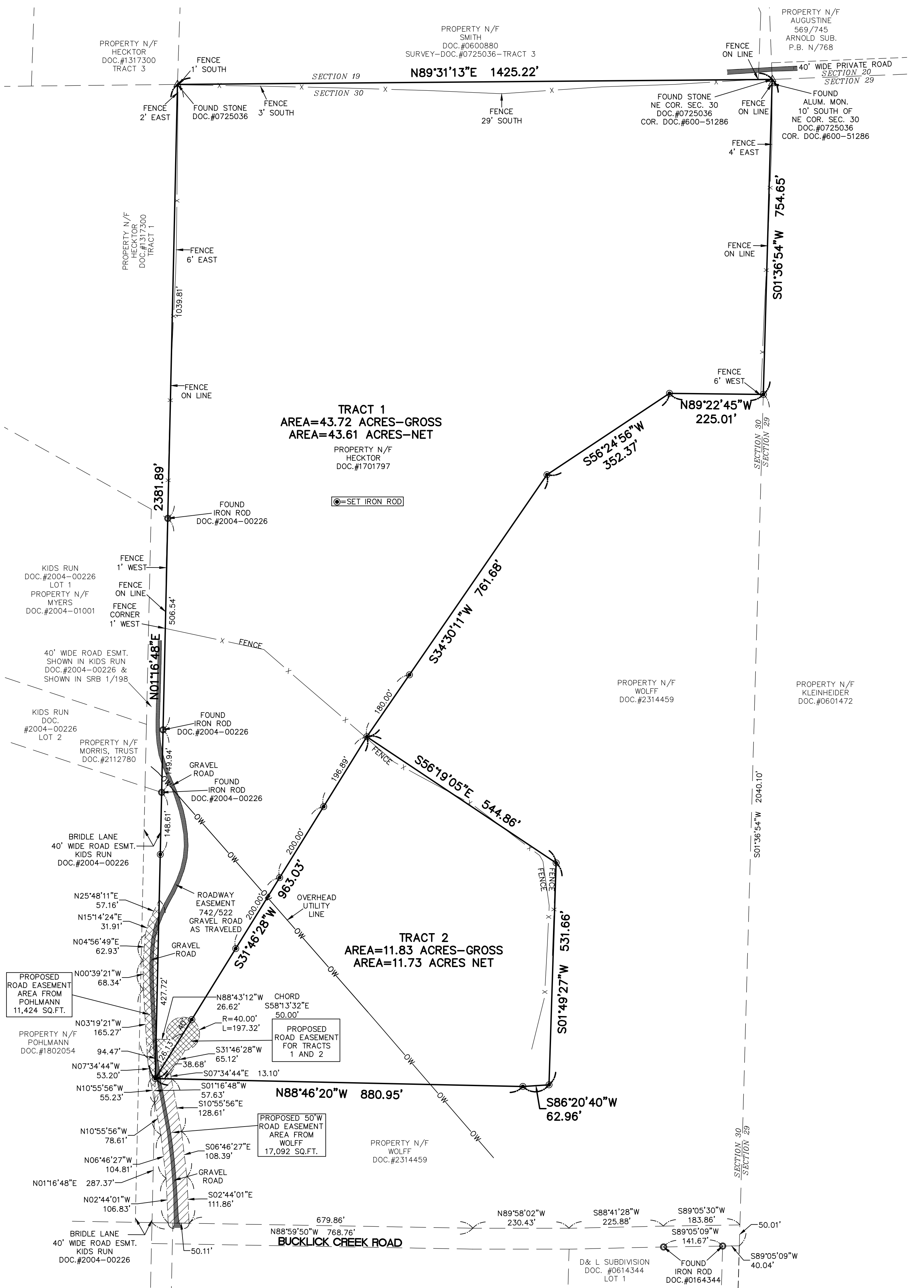


A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI



SITE PROPERTY DESCRIPTION

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 01 DEGREES 36 MINUTES 54 SECONDS WEST 754.65 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID SECTION 30 AND ALONG THE NORTH AND WEST LINES OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 22 MINUTES 45 SECONDS WEST 225.01 FEET TO A POINT, SOUTH 56 DEGREES 24 MINUTES 56 SECONDS WEST 352.37 FEET TO A POINT, SOUTH 34 DEGREES 30 MINUTES 11 SECONDS WEST 761.68 FEET TO A POINT, SOUTH 56 DEGREES 19 MINUTES 05 SECONDS EAST 544.86 FEET TO A POINT; SOUTH 01 DEGREES 49 MINUTES 27 SECONDS WEST 531.66 FEET TO A POINT, SOUTH 86 DEGREES 20 MINUTES 40 SECONDS WEST 62.96 FEET TO A POINT AND NORTH 88 DEGREES 46 MINUTES 20 SECONDS WEST 880.95 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 2381.89 FEET TO A STONE ON THE NORTH LINE OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SECTION 30, NORTH 89 DEGREES 31 MINUTES 13 SECONDS EAST 1425.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.55 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

PROPERTY DESCRIPTION TRACT 1

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 01 DEGREES 36 MINUTES 54 SECONDS WEST 754.65 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID SECTION 30 AND ALONG THE NORTH AND WEST LINES OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 22 MINUTES 45 SECONDS WEST 225.01 FEET TO A POINT, SOUTH 56 DEGREES 24 MINUTES 56 SECONDS WEST 352.37 FEET TO A POINT, SOUTH 34 DEGREES 30 MINUTES 11 SECONDS WEST 761.68 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 31 DEGREES 46 MINUTES 28 SECONDS WEST 963.03 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 2381.89 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SECTION 30, NORTH 89 DEGREES 31 MINUTES 13 SECONDS EAST 1425.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.72 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

PROPERTY DESCRIPTION TRACