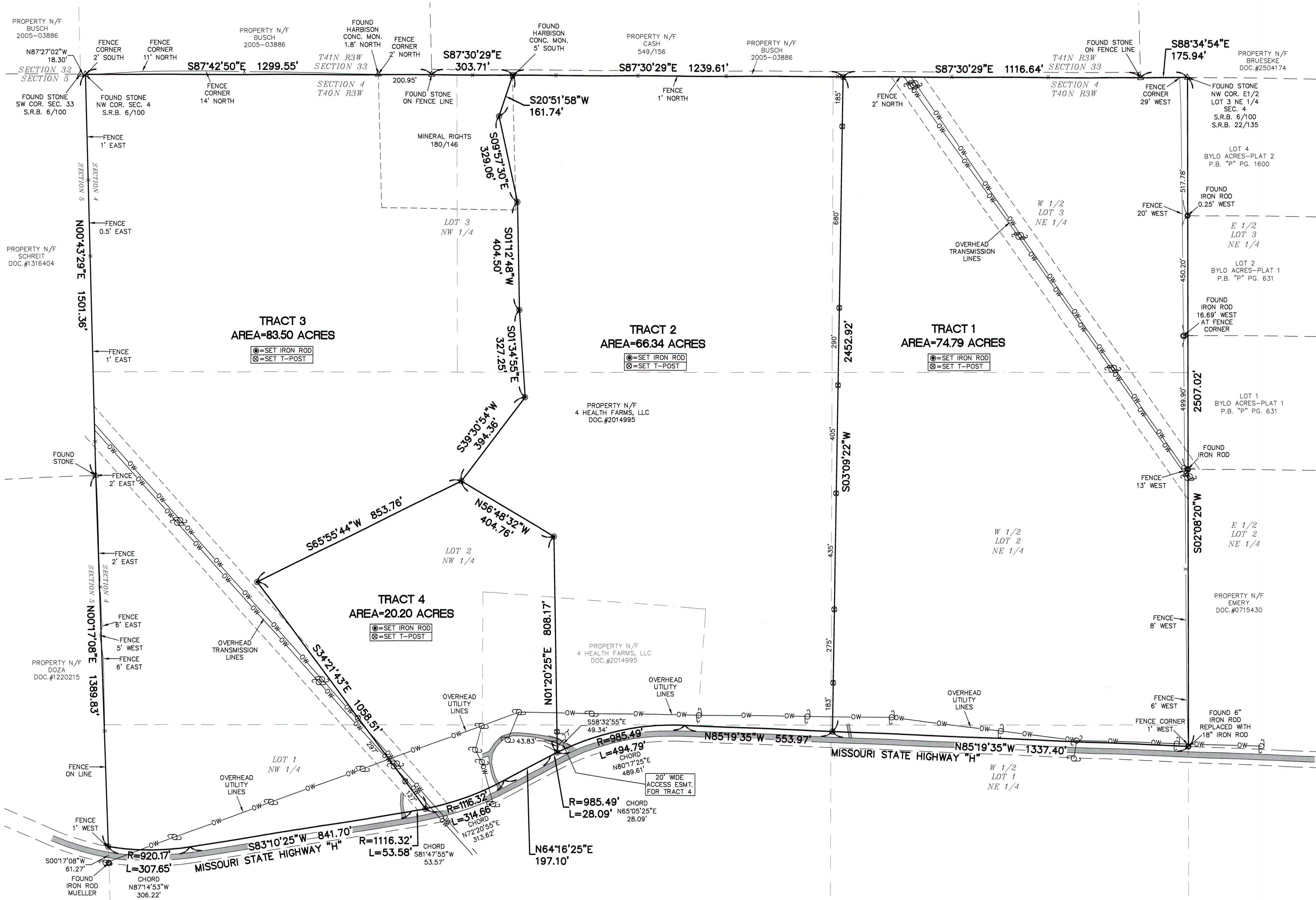


A TRACT OF LAND WITHIN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 4,  
TOWNSHIP 40 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
FRANKLIN COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1  
A TRACT OF LAND WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 42 MINUTES 50 SECONDS EAST 1299.55 FEET TO A STONE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 30 MINUTES 29 SECONDS EAST 1543.32 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 87 DEGREES 30 MINUTES 29 SECONDS EAST 1116.64 FEET TO A STONE AND SOUTH 88 DEGREES 34 MINUTES 54 SECONDS EAST 175.94 FEET TO A STONE AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 3 OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE LEAVING THE NORTH LINE OF SAID SECTION 4 AND ALONG THE WEST LINE OF "BYLO ACRES-PLAT 2" AS RECORDED IN PLAT BOOK "P", PAGE 1600 OF THE FRANKLIN COUNTY RECORDS, THE WEST LINE OF "BYLO ACRES-PLAT 1" AS RECORDED IN PLAT BOOK "P", PAGE 631 OF SAID RECORDS, THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 0715430 AND ALL BEING THE WEST LINE OF THE EAST HALF OF LOTS 1, 2 AND 3 OF THE NORTHEAST QUARTER OF SECTION 4 AS ESTABLISHED, SOUTH 02 DEGREES 08 MINUTES 20 SECONDS WEST 2507.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", NORTH 85 DEGREES 19 MINUTES 35 SECONDS WEST 1337.40 FEET TO A POINT, THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", NORTH 03 DEGREES 09 MINUTES 22 SECONDS EAST 2452.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.79 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING JUNE OF 2025.

PROPERTY DESCRIPTION TRACT 2  
A TRACT OF LAND WITHIN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 42 MINUTES 50 SECONDS EAST 1299.55 FEET TO A STONE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 30 MINUTES 29 SECONDS EAST 303.71 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID NORTH LINE, SOUTH 20 DEGREES 51 MINUTES 58 SECONDS WEST 161.74 FEET TO A SET IRON ROD; THENCE SOUTH 09 DEGREES 57 MINUTES 30 SECONDS EAST 329.06 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST 404.50 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST 404.50 FEET TO A SET IRON ROD; THENCE SOUTH 39 DEGREES 30 MINUTES 54 SECONDS WEST 394.36 FEET TO A SET IRON ROD; THENCE SOUTH 56 DEGREES 48 MINUTES 32 SECONDS EAST 404.76 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 25 MINUTES 25 SECONDS WEST 808.