

OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST  
QUARTER, ALL IN SECTION 18, TOWNSHIP 47 NORTH, RANGE 4 EAST,  
ST. CHARLES COUNTY, MISSOURI

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 47 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT "B" IRON ROD SET FOR THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF ABOVE SAID FRACTIONAL SECTION 18; THENCE SOUTH  $88^{\circ}21'21"$  EAST ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 18 A DISTANCE OF 695.54 FEET; THENCE DEPARTING SAID SOUTH NORTHERLY LINE SOUTH  $05^{\circ}50'10"$  WEST  $514.41$  FEET; THENCE NORTH  $50^{\circ}37'16"$  WEST  $349.25$  FEET; THENCE NORTH  $66^{\circ}42'19"$  WEST  $395.72$  FEET TO A POINT "C" WESTERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 18; THENCE NORTH  $03^{\circ}17'43"$  EAST ALONG SAID WESTERLY LINE A DISTANCE OF  $287.96$  FEET TO THE POINT OF BEGINNING AND CONTAINING  $1.54$  ACRES, MORE OR LESS.

A STRIP OF LAND 30' WIDE BEING PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 47 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF ABOVE SAID FRACTIONAL SECTION 18; THENCE SOUTH 82°23'1" EAST ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 18 A DISTANCE OF 695.54 FEET; THENCE DEPARTING LAST SAID NORTHERLY LINE SOUTH 05°31'0" WEST 30.06 FEET; THENCE PARALLEL TO AFOREMENTIONED NORTHERLY LINE NORTH 80°23'2" WEST A DISTANCE OF 694.53 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF AFOREMENTIONED FRACTIONAL SECTION 18; THENCE NORTH 33°17'4" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

N/F  
CENTRAL BANK COMPANY, INC  
984/537

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 47 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF THE SOUTH HALF EAST ALONG THE NORTHERLY LINE OF ABOVE SAID FRACTIONAL SECTION 18; THENCE SOUTH 88°23'21" WEST 100.00 FEET TO THE POINT OF BEGINNING OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 18; THENCE SOUTH 88°23'21" WEST 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED FRACTIONAL SECTION 18; THENCE SOUTH 88°23'21" EAST CONTINUING ALONG LAST SAID NORTHERLY LINE A DISTANCE OF 1941.03 FEET TO A FOUND 5/8" IRON ROD SET ON THE WESTERLY LINE OF FRACTIONAL SECTION 17; THENCE SOUTH 02°45'16" WEST ALONG THE WESTERLY LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 1346.82 FEET TO A FOUND 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 18; THENCE NORTH 88°07'47" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 2648.96 FEET TO A FOUND 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 03°14'31" EAST ALONG THE WESTERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER A DISTANCE OF 1047.16 FEET; THENCE DEPARTING LAST SAID WESTERLY LINE SOUTH 86°42'11" EAST 595.72 FEET; THENCE SOUTH 50°37'15" EAST 349.25 FEET; THENCE NORTH 09°13'40" EAST 514.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.93 ACRES MORE OR LESS.

TITLE COMMITMENT PROVIDED BY ASSURED TITLE COMPANY, FILE NUMBER 874289, EFFECTIVE DATE: MARCH 18, 2010. SCHEDULE B-SECTION 2 ITEMS ARE AS FOLLOWS: ITEM 11: EASEMENT GRANTED TO MISSOURI EDISON COMPANY ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 991 PAGE 558 AS SHOWN HEREON, IT SHOULD BE NOTED THAT THIS DOCUMENT CONTAINS AN ERRONEOUS DIRECTION CALL IN THE SECOND TO THE LAST LINE OF THE DESCRIPTION PORTION, "THENCE WEST TO THE SE CORNER" SHOULD READ "THENCE EAST TO THE SE CORNER".

2. THE EXISTING DRIVEWAY FROM HIGHWAY "C" ENDOACHES OUTSIDE OF THE SOUTHERN PORTION OF THE ACCESS EASEMENT APPROXIMATELY 1 FOOT.

3. THERE ARE TWO POTENTIAL PRESCRIPTIVE RIGHT CLAIMS ALONG THE NORTHERLY AND SOUTHERLY PROPERTY LINES AS SHOWN HEREON WHERE GRAVEL DRIVES CROSS THE SUBJECT PROPERTY EITHER FROM OR TO ADJACENT PROPERTY.

