A TRACT OF LAND WITHIN U.S. SURVEY 2066 AND THE WEST HALF OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI PROPERTY N/F PROPERTY N/F PROPERTY N/F CAVINS 201/354 2004/21952 2012/1589 RECORD 20 CHAINS 1320' N88°47'57"E N88'47'57"E 1114.81' 247.49' ___ S88°47'57"W 1362.30' CENTERLINE PROPERTY DESCRIPTION FOUND METAL POST BIG RIVER `SW COR. E 1/2 CENTER OF SEC. 5 196.09 LOT 1 NW 1/4 P.B. 9 PG. 135 A TRACT OF LAND BEING WITHIN U.S. SURVEY 2066 AND THE WEST HALF OF THE P.B. 9 PG. 135 FRACTIONAL SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: S54°24'29"E COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 189.88 , TOWNSHIP 39 NORTH, RANGE 3 EAST BEING ALSO ON THE NORTH LINE OF U.S. SURVEY 2066; THENCE ALONG THE NORTH LINE OF U.S. SURVEY 2066, NORTH 79 DEGREES 34 MINUTES 57 SECONDS EAST 1022.55 FEET TO A FOUND SPIKE IN A ROCK PROPERTY DESCRIPTION PROPOSED 40' WIDE ROAD AND UTILITY EASEMENT PILE AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3761 OF THE WASHINGTON COUNTY RECORDS AND THE ACTUAL POINT OF A TRACT OF LAND 40 FEET WIDE BEING WITHIN U.S. SURVEY 2066, TOWNSHIP 39 NORTH, BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND NORTH LINE OF U.S. SURVEY 2066, NORTH 80 DEGREES 29 MINUTES 53 SECONDS EAST METAL/WOOD THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1751.62 FEET TO A FOUND SPIKE IN A ROCK PILE ON THE WEST LINE OF THE WALKWAY FRACTIONAL SOUTHEAST QUARTER OF THE AFORESAID SECTION 5; THENCE LEAVING SAID COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF FRACTIONAL SECTION 7, TOWNSHIP 39 NORTH, RANGE 3 EAST; THENCE SOUTH 31 DEGREES 30 MINUTES 46 BRIDGE NORTH LINE AND ALONG THE WEST LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SAID SECTION 5, NORTH 00 DEGREES 58 MINUTES 08 SECONDS EAST 1656.40 FEET TO A PROPERTY N/F SECONDS WEST 573.98 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF MINERAL FORK RANCH, LLC FOUND METAL POST AT THE CENTER OF SAID SECTION 5; THENCE ALONG THE NORTH TRACT 2 AS DESCRIBED IN BOOK 2019 PAGE 4505 OF THE WASHINGTON COUNTY LINE OF THE FRACTIONAL SOUTHEAST QUARTER OF SAID SECTION 5, NORTH 88 DEGREES 2019/4505 RECORDS AND BEING ON THE SOUTH LINE OF COUNTY ROAD NUMBER 314: THENCE 47 MINUTES 57 SECONDS EAST 1114.81 FEET TO A POINT IN THE CENTERLINE OF THE TRAIL/ROAD ALONG THE SOUTH LINE OF COUNTY ROAD 314, NORTH 61 DEGREES 37 MINUTES 19 BIG RIVER: THENCE ALONG THE MEANDERINGS OF THE CENTERLINE OF THE BIG RIVER. SECONDS EAST 21.38 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF SW 1/4 SOUTH 27 DEGREES 51 MINUTES 34 SECONDS EAST 196.09 FEET TO A POINT AND SOUTH THE 40 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE LEAVING THE SOUTH LINE 54 DEGREES 24 MINUTES 29 SECONDS EAST 189.88 FEET TO A POINT ON THE EAST LINE OF THE COUNTY ROAD, SOUTH 07 DEGREES 42 MINUTES 25 SECONDS EAST 599.11 FEET OF THE WEST HALF OF THE FRACTIONAL SOUTHEAST QUARTER OF SAID SECTION 5 TO A POINT; THENCE SOUTH 14 DEGREES 07 MINUTES 05 SECONDS EAST 354.41 FEET THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST LINE OF THE WEST HALF OF W 1/2TRAIL/ROAD TO A POINT; THENCE SOUTH 77 DEGREES 08 MINUTES 21 SECONDS EAST 168.72 FEET THE FRACTIONAL SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 00 DEGREES 16 TO A POINT: THENCE NORTH 84 DEGREES 08 MINUTES 34 SECONDS EAST 162.94 