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 985.49 FEET AND WHOSE CHORD BEARS NORTH 80 DEGREES 17 MINUTES 25 SECONDS EAST 489.61 FEET, AN ARC DISTANCE OF 494.79 FEET TO A POINT AND SOUTH 85 DEGREES 19 MINUTES 35 SECONDS EAST 553.97 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", NORTH 03 DEGREES 09 MINUTES 22 SECONDS EAST 2452.92 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, NORTH 87 DEGREES 30 MINUTES 29 SECONDS WEST 1239.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.34 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING JUNE OF 2025.

SUBJECT TO A 20 FOOT WIDE ACCESS EASEMENT TO TRACT 4.

PROPERTY DESCRIPTION TRACT 3  
A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 42 MINUTES 50 SECONDS EAST 1299.55 FEET TO A STONE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 30 MINUTES 29 SECONDS EAST 303.71 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 20 DEGREES 51 MINUTES 58 SECONDS WEST 161.74 FEET TO A SET IRON ROD; THENCE SOUTH 09 DEGREES 57 MINUTES 30 SECONDS EAST 329.06 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST 404.50 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST 404.50 FEET TO A SET IRON ROD; THENCE SOUTH 39 DEGREES 30 MINUTES 54 SECONDS WEST 394.36 FEET TO A SET IRON ROD; THENCE SOUTH 56 DEGREES 48 MINUTES 32 SECONDS EAST 404.76 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 25 MINUTES 25 SECONDS WEST 808.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1116.32 FEET AND WHOSE CHORD BEARS SOUTH 81 DEGREES 47 MINUTES 55 SECONDS WEST 53.57 FEET, AN ARC DISTANCE OF 53.58 FEET TO A POINT, SOUTH 83 DEGREES 10 MINUTES 25 SECONDS WEST 841.70 FEET TO A POINT AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 920.17 FEET AND WHOSE CHORD BEARS NORTH 87 DEGREES 14 MINUTES 53 SECONDS WEST 306.22 FEET, AN ARC DISTANCE OF 307.65 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SECTION 4, NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST 1369.83 FEET TO A STONE AND NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST 1501.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 83.50 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING JUNE OF 2025.

