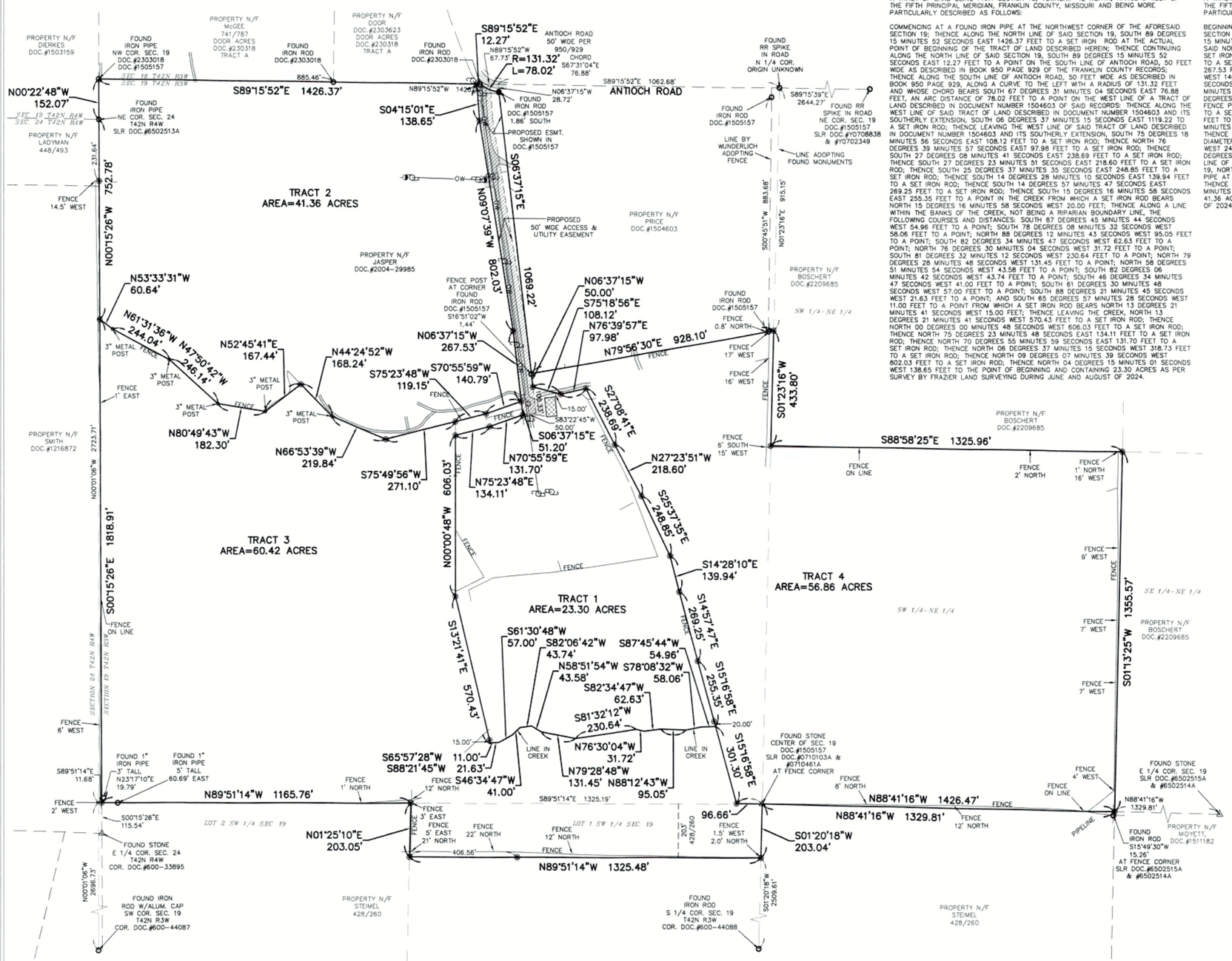
A TRACT OF LAND BEING PART OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING PART SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 1426.37 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 12.27 FEET TO A POINT ON THE SOUTH LINE OF ANTIOCH ROAD, 50 FEET WIDE AS DESCRIBED IN BOOK 950 PAGE 929, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 131.32 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 31 MINUTES 04 SECONDS EAST 76.88 FEET, AN ARC DISTANCE OF 78.02 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603 AND ITS SOUTHERLY EXTENSION, SOUTH 06 DEGREES 37 MINUTES 15 SECONDS EAST 1119.22 TO A SET IRON ROD; THENCE LEAVING THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603 AND ITS SOUTHERLY EXTENSION, SOUTH 75 DEGREES 18 MINUTES 56 SECONDS EAST 108.12 FEET TO A SET IRON ROD; THENCE NORTH 76 DEGREES 39 MINUTES 57 SECONDS EAST 97.98 FEET TO A SET IRON ROD; THENCE SOUTH 27 DEGREES 08 MINUTES 41 SECONDS EAST 238.69 FEET TO A SET IRON ROD; THENCE SOUTH 27 DEGREES 23 MINUTES 51 SECONDS EAST 218.60 FEET TO A SET IRON ROD; THENCE SOUTH 25 DEGREES 37 MINUTES 35 SECONDS EAST 248.85 FEET TO A SET IRON ROD; THENCE SOUTH 14 DEGREES 28 MINUTES 10 SECONDS EAST 139.94 FEET TO A SET IRON ROD; THENCE SOUTH 14 DEGREES 57 MINUTES 47 SECONDS EAST 269.25 FEET TO A SET IRON ROD; THENCE SOUTH 15 DEGREES 16 MINUTES 58 SECONDS EAST 255.35 FEET TO A POINT IN THE CREEK FROM WHICH A SET IRON ROD BEARS NORTH 15 DEGREES 16 MINUTES 58 SECONDS WEST 20.00 FEET; THENCE ALONG A LINE WITHIN THE BANKS OF THE CREEK, NOT BEING A RIPARIAN BOUNDARY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 45 MINUTES 44 SECONDS WEST 54.96 FEET TO A POINT; SOUTH 78 DEGREES 08 MINUTES 32 SECONDS WEST 58.06 FEET TO A POINT; NORTH 88 DEGREES 12 MINUTES 43 SECONDS WEST 95.05 FEET TO A POINT; SOUTH 82 DEGREES 34 MINUTES 47 SECONDS WEST 62.63 FEET TO A POINT; NORTH 76 DEGREES 30 MINUTES 04 SECONDS WEST 31.72 FEET TO A POINT; SOUTH 81 DEGREES 32 MINUTES 12 SECONDS WEST 230.64 FEET TO A POINT; NORTH 79 DEGREES 28 MINUTES 48 SECONDS WEST 131.45 FEET TO A POINT; NORTH 58 DEGREES 51 MINUTES 54 SECONDS WEST 43.58 FEET TO A POINT; SOUTH 82 DEGREES 06 MINUTES 42 SECONDS WEST 43.74 FEET TO A POINT; SOUTH 86 DEGREES 34 MINUTES 47 SECONDS WEST 41.00 FEET TO A POINT; SOUTH 61 DEGREES 30 MINUTES 48 SECONDS WEST 57.00 FEET TO A POINT; SOUTH 88 DEGREES 21 MINUTES 45 SECONDS WEST 21.63 FEET TO A POINT; AND SOUTH 65 