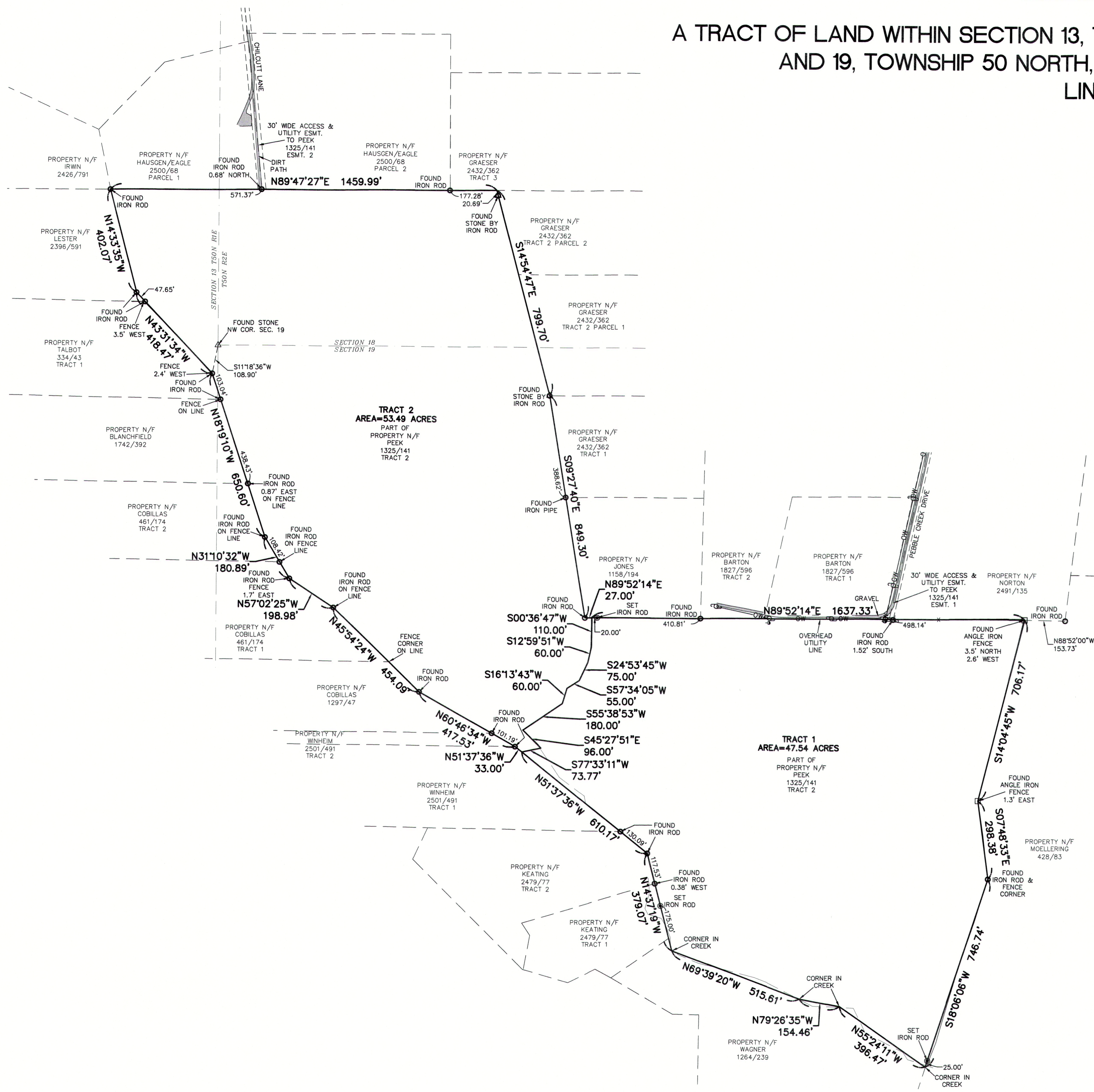


A TRACT OF LAND WITHIN SECTION 13, TOWNSHIP 50 NORTH, RANGE 1 EAST AND WITHIN SECTIONS 18 AND 19, TOWNSHIP 50 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI



PROPERTY DESCRIPTION 53.49 ACRE TRACT

A TRACT OF LAND WITHIN SECTION 13, TOWNSHIP 50 NORTH, RANGE 1 EAST AND WITHIN SECTIONS 18 AND 19 TOWNSHIP 50 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE SOUTH 11 DEGREES 18 MINUTES 36 SECONDS WEST 108.90 FEET TO AN IRON ROD AT THE ANGLE POINT ON THE EAST LINE OF A 10 ACRE TRACT DESCRIBED IN BOOK 334, PAGE 43 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 334, PAGE 43 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591 OF SAID RECORDS, NORTH 43 DEGREES 31 MINUTES 34 SECONDS WEST 418.47 FEET TO AN IRON ROD AT THE ANGLE POINT ON THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591, NORTH 14 DEGREES 33 MINUTES 35 SECONDS WEST 402.07 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2500, PAGE 68 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2432, PAGE 362, NORTH 89 DEGREES 47 MINUTES 27 SECONDS EAST 1459.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2432, PAGE 362, FROM WHICH A STONE BEARS SOUTH 14 DEGREES 54 MINUTES 47 SECONDS EAST 20.69 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2432, PAGE 362, SOUTH 14 DEGREES 54 MINUTES 47 SECONDS EAST 799.70 FEET TO A STONE; THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1158, PAGE 194 OF SAID RECORDS, SOUTH 09 DEGREES 27 MINUTES 40 SECONDS EAST 849.30 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 1158, PAGE 194; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1158, PAGE 194, NORTH 89 DEGREES 52 MINUTES 14 SECONDS EAST 27.00 FEET TO A POINT IN THE CREEK; THENCE LEAVING SAID SOUTH LINE, SOUTH 00 DEGREES 36 MINUTES 47 SECONDS WEST 110.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 12 DEGREES 59 MINUTES 51 SECONDS WEST 60.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 24 DEGREES 53 MINUTES 45 SECONDS WEST 75.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 57 DEGREES 34 MINUTES 05 SECONDS WEST 55.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 55 DEGREES 38 MINUTES 53 SECONDS WEST 180.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 45 DEGREES 27 MINUTES 51 SECONDS EAST 96.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 77 DEGREES 33 MINUTES 11 SECONDS WEST 73.77 FEET TO A POINT IN THE CREEK ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 491 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1297, PAGE 47 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1297, PAGE 491, NORTH 31 DEGREES 10 MINUTES 32 SECONDS WEST 198.99 FEET TO AN IRON ROD; THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 174, NORTH 57 DEGREES 02 MINUTES 25 SECONDS WEST 198.98 FEET TO AN IRON ROD; THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 174, NORTH 57 DEGREES 02 MINUTES 25 SECONDS WEST 198.98 FEET TO AN IRON ROD; THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1264, PAGE 239, NORTH 79 DEGREES 26 MINUTES 35 SECONDS WEST 154.46 FEET TO A POINT IN THE CREEK; THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1264, PAGE 239, NORTH 79 DEGREES 26 MINUTES 35 SECONDS WEST 154.46 FEET TO A POINT IN THE CREEK; THENCE NORTH 55 DEGREES 38 MINUTES 53 SECONDS EAST 180.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 16 DEGREES 13 MINUTES 43 SECONDS EAST 60.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 00 DEGREES 36 MINUTES 47 SECONDS EAST 110.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 57 DEGREES 34 MINUTES 05 SECONDS EAST 55.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 55 DEGREES 38 MINUTES 53 SECONDS EAST 180.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 16 DEGREES 13 MINUTES 43 SECONDS EAST 60.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 00 DEGREES 36 MINUTES 47 SECONDS EAST 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.49 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY OF 2025.

PROPERTY DESCRIPTION 47.54 ACRE TRACT

A TRACT OF LAND WITHIN SECTION 19, TOWNSHIP 50 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

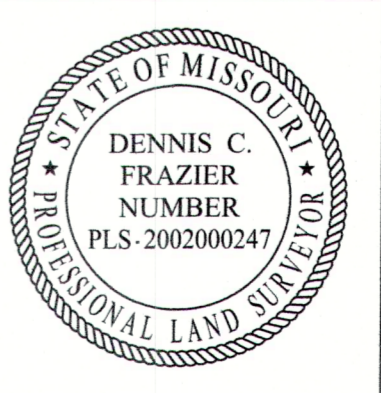
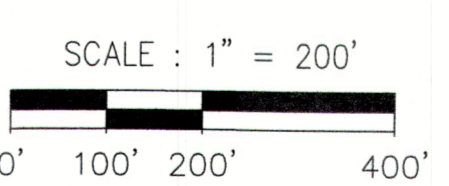
COMMENCING AT STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 19; THENCE SOUTH 11 DEGREES 18 MINUTES 36 SECONDS WEST 108.90 FEET TO AN IRON ROD AT THE ANGLE POINT ON THE EAST LINE OF A 10 ACRE TRACT DESCRIBED IN BOOK 334, PAGE 43 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 334, PAGE 43 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591 OF SAID RECORDS, NORTH 43 DEGREES 31 MINUTES 34 SECONDS WEST 418.47 FEET TO AN IRON ROD AT THE ANGLE POINT ON THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2396, PAGE 591, NORTH 14 DEGREES 33 MINUTES 35 SECONDS WEST 402.07 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2500, PAGE 68 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2432, PAGE 362, NORTH 89 DEGREES 47 MINUTES 27 SECONDS EAST 1459.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2432, PAGE 362, FROM WHICH A STONE BEARS SOUTH 14 DEGREES 54 MINUTES 47 SECONDS EAST 20.69 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2432, PAGE 362, SOUTH 14 DEGREES 54 MINUTES 47 SECONDS EAST 799.70 FEET TO A STONE; THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1158, PAGE 194 OF SAID RECORDS, SOUTH 09 DEGREES 27 MINUTES 40 SECONDS EAST 849.30 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 1158, PAGE 194; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1158, PAGE 194, NORTH 89 DEGREES 52 MINUTES 14 SECONDS EAST 27.00 FEET TO A POINT IN THE CREEK; THENCE LEAVING SAID SOUTH LINE, SOUTH 00 DEGREES 36 MINUTES 47 SECONDS WEST 110.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 12 DEGREES 59 MINUTES 51 SECONDS WEST 60.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 24 DEGREES 53 MINUTES 45 SECONDS WEST 75.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 57 DEGREES 34 MINUTES 05 SECONDS WEST 55.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 55 DEGREES 38 MINUTES 53 SECONDS WEST 180.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 45 DEGREES 27 MINUTES 51 SECONDS EAST 96.00 FEET TO A POINT IN THE CREEK; THENCE SOUTH 77 DEGREES 33 MINUTES 11 SECONDS WEST 73.77 FEET TO A POINT IN THE CREEK ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 491 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1297, PAGE 47 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1297, PAGE 491, NORTH 31 DEGREES 10 MINUTES 32 SECONDS WEST 198.99 FEET TO AN IRON ROD; THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 174, NORTH 57 DEGREES 02 MINUTES 25 SECONDS WEST 198.98 FEET TO AN IRON ROD; THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1264, PAGE 239, NORTH 79 DEGREES 26 MINUTES 35 SECONDS WEST 154.46 FEET TO A POINT IN THE CREEK; THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1264, PAGE 239, NORTH 79 DEGREES 26 MINUTES 35 SECONDS WEST 154.46 FEET TO A POINT IN THE CREEK; THENCE NORTH 55 DEGREES 38 MINUTES 53 SECONDS EAST 180.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 16 DEGREES 13 MINUTES 43 SECONDS EAST 60.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 00 DEGREES 36 MINUTES 47 SECONDS EAST 110.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 57 DEGREES 34 MINUTES 05 SECONDS EAST 55.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 55 DEGREES 38 MINUTES 53 SECONDS EAST 180.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 16 DEGREES 13 MINUTES 43 SECONDS EAST 60.00 FEET TO A POINT IN THE CREEK; THENCE NORTH 00 DEGREES 36 MINUTES 47 SECONDS EAST 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.54 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY OF 2025.

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. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY ALL COUNTY TITLE COMPANY, FILE NO. 66189NF, DATED FEB. 03, 2025 AT 8:00AM. EASEMENTS RECORDED IN B280 P724, B282 P649 & B726 P234 ARE NOT PLOTTABLE—OVERHEAD UTILITY LINES LOCATED AS SHOWN, B207 P471 IS NOT LOCATED ON THE SUBJECT TRACT.

FOUND CORNERS ARE AS SHOWN IN STATE LAND RECORDS DOCUMENT #1130635903, SURVEY BY J. STANLEY COALTER, LS#1401-DEC. 1976 AND AS DESCRIBED IN BOOK 1325 PAGE 141.

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



PREPARED FOR: JANE R. PEEK REVOCABLE TRUST	DATE: 02/07/25 SCALE: 1"=200' PROJECT NO: 25-8617 FILE NAME: 25-8617.DWG	PROPERTY BOUNDARY SURVEY
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	DENNIS C. FRAZIER FRAZIER LAND SURVEYING SERVICES, INC. MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 CORP.# 2008003911	FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710