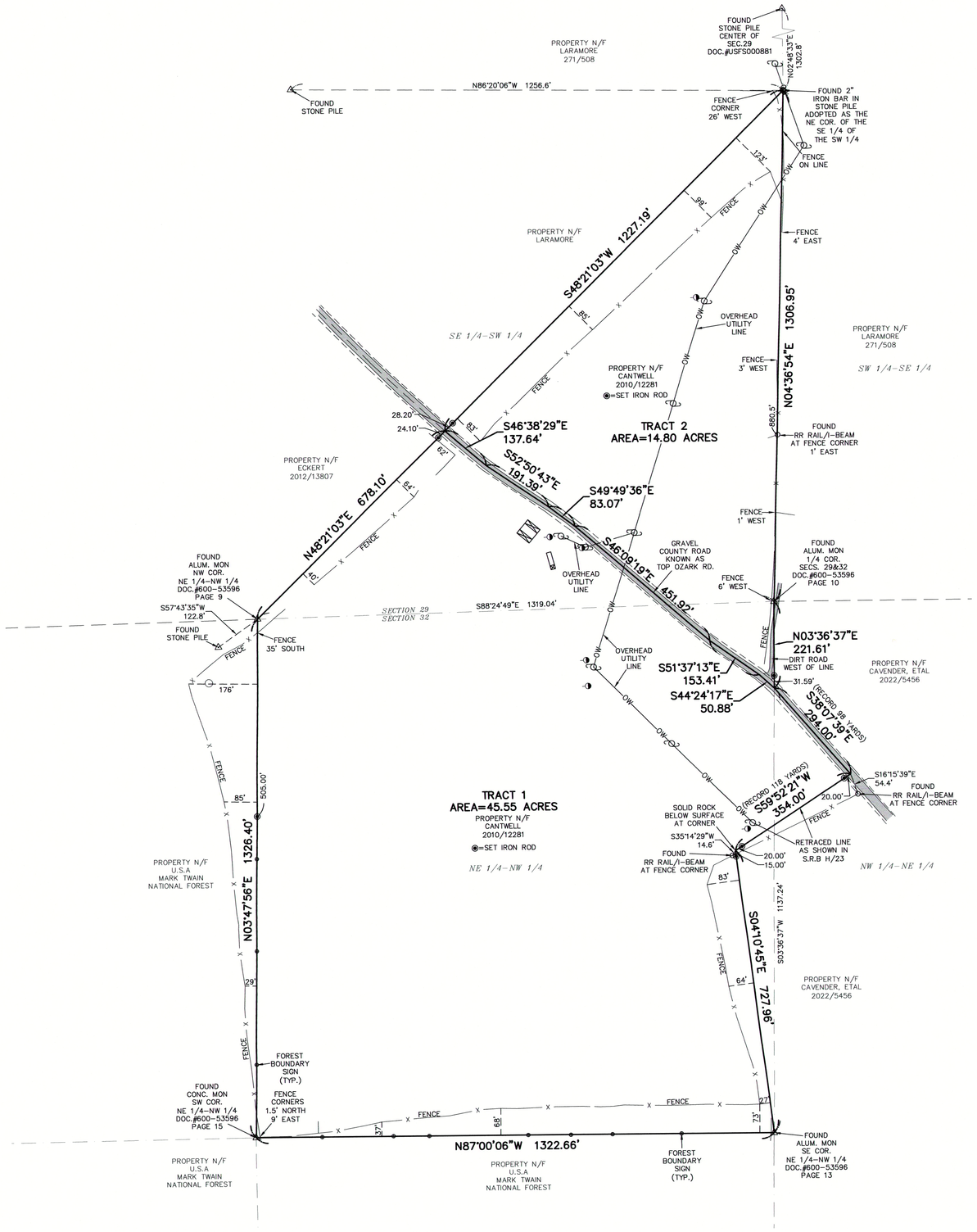
A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI



PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 48 DEGREES 21 MINUTES 03 SECONDS EAST 678.10 FEET TO A POINT IN THE COUNTY ROAD FROM WHICH A 2 INCH BAR IN A STONE PILE AT THE NORTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 BEARS NORTH 48 DEGREES 21 MINUTES 03 SECONDS EAST 1227.19 FEET; THENCE WITH THE COUNTY ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 46 DEGREES 38 MINUTES 29 SECONDS EAST 137.64 FEET TO A POINT, SOUTH 52 DEGREES 50 MINUTES 43 SECONDS EAST 191.39 FEET TO A POINT, SOUTH 49 DEGREES 49 MINUTES 36 SECONDS EAST 83.07 FEET TO A POINT, SOUTH 46 DEGREES 09 MINUTES 19 SECONDS EAST 451.92 FEET TO A POINT, SOUTH 51 DEGREES 37 MINUTES 13 SECONDS EAST 153.41 FEET TO A POINT, SOUTH 44 DEGREES 24 MINUTES 17 SECONDS EAST 50.88 FEET AND SOUTH 38 DEGREES 07 MINUTES 39 SECONDS EAST 294.00 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2022 PAGE 5456 OF THE WASHINGTON COUNTY RECORDS AND AS SHOWN IN SURVEY RECORD BOOK "H" PAGE 23 OF SAID RECORDS; THENCE LEAVING THE COUNTY ROAD AND ALONG SAID WEST LINE, SOUTH 59 DEGREES 52 MINUTES 21 SECONDS WEST 354.00 FEET TO A POINT AND SOUTH 04 DEGREES 10 MINUTES 45 SECONDS EAST 727.96 FEET TO AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE LEAVING SAID WEST LINE AND ALONG TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 87 DEGREES 00 MINUTES 06 SECONDS WEST 1322.66 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 03 DEGREES 47 MINUTES 56 SECONDS EAST 1326.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.55 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY OF 2026.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE NORTH 48 DEGREES 21 MINUTES 03 SECONDS EAST 678.10 FEET TO A POINT IN THE COUNTY ROAD FROM WHICH A 2 INCH BAR IN A STONE PILE AT THE NORTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 BEARS NORTH 48 DEGREES 21 MINUTES 03 SECONDS EAST 1227.19 FEET, AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE WITH THE COUNTY ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 46 DEGREES 38 MINUTES 29 SECONDS EAST 137.64 FEET TO A POINT, SOUTH 52 DEGREES 50 MINUTES 43 SECONDS EAST 191.39 FEET TO A POINT, SOUTH 49 DEGREES 49 MINUTES 36 SECONDS EAST 83.07 FEET TO A POINT, SOUTH 46 DEGREES 09 MINUTES 19 SECONDS EAST 451.92 FEET TO A POINT, SOUTH 51 DEGREES 37 MINUTES 13 SECONDS EAST 153.41 FEET TO A POINT, SOUTH 44 DEGREES 24 MINUTES 17 SECONDS EAST 50.88 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32; THENCE LEAVING THE COUNTY ROAD AND ALONG SAID EAST LINE, NORTH 03 DEGREES 36 MINUTES 37 SECONDS EAST 221.61 FEET TO AN ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, NORTH 04 DEGREES 36 MINUTES 54 SECONDS EAST 1306.95 FEET TO A 2 INCH IRON BAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTH 48 DEGREES 21 MINUTES 03 SECONDS WEST 1227.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.80 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY OF 2026.

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.

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

SCALE : 1" = 150'

0' 75' 150' 300'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY 2026, BY THE ORDER OF HARRY CANTWELL, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C Frazier 02/14/2026

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

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

PREPARED FOR:
HARRY CANTWELL

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

DATE:	02/13/26
SCALE:	1"=150'
PROJECT NO:	26-8980
FILE NAME:	26-8980.DWG
REV-1:	
REV-2:	
REV-3:	
REV-4:	

PROPERTY BOUNDARY SURVEY

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

SHEET: 1 OF 1