DEGREES 57 MINUTES 28 SECONDS WEST 11.00 FEET TO A POINT FROM WHICH A SET IRON ROD BEARS NORTH 13 DEGREES 21 MINUTES 41 SECONDS WEST 15.00 FEET; THENCE LEAVING THE CREEK, NORTH 13 DEGREES 21 MINUTES 41 SECONDS WEST 570.43 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST 606.03 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 23 MINUTES 48 SECONDS EAST 134.11 FEET TO A SET IRON ROD; THENCE NORTH 70 DEGREES 55 MINUTES 59 SECONDS EAST 131.70 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 37 MINUTES 15 SECONDS WEST 318.73 FEET TO A SET IRON ROD; THENCE NORTH 09 DEGREES 07 MINUTES 39 SECONDS WEST 802.03 FEET TO A SET IRON ROD; THENCE NORTH 04 DEGREES 15 MINUTES 01 SECONDS WEST 138.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.30 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JUNE AND AUGUST OF 2024.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING PART SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 1426.37 FEET TO A SET IRON ROD; THENCE LEAVING SAID NORTH LINE, SOUTH 04 DEGREES 15 MINUTES 01 SECONDS EAST 138.65 FEET TO A SET IRON ROD; THENCE SOUTH 09 DEGREES 07 MINUTES 39 SECONDS EAST 802.03 FEET TO A SET IRON ROD; THENCE SOUTH 06 DEGREES 37 MINUTES 15 SECONDS EAST 267.53 FEET TO A SET IRON ROD; THENCE SOUTH 70 DEGREES 55 MINUTES 59 SECONDS WEST 140.79 FEET TO A SET IRON ROD; THENCE SOUTH 75 DEGREES 23 MINUTES 48 SECONDS WEST 119.15 FEET TO A SET IRON ROD; THENCE SOUTH 75 DEGREES 49 MINUTES 56 SECONDS WEST 271.10 FEET TO A SET IRON ROD; THENCE NORTH 44 DEGREES 24 MINUTES 52 SECONDS WEST 168.24 FEET TO A SET IRON ROD; THENCE NORTH 52 DEGREES 45 MINUTES 41 SECONDS WEST 167.44 FEET TO A SET IRON ROD; THENCE NORTH 80 DEGREES 49 MINUTES 43 SECONDS WEST 182.30 FEET TO A SET IRON ROD; THENCE NORTH 61 DEGREES 31 MINUTES 36 SECONDS WEST 244.04 FEET TO A SET IRON ROD ON THE WEST LINE OF SAID SECTION 19, NORTH 00 DEGREES 15 MINUTES 26 SECONDS WEST 752.78 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 4 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 19, NORTH 00 DEGREES 22 MINUTES 48 SECONDS WEST 152.07 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 4 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 19, SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST 752.78 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 19, SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST 1818.