FEET SE 1/4 MINUTES 37 SECONDS WEST 2448.94 FEET TO A FOUND STONE IN A ROCK PILE ON THE TO A POINT; THENCE NORTH 83 DEGREES 55 MINUTES 27 SECONDS EAST 320.11 FEET SOUTH LINE OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SAID SECTION 5 TO A POINT; THENCE NORTH 75 DEGREES 37 MINUTES 19 SECONDS EAST 95.65 FEET TO NORTH 89 DEGREES 08 MINUTES 43 SECONDS WEST 440.92 FEET TO A POINT ON THE A POINT; THENCE SOUTH 67 DEGREES 36 MINUTES 13 SECONDS EAST 179.09 FEET TO A EAST LINE OF U.S. SURVEY 2066; THENCE ALONG THE EAST LINE OF U.S. SURVEY 2066 POINT; THENCE SOUTH 84 DEGREES 41 MINUTES 17 SECONDS EAST 173.46 FEET TO A SOUTH 10 DEGREES 22 MINUTES 54 SECONDS EAST 316.85 FEET TO A SET IRON PIPE; POINT; THENCE NORTH 76 DEGREES 38 MINUTES 40 SECONDS EAST 192.51 FEET TO A PROPERTY N/F THENCE LEAVING SAID EAST LINE, SOUTH 75 DEGREES 59 MINUTES 02 SECONDS WEST POINT; THENCE NORTH 33 DEGREES 04 MINUTES 29 SECONDS EAST 308.22 FEET TO A REMAINS, INC. 1752.54 FEET TO A SET IRON PIPE IN THE CENTERLINE OF A PROPOSED 40 FEET WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF THE PROPOSED 40 POINT: THENCE NORTH 18 DEGREES 31 MINUTES 30 SECONDS EAST 130.15 FEET TO A 2018/4296 POINT; THENCE NORTH 45 DEGREES 31 MINUTES 23 SECONDS EAST 98.11 FEET TO A SURVEY BY FEET WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: POINT; THENCE SOUTH 73 DEGREES 40 MINUTES 55 SECONDS EAST 206.55 FEET TO A DAUGHERTY NORTH 65 DEGREES 54 MINUTES 04 SECONDS WEST 231.36 FEET TO A SET IRON PIPE POINT; THENCE SOUTH 45 DEGREES 11 MINUTES 39 SECONDS EAST 265.28 FEET TO A THENCE NORTH 45 DEGREES 11 MINUTES 39 SECONDS WEST 265.28 FEET TO A SET IRON POINT: THENCE SOUTH 65 DEGREES 54 MINUTES 04 SECONDS EAST 256.85 FEET TO THE PIPE: THENCE NORTH 73 DEGREES 40 MINUTES 55 SECONDS WEST 206.55 FEET TO A END OF THE CENTERLINE OF THE 40 FOOT STRIP DESCRIBED HEREIN ACCORDING TO A SET IRON PIPE; THENCE SOUTH 45 DEGREES 31 MINUTES 23 SECONDS WEST 98.11 FEET CALCULATIONS BY FRAZIER LAND SURVEYING DURING MARCH OF 2021; THE EAST AND TO A SET IRON PIPE; THENCE SOUTH 18 DEGREES 31 MINUTES 30 SECONDS WEST 130.15 WEST EDGES OF THE 40 FOOT WIDE STRIP DESCRIBED HEREIN ARE TO EXTEND TO OR FEET TO A SET IRON PIPE; THENCE SOUTH 33 DEGREES 04 MINUTES 29 SECOND WEST TRAIL/ROAD TERMINATE AT THE SOUTH LINE OF THE COUNTY ROAD ON THE NORTH END. 308.22 FEET TO A SET IRON PIPE: THENCE SOUTH 76 DEGREES 38 MINUTES 40 SECONDS WEST 192.51 FEET TO A SET IRON PIPE; THENCE NORTH 84 DEGREES 41 IRON ROD IN MINUTES 17 SECONDS WEST 173.46 FEET TO A SET IRON PIPE; THENCE NORTH 67 ROCK PILE-WHALER DEGREES 36 MINUTES 13 SECONDS WEST 179.09 FEET TO A SET IRON PIPE; THENCE NE COR. U.S. SURVEY 2066 SOUTH 75 DEGREES 37 MINUTES 19 SECONDS WEST 95.65 FEET TO A SET IRON PIPE; PROPERTY N/F P.B. 20 PG. 57 THENCE SOUTH 83 DEGREES 55 MINUTES 37 SECONDS WEST 320.11 FEET TO A POINT; TLA MO HOLDINGS, LLC. P.B.27 PG. 1 THENCE SOUTH 84 DEGREES 08 MINUTES 34 SECONDS WEST 162.94 FEET TO A SET IRON 2013/1796 PIPE; THENCE NORTH 77 DEGREES 08 MINUTES 21 SECONDS WEST 168.72 FEET TO A POINT: THENCE LEAVING SAID CENTERLINE, NORTH 77 DEGREES 08 MINUTES 21 SECONDS WEST 22.44 FEET TO A SET IRON PIPE; THENCE NORTH 14 DEGREES 07 MINUTES 05 SECONDS WEST 345.35 FEET TO A SET IRON PIPE; THENCE NORTH 07 DEGREES 42 MINUTES 25 SECONDS WEST 592.69 FEET TO A FOUND IRON ROD ON THE SOUTH LINE OF THE COUNTY ROAD; THENCE ALONG THE SOUTH LINE OF THE COUNTY ROAD. NORTH 61 DEGREES 37 MINUTES 19 SECONDS EAST 88.47 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3761; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3761, NORTH 79 DEGREES 36 MINUTES 04 SECONDS EAST 1321.53 FEET TO A FOUND HEX TOP IRON PIPE AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 3761: THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2020, PAGE 376, NORTH 10 DEGREES 21 MINUTES 33 SECONDS WEST 400.16 P.B. 9 PG. 135 FEET TO THE BEGINNING AND CONTAINING 186.0 ACRES ACCORDING TO A SURVEY BY P.B. 20 PG. 57 FRAZIER LAND SURVEYING DURING MARCH AND APRIL OF 2021. P.B.27 PG. 1 TRAIL/ROAD FOUND SPIKE IN ROCK PILE FOUND STONE P.B. 9 PG. 135 P.B. 20 PG. 57 SE COR. FRAC. SEC. 7 SW COR. SEC. 5 P.B.27 PG. 1 2000/12145 P.B. 9 PG. 135 PROPERTY N/F STEWART 2020/3761 FOUND CURRENT IRON PIPE ACCESS TO COUNTY HEX TOP CEDAR HOLLOW RD. - ROAD GOES THROUGH COUNTY RD. #314 STEWART TRACT NO EASEMENT REPORTED AREA=186.0 ACRES REMAINS, INC. SCALE : 1" = 200"2020/716 THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED SPIKE IN IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION ROCK PILE 88.47 NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, 3.7' SOUTH PROPERTY N/F ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS. STONE IN S72°12'42"W_ 82.7' EAST THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY XXXXXX TITLE MINERAL FORK RANCH, LLC IRON ROD IN ROCK PILE 2019/4505 ROCK PILE -COMPANY, FILE NO. XXXXX, DATED XXXXXX, XX AT XXXXAM. S.R.B. "G" PG. 115 TRACT 3 0.6' WEST SECTIONP.B. 20 PG. 57 BASIS OF BEARINGS-MISSOURI COORDINATE SYSTEM OF 1983 ●=SET IRON PIPE CENTERLINE PROPOSED TRAIL/ROAD N89'08'43"W 40' WIDE ROAD 440.92 SURVEYOR'S CERTIFICATE AND UTILITY EASEMENT RECORD 5.63 CHAINS THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF MARCH AND APRIL 2021, 371.6 S07°42'25"E BY THE ORDER OF XXXXXXXXXX EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING WITHIN U.S. SURVEY 2066 AND WEST HALF OF THE FRACTIONAL 599.11 PROPERTY N/F SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 3 EAST OF THE FIFTH N73'40'55"W TLA MO HOLDINGS, LLC. PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN S45'31'23"W 206.55 2013/1796 ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY. PART OF PROPERTY N/F N45°11'39"W MINERAL FORK RANCH, LLC 2019/4505 265.28 130.15 UTILITY TRACT 2 N65°54'04"W DENNIS C. FRAZIER CENTERLINE FRAZIER LAND SURVEYING SERVICES, INC. PROPOSED 40' WIDE ROAD MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 N14°07'05"W 40' WIDE ROAD S75'37'19"W AND UTILITY S14°07'05"E CORP.# 2008003911 AND UTILITY EASEMENT 345.35 FOUND EASEMENT IRON ROD DATE: 04/03/21 PREPARED FOR: P.B. 20 PG. 57 -S65°54'04"E 179.09' P.B.27 PG. 1 SCALE: 1"=200' PROPERTY BOUNDARY 320.11 CENTERLINE EASEMENT **EXTENSION** SURVEY 21-6907-185 DENNIS (PART OF **FRAZIER** PROPERTY N/F NUMBER 192.51 MINERAL FORK RANCH, LLC FRAZIER LAND SURVEYING SERVICES, INC. DENNIS C. FRAZIER 2019/4505 \ PLS-2002000247 MISSOURI PROFESSIONAL LAND | REV-2: 116 E. PEARCE BLVD., P.O. BOX 65 N84'41'17"W TRACT 3 SURVEYOR #2002000247 WENTZVILLE, MO. 63385 173.46 FRAZIER LAND SURVEYING REV-3: PHONE: 636-332-0610 SERVICES, INC. CORP.# 2008003911 FAX: 636-332-0710