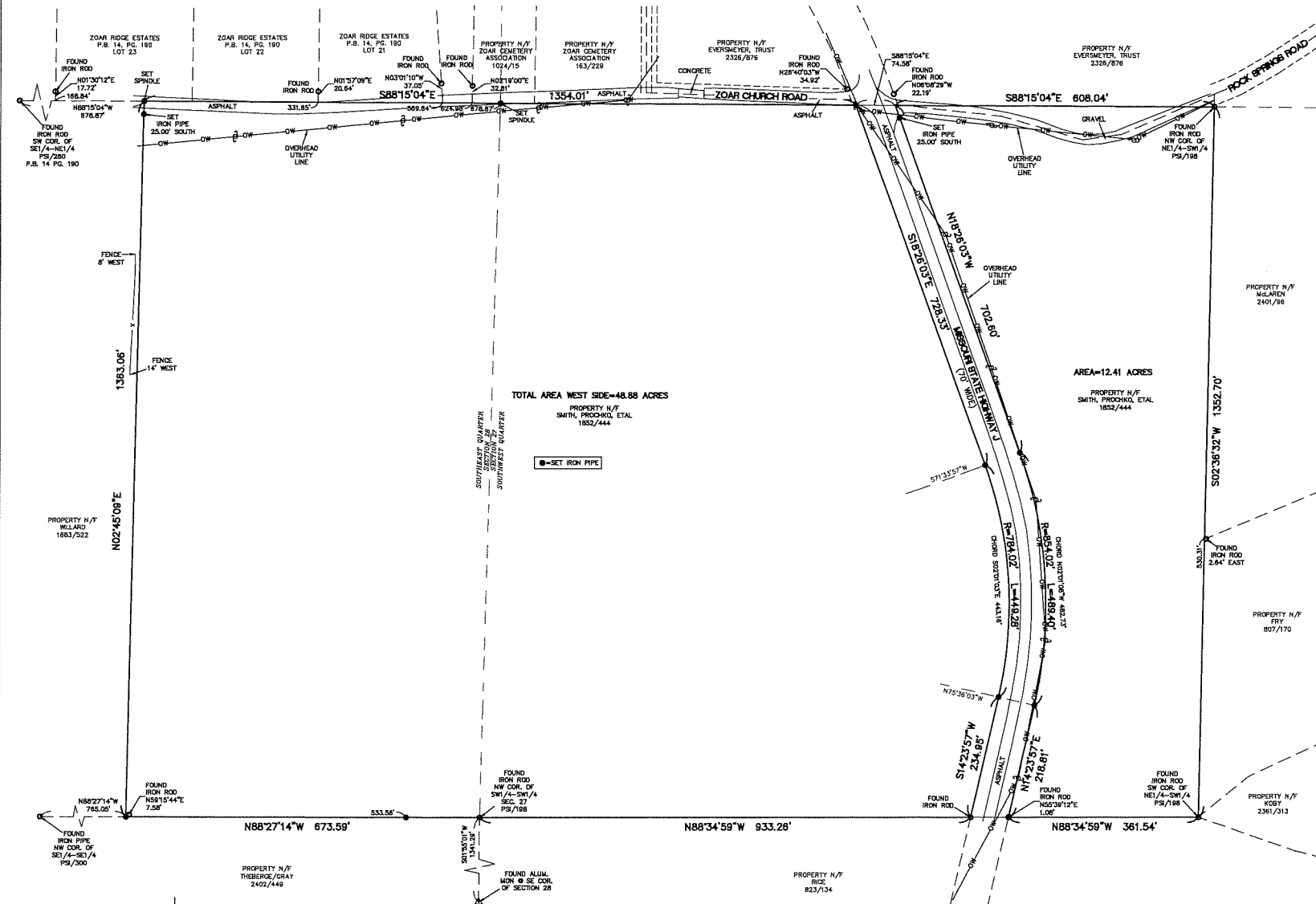


A TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI



LAND DESCRIPTION—48.88 ACRES—WEST SIDE OF HIGHWAY J
A TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI, AD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, NORTH 88 DEGREES 27 MINUTES 14 SECONDS WEST 673.59 FEET TO A POINT; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, NORTH 02 DEGREES 45 MINUTES 08 SECONDS EAST 1353.06 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, SOUTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 1354.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "J"; THENCE ALONG THE WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "J" THE FOLLOWING COURSES AND DISTANCES: SOUTH 18 DEGREES 28 MINUTES 03 SECONDS EAST 728.33 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 71 DEGREES 33 MINUTES 57 SECONDS WEST 784.02 FEET AND WHOSE CHORD BEARS SOUTH 02 DEGREES 01 MINUTES 03 SECONDS EAST 44.14, AN ARC LENGTH DISTANCE OF 448.29 FEET TO A POINT; AND SOUTH 14 DEGREES 23 MINUTES 57 SECONDS WEST 234.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE LEAVING THE WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "J", AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, NORTH 88 DEGREES 34 MINUTES 59 SECONDS WEST 933.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 48.88 ACRES, BASIS OF BEARING IS THE MISSOURI COORDINATE SYSTEM OF 1983.

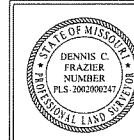
LAND DESCRIPTION—12.41 ACRES—EAST SIDE OF HIGHWAY J
A TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 48 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI, AD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, NORTH 88 DEGREES 34 MINUTES 59 SECONDS WEST 361.54 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "J"; THENCE ALONG EAST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY "J" THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 23 MINUTES 57 SECONDS EAST 216.81 FEET TO A POINT; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 70 DEGREES 38 MINUTES 03 SECONDS WEST 864.02 FEET AND WHOSE CHORD BEARS NORTH 03 DEGREES 01 MINUTES 08 SECONDS WEST 864.02 FEET, AN ARC LENGTH DISTANCE OF 498.40 FEET TO A POINT; AND NORTH 18 DEGREES 18 SECONDS WEST 702.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, SOUTH 88 DEGREES 15 MINUTES 04 SECONDS EAST 808.04 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, SOUTH 02 DEGREES 36 MINUTES 34 SECONDS WEST 1352.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.41 ACRES, BASIS OF BEARING IS THE MISSOURI COORDINATE SYSTEM OF 1983.

GENERAL NOTES:
1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983—EAST ZONE.
2. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY, THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
A. EASEMENTS OF RECORD.
B. EASEMENTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2018, BY THE ORDER OF MARTHA SMITH EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 1 WEST 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: MARTHA SMITH	DATE: 01/24/18 SCALE: 1"=100' PROJECT NO. 18-0005 FILE NAME: 18-0005.DWG	PROPERTY BOUNDARY SURVEY
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	1 OF 1 SHEET