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, SOUTH 89 DEGREES 51 MINUTES 14 SECONDS EAST 1165.76 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF LOT 1 OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 01 DEGREES 25 MINUTES 10 SECONDS WEST 203.05 FEET TO A POINT 203.00 FEET PERPENDICULAR SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 1325.48 FEET TO SET IRON ROD ON THE EAST LINE OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 20 MINUTES 18 SECONDS EAST 203.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 41 MINUTES 16 SECONDS WEST 96.66 FEET TO A SET IRON ROD; THENCE NORTH 15 DEGREES 16 MINUTES 58 SECONDS WEST 301.30 FEET TO A POINT IN THE CREEK FROM WHICH A SET IRON ROD BEARS NORTH 15 DEGREES 16 MINUTES 58 SECONDS WEST 20.00 FEET; THENCE ALONG A LINE WITHIN THE BANKS OF THE CREEK, NOT BEING A RIPARIAN BOUNDARY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 45 MINUTES 44 SECONDS WEST 54.96 FEET TO A POINT; SOUTH 78 DEGREES 08 MINUTES 32 SECONDS WEST 58.06 FEET TO A POINT; NORTH 88 DEGREES 12 MINUTES 43 SECONDS WEST 95.05 FEET TO A POINT; SOUTH 82 DEGREES 34 MINUTES 47 SECONDS WEST 62.63 FEET TO A POINT; NORTH 76 DEGREES 30 MINUTES 04 SECONDS WEST 31.72 FEET TO A POINT; SOUTH 81 DEGREES 32 MINUTES 12 SECONDS WEST 230.64 FEET TO A POINT; NORTH 79 DEGREES 28 MINUTES 48 SECONDS WEST 131.45 FEET TO A POINT; NORTH 58 DEGREES 51 MINUTES 54 SECONDS WEST 43.58 FEET TO A POINT; SOUTH 82 DEGREES 06 MINUTES 42 SECONDS WEST 43.74 FEET TO A POINT; SOUTH 86 DEGREES 34 MINUTES 47 SECONDS WEST 41.00 FEET TO A POINT; SOUTH 61 DEGREES 30 MINUTES 48 SECONDS WEST 57.00 FEET TO A POINT; SOUTH 88 DEGREES 21 MINUTES 45 SECONDS WEST 21.63 FEET TO A POINT; AND SOUTH 65 DEGREES 57 MINUTES 28 SECONDS WEST 11.00 FEET TO A POINT FROM WHICH A SET IRON ROD BEARS NORTH 13 DEGREES 21 MINUTES 41 SECONDS WEST 15.00 FEET; THENCE LEAVING THE CREEK, NORTH 13 DEGREES 21 MINUTES 41 SECONDS WEST 570.43 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST 606.03 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 23 MINUTES 48 SECONDS EAST 134.11 FEET TO A SET IRON ROD; THENCE NORTH 70 DEGREES 55 MINUTES 59 SECONDS EAST 131.70 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 37 MINUTES 15 SECONDS WEST 318.73 FEET TO A SET IRON ROD; THENCE NORTH 09 DEGREES 07 MINUTES 39 SECONDS WEST 802.03 FEET TO A POINT; THENCE NORTH 04 DEGREES 15 MINUTES 01 SECONDS WEST 138.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.42 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JUNE AND AUGUST OF 2024.