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, CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS, NO EASEMENTS OR UTILITIES RESEARCHED, INTERIOR FENCES ARE NOT SHOWN.  
HIGHWAY H LOCATION BASED ON PLANS PROVIDED BY MODOT-SEC 4 J-ELMONT RD.

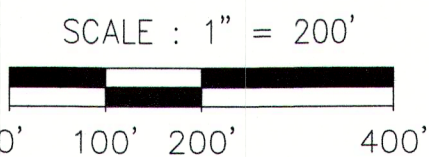
BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE-GRID NORTH.

SURVEYOR'S CERTIFICATE  
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE OF 2025, BY THE ORDER OF 4 HEALTH FARMS, LLC, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 4, TOWNSHIP 40 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  
FRAZIER LAND SURVEYING SERVICES, INC.  
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247  
CORP.# 2008003911

PROPERTY DESCRIPTION TRACT 4  
A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 40 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A STONE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 42 MINUTES 50 SECONDS EAST 1299.55 FEET TO A STONE; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 87 DEGREES 30 MINUTES 29 SECONDS EAST 303.71 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 20 DEGREES 51 MINUTES 58 SECONDS WEST 161.74 FEET TO A SET IRON ROD; THENCE SOUTH 09 DEGREES 57 MINUTES 30 SECONDS EAST 329.06 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST 404.50 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 12 MINUTES 48 SECONDS WEST 404.50 FEET TO A SET IRON ROD; THENCE SOUTH 39 DEGREES 30 MINUTES 54 SECONDS WEST 394.36 FEET TO A SET IRON ROD; THENCE SOUTH 56 DEGREES 48 MINUTES 32 SECONDS EAST 404.76 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 25 MINUTES 25 SECONDS WEST 808.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1116.32 FEET AND WHOSE CHORD BEARS NORTH 72 DEGREES 20 MINUTES 55 SECONDS EAST 313.62 FEET, AN ARC DISTANCE OF 314.66 FEET TO A POINT, NORTH 64 DEGREES 16 MINUTES 25 SECONDS EAST 197.10 FEET TO A POINT AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 985.49 FEET AND WHOSE CHORD BEARS NORTH 65 DEGREES 05 MINUTES 25 SECONDS EAST 28.09 FEET, AN ARC DISTANCE OF 28.09 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H", NORTH 01 DEGREES 20 MINUTES 25 SECONDS EAST 808.17 FEET TO A SET IRON ROD; THENCE NORTH 56 DEGREES 48 MINUTES 32 SECONDS WEST 404.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.20 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING JUNE OF 2025.

ALONG WITH AND INCLUDING A 20 FOOT WIDE STRIP OF LAND FOR ACCESS AND THE CENTERLINE BEING FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT 4; THENCE ALONG THE EAST LINE OF TRACT 4, NORTH 01 DEGREES 20 MINUTES 25 SECONDS EAST 43.83 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 20 FOOT STRIP FOR ACCESS; THENCE SOUTH 58 DEGREES 32 MINUTES 55 SECONDS EAST 49.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H" AND THE TERMINATION OF THE CENTERLINE DESCRIBED HEREIN. THE NORTH AND SOUTH EDGES OF THE 20 FOOT WIDE STRIP ARE TO EXTEND TO OR TERMINATE AT THE EAST LINE OF TRACT 4 AND THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "H".



SLR=STATE LAND RECORDS



PREPARED FOR:  
4 HEALTH FARMS, LLC

DATE: 06/12/25  
SCALE: 1"=200'  
PROJECT NO.: 25-8732  
FILE NAME: 25-8732.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

1 OF 1  
SHEET