4. DUE TO THE HIGHWATER IN ADJACENT DITCHES AND CREEKS WE WERE UNABLE TO LOCATE CONTROLLING CORNERS ALONG THE EASTERN BOUNDARY LINE, THEREFORE

5. BASIS OF BEARING AS SHOWN, REFERENCED TO THE NORTHERLY LINE OF PREVIOUS

SURVEY PERFORMED BY JAMES R. PARK FOR COCHRAN ENGINEERING AS PROJECT NUMBER 85935-09; SIGNED AND DATED ON JANUARY 28, 2009.

7. ALL EXISTING MONUMENTS FOUND ARE NOTED AS OIP (OLD IRON PIPE) OR (OLD ROD) ETC.

8. DIMENSIONS OR BEARINGS SHOWN IN ( ) ARE RECORD INFORMATION. SAID RECORD INFORMATION DENOTED WITH AN "R" REFERS TO SURVEY PERFORMED BY ALFRED J. BERTHOUD, JR., 1917, AND RECORDED IN SURVEY RECORD BOOK 4, PAGE 84.

A "P" REFERS TO SURVEY PERFORMED BY JAMES R. PARK AS MENTIONED IN NOTE HEREON.

9. THE 30 FOOT WIDE EASEMENT SHOWN ALONG THE NORTHERLY LINE OF TRACT 1 IS REQUIRED TO BE RESERVED/GRANTED TO THE BUYER OF TRACT 2 FOR ACCESS. BOTH TRACTS ALSO REQUIRE THE ACCESS EASEMENT SHOWN AS "PARCEL 2

TRACTS 1 AND 2 WILL ALSO REQUIRE THE ACCESS EASEMENT SHOWN AS  
EASEMENT IN THE TITLE COMMITMENT FOR ACCESS RIGHTS TO AND FROM HIGHWAY  
22. AS SHOWN HEREON.

10. CONCRETE MONUMENT SHOWN AT THE NORTHEAST CORNER OF TRACT 1 WAS LAYING  
SIDE IN A NORTH-SOUTH POSITION UNDER 36" OF WATER WHEN ITS SOUTHERN END  
WAS EXPOSED. THE ACTUAL LOCATION OF SAID MONUMENT MAY BE 2

FIELD LOCATED. THEREFORE THE ACTUAL LOCATION OF SAID MONUMENT MAY BE NORTH OF THE LOCATION SHOWN HEREON.

COMPANY, INC.

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SURVEYORS CERTIFICATE

WE CERTIFY TO PINE LLC, SPRUCE LLC, AND ASSURED TITLE CO.  
THAT WE HAVE DURING APRIL, 2010 PERFORMED A BOUNDARY SURVEY  
OF TWO PARCELS OF A TRACT OF LAND BEING THE S

AND CREATED TWO PARCELS OF A TRACT OF LAND BEING THE  
HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 18,  
TOWNSHIP 47 NORTH, RANGE 4 EAST, ST. CHARLES COUNTY, MISSOURI

THAT THE RESULTS OF SAID SURVEY ARE AS SHOWN HEREON AND  
IN ACCORDANCE WITH THE CURRENT "MISSOURI MINIMUM STANDARDS"

IN ACCORDANCE WITH THE CURRENT MISSOURI EVIDENCE CODE  
FOR PROPERTY BOUNDARY SURVEYS".

BUESCHER DITCH & ASSOCIATES, INC., L.S.-2001010600

15-2225  
MARK  
A. DITCH

*[Handwritten signature]*

BY: MARK A. DITCH, MO. L.S. 2225

4/9/2017

4/5/2070

LEGEND

ATEY FARMS

SET 1/2" IRON ROD WITH CORPORATE  
CAP. EXCEPT AS NOTED.

FOUND MONUMENTATION

W/ TYPE. 2 EAST FIFTH STREET, SUITE 200  
P.O. BOX 621  
WASHINGTON, MISSOURI 63090  
816 / 636-7710-8255

|       |     |           |                                                                                                                               |
|-------|-----|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| DATE: | NO. | REVISIONS |  Ph (636) 239-8255<br>Fax (636) 239-7681 |
|       |     |           |                                                                                                                               |

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|  |  |  |  | DRAWN BY | CHKD. BY | DATE   | JOB NO. |
|  |  |  |  | QLS      | MAD      | 4-7-10 | 04040   |