PROPERTY DESCRIPTION TRACT 3

A TRACT OF LAND BEING PART SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SECTION 19, SOUTH 00 DEGREES 22 MINUTES 48 SECONDS EAST 152.07 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 4 WEST; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 19, SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST 752.78 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 19, SOUTH 00 DEGREES 15 MINUTES 26 SECONDS EAST 1818.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, SOUTH 89 DEGREES 51 MINUTES 14 SECONDS EAST 1165.76 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF LOT 1 OF THE SOUTHWEST QUARTER OF SAID SECTION 19, SOUTH 01 DEGREES 25 MINUTES 10 SECONDS WEST 203.05 FEET TO A POINT 203.00 FEET PERPENDICULAR SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 1325.48 FEET TO SET IRON ROD ON THE EAST LINE OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 20 MINUTES 18 SECONDS EAST 203.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 41 MINUTES 16 SECONDS WEST 96.66 FEET TO A SET IRON ROD; THENCE NORTH 15 DEGREES 16 MINUTES 58 SECONDS WEST 301.30 FEET TO A POINT IN THE CREEK FROM WHICH A SET IRON ROD BEARS NORTH 15 DEGREES 16 MINUTES 58 SECONDS WEST 20.00 FEET; THENCE ALONG A LINE WITHIN THE BANKS OF THE CREEK, NOT BEING A RIPARIAN BOUNDARY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 45 MINUTES 44 SECONDS WEST 54.96 FEET TO A POINT; SOUTH 78 DEGREES 08 MINUTES 32 SECONDS WEST 58.06 FEET TO A POINT; NORTH 88 DEGREES 12 MINUTES 43 SECONDS WEST 95.05 FEET TO A POINT; SOUTH 82 DEGREES 34 MINUTES 47 SECONDS WEST 62.63 FEET TO A POINT; NORTH 76 DEGREES 30 MINUTES 04 SECONDS WEST 31.72 FEET TO A POINT; SOUTH 81 DEGREES 32 MINUTES 12 SECONDS WEST 230.64 FEET TO A POINT; NORTH 79 DEGREES 28 MINUTES 48 SECONDS WEST 131.45 FEET TO A POINT; NORTH 58 DEGREES 51 MINUTES 54 SECONDS WEST 43.58 FEET TO A POINT; SOUTH 82 DEGREES 06 MINUTES 42 SECONDS WEST 43.74 FEET TO A POINT; SOUTH 86 DEGREES 34 MINUTES 47 SECONDS WEST 41.00 FEET TO A POINT; SOUTH 61 DEGREES 30 MINUTES 48 SECONDS WEST 57.00 FEET TO A POINT; SOUTH 88 DEGREES 21 MINUTES 45 SECONDS WEST 21.63 FEET TO A POINT; AND SOUTH 65 DEGREES 57 MINUTES 28 SECONDS WEST 11.00 FEET TO A POINT FROM WHICH A SET IRON ROD BEARS NORTH 13 DEGREES 21 MINUTES 41 SECONDS WEST 15.00 FEET; THENCE LEAVING THE CREEK, NORTH 13 DEGREES 21 MINUTES 41 SECONDS WEST 570.43 FEET TO A SET IRON ROD; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST 606.03 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 23 MINUTES 48 SECONDS EAST 134.11 FEET TO A SET IRON ROD; THENCE NORTH 70 DEGREES 55 MINUTES 59 SECONDS EAST 131.70 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 37 MINUTES 15 SECONDS WEST 51.20 FEET TO A SET IRON ROD; THENCE SOUTH 70 DEGREES 55 MINUTES 59 SECONDS WEST 140.79 FEET TO A SET IRON ROD; THENCE SOUTH 75 DEGREES 23 MINUTES 48 SECONDS WEST 119.15 FEET TO A SET IRON ROD; THENCE SOUTH 75 DEGREES 49 MINUTES 56 SECONDS WEST 271.10 FEET TO A SET IRON ROD; THENCE NORTH 66 DEGREES 53 MINUTES 39 SECONDS WEST 219.84 FEET TO A 3 INCH DIAMETER METAL FENCE POST; THENCE NORTH 44 DEGREES 24 MINUTES 52 SECONDS WEST 168.24 FEET TO A SET IRON ROD; THENCE SOUTH 52 DEGREES 45 MINUTES 41 SECONDS WEST 167.44 FEET TO A 3 INCH DIAMETER METAL FENCE POST; THENCE NORTH 80 DEGREES 49 MINUTES 43 SECONDS WEST 182.30 FEET TO A 3 INCH DIAMETER METAL FENCE POST; THENCE NORTH 47 DEGREES 50 MINUTES 24 SECONDS WEST 246.14 FEET TO A 3 INCH DIAMETER METAL FENCE POST; THENCE NORTH 61 DEGREES 31 MINUTES 36 SECONDS WEST 244.04 FEET TO A 3 INCH DIAMETER METAL FENCE POST; THENCE NORTH 53 DEGREES 33 MINUTES 31 SECONDS WEST 60.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.42 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JUNE AND AUGUST OF 2024.

