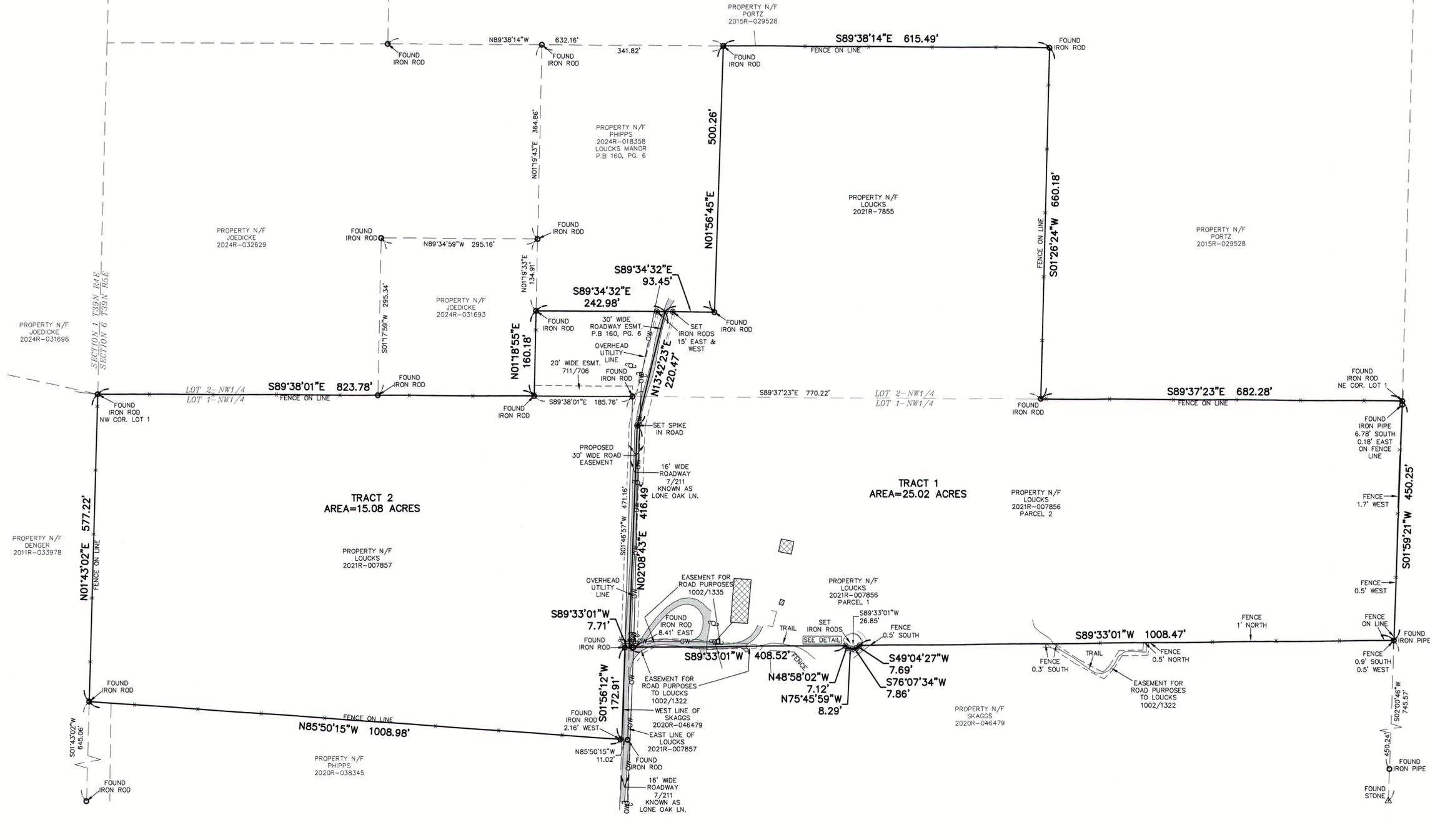


A TRACT OF LAND WITHIN LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI

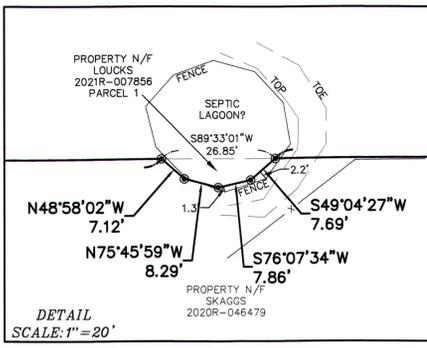


PROPERTY DESCRIPTION TRACT 1
 A TRACT OF LAND WITHIN LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, SOUTH 01 DEGREES 59 MINUTES 21 SECONDS WEST 450.25 FEET TO AN IRON ROD ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2020R-046479 OF THE JEFFERSON COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 33 MINUTES 01 SECONDS WEST 1008.47 FEET TO THE NORTHEAST CORNER OF THE FIRST TRACT DESCRIBED IN DOCUMENT 2021R-007856 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF THE FIRST TRACT DESCRIBED IN DOCUMENT 2021R-007856, SOUTH 49 DEGREES 04 MINUTES 27 SECONDS WEST 7.69 FEET TO A POINT, SOUTH 76 DEGREES 07 MINUTES 34 SECONDS WEST 7.86 FEET TO A POINT, NORTH 75 DEGREES 45 MINUTES 59 SECONDS WEST 8.29 FEET TO A POINT AND NORTH 48 DEGREES 58 MINUTES 02 SECONDS WEST 7.12 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2020R-046479; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 33 MINUTES 01 SECONDS WEST 408.52 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 30 FOOT WIDE ROAD EASEMENT; THENCE ALONG SAID CENTERLINE, NORTH 02 DEGREES 08 MINUTES 43 SECONDS EAST 416.49 FEET TO A POINT AND NORTH 13 DEGREES 42 MINUTES 23 SECONDS EAST 220.47 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF "LOUCKS MANOR" AS RECORDED IN PLAT BOOK 160 PAGE 6 OF SAID RECORDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID LOT 1, SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 93.45 FEET TO AN IRON ROD AND NORTH 01 DEGREES 56 MINUTES 45 SECONDS EAST 500.26 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN 2015R-029528 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN 2015R-029528, SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST 615.49 FEET TO AN IRON ROD AND SOUTH 89 DEGREES 37 MINUTES 23 SECONDS EAST 682.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.02 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2026.

PROPERTY DESCRIPTION TRACT 2
 A TRACT OF LAND WITHIN LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON ROD AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 38 MINUTES 01 SECONDS EAST 823.78 FEET TO AN IRON ROD; THENCE LEAVING SAID NORTH LINE, NORTH 01 DEGREES 18 MINUTES 55 SECONDS EAST 160.18 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF "LOUCKS MANOR" AS RECORDED IN PLAT BOOK 160 PAGE 6 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 242.98 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 30 FOOT WIDE ROAD EASEMENT; THENCE ALONG SAID CENTERLINE, SOUTH 13 DEGREES 42 MINUTES 23 SECONDS WEST 220.47 FEET TO A POINT AND SOUTH 02 DEGREES 08 MINUTES 43 SECONDS WEST 416.49 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 33 MINUTES 01 SECONDS WEST 7.71 FEET TO AN IRON ROD; THENCE ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2020R-046479 OF SAID RECORDS, SOUTH 01 DEGREES 56 MINUTES 12 SECONDS WEST 172.91 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2021R-007857 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 85 DEGREES 50 MINUTES 15 SECONDS WEST 1008.98 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION 6, NORTH 01 DEGREES 43 MINUTES 02 SECONDS EAST 577.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.08 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING MARCH OF 2026.

PROPERTY DESCRIPTION PROPOSED 30 FOOT WIDE ROAD EASEMENT
 A 30 FOOT WIDE STRIP OF LAND WITHIN LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT AN IRON ROD AT THE NORTHWEST CORNER OF THE AFORESAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 38 MINUTES 01 SECONDS EAST 823.78 FEET TO AN IRON ROD; THENCE LEAVING SAID NORTH LINE, NORTH 01 DEGREES 18 MINUTES 55 SECONDS EAST 160.18 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF "LOUCKS MANOR" AS RECORDED IN PLAT BOOK 160 PAGE 6 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 34 MINUTES 32 SECONDS EAST 242.98 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 30 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE ALONG SAID CENTERLINE, SOUTH 13 DEGREES 42 MINUTES 23 SECONDS WEST 220.47 FEET TO A POINT AND SOUTH 02 DEGREES 08 MINUTES 43 SECONDS WEST 416.49 FEET TO THE TERMINATION OF SAID CENTERLINE.

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. THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT ISSUED BY TOUCHSTONE TITLE AND ABSTRACT, COMMITMENT NO. 260223, DATED FEB. 11, 2026 AT 08:00AM.
 B652 P83-DOCUMENT NOT PROVIDED-OVERHEAD UTILITY LINES LOCATED AS SHOWN, B10102 P1322-LOCATED AS SHOWN, B7 P211-LOCATED AS SHOWN, B711 P706-LOCATED AS SHOWN, B1003 P1335-LOCATED AS SHOWN.
 BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE-GRID NORTH.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MARCH 2026, BY THE ORDER OF DAVID AND CATHERINE LOUCKS, FIRST AMERICAN TITLE INSURANCE COMPANY AND TOUCHSTONE TITLE AND ABSTRACT EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

Dennis C. Frazier 03/17/2026
 DENNIS C. FRAZIER
 MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
 CORP.# 2008003911

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| PREPARED FOR: DAVID AND CATHERINE LOUCKS | DATE: 03/14/26 SCALE: 1"=100' PROJECT NO.: 26-8986 FILE NAME: 26-8986.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