PROPERTY DESCRIPTION TRACT 4

A TRACT OF LAND BEING PART SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 1426.37 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 12.27 FEET TO A POINT ON THE SOUTH LINE OF ANTIOCH ROAD, 50 FEET WIDE AS DESCRIBED IN BOOK 950 PAGE 929 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF ANTIOCH ROAD, 50 FEET WIDE AS DESCRIBED IN BOOK 950 PAGE 929, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 131.32 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 31 MINUTES 04 SECONDS EAST 76.88 FEET, AN ARC DISTANCE OF 78.02 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603, SOUTH 06 DEGREES 37 MINUTES 15 SECONDS EAST 1069.22 TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603 AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1504603 AND ITS EASTERLY EXTENSION, NORTH 79 DEGREES 56 MINUTES 30 SECONDS EAST 928.10 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, SOUTH 01 DEGREES 23 MINUTES 16 SECONDS WEST 433.80 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, SOUTH 88 DEGREES 58 MINUTES 25 SECONDS EAST 1325.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, SOUTH 01 DEGREES 13 MINUTES 25 SECONDS WEST 1355.57 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, NORTH 88 DEGREES 41 MINUTES 16 SECONDS WEST 1329.81 FEET TO A FOUND STONE AT THE CENTER OF SAID SECTION 19; THENCE NORTH 88 DEGREES 41 MINUTES 16 SECONDS WEST 96.66 FEET TO A SET IRON ROD; THENCE NORTH 15 DEGREES 16 MINUTES 58 SECONDS WEST 556.65 FEET TO A SET IRON ROD; THENCE NORTH 14 DEGREES 57 MINUTES 47 SECONDS WEST 269.25 FEET TO A SET IRON ROD; THENCE NORTH 14 DEGREES 28 MINUTES 10 SECONDS WEST 139.94 FEET TO A SET IRON ROD; THENCE NORTH 25 DEGREES 37 MINUTES 35 SECONDS WEST 248.85 FEET TO A SET IRON ROD; THENCE NORTH 27 DEGREES 23 MINUTES 51 SECOND WEST 218.60 FEET TO A SET IRON ROD; THENCE NORTH 27 DEGREES 08 MINUTES 41 SECOND WEST 238.69 FEET TO A SET IRON ROD; THENCE SOUTH 76 DEGREES 39 MINUTES 57 SECONDS WEST 97.98 FEET TO A SET IRON ROD; THENCE NORTH 75 DEGREES 18 MINUTES 56 SECONDS WEST 108.12 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 37 MINUTES 15 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.86 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING JUNE AND AUGUST OF 2024.

PROPERTY DESCRIPTION PROPOSED 50' WIDE ACCESS & UTILITY EASEMENT

A TRACT OF LAND BEING PART SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 1426.37 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89 DEGREES 15 MINUTES 52 SECONDS EAST 12.27 FEET TO A POINT ON THE SOUTH LINE OF ANTIOCH ROAD, 50 FEET WIDE AS DESCRIBED IN BOOK 950 PAGE 929 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF ANTIOCH ROAD, 50 FEET WIDE AS DESCRIBED IN BOOK 950 PAGE 929, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 131.32 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 31 MINUTES 04 SECONDS EAST 76.88 FEET, AN ARC DISTANCE OF 45.69 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, SOUTH 04 DEGREES 14 MINUTES 52 SECONDS EAST 110.17 FEET TO A POINT; THENCE SOUTH 09 DEGREES 07 MINUTES 39 SECONDS EAST 800.99 TO A POINT; THENCE SOUTH 06 DEGREES 37 MINUTES 15 SECONDS EAST 319.83 FEET TO A POINT; THENCE SOUTH 83 DEGREES 22 MINUTES 45 SECONDS WEST 50.00 FEET TO A POINT; THENCE NORTH 06 DEGREES 37 MINUTES 15 SECONDS WEST 318.73 FEET TO A POINT; THENCE NORTH 09 DEGREES 07 MINUTES 39 SECONDS WEST 802.03 FEET TO A POINT; THENCE NORTH 04 DEGREES 15 MINUTES 01 SECONDS WEST 138.65 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTHS OF JUNE AND AUGUST OF 2024, BY THE ORDER OF RON JASPER, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART SECTION 19, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C Frazier 09/03/2024

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

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 BY THE SURVEYOR.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE-GRID NORTH.

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

PREPARED FOR:
RON JASPER
7770 ANTIOCH RD
GERALD, MO. 63037

DATE: 08/29/24
SCALE: 1"=200'
PROJECT NO. 24-8391
FILE NAME: 24-8391.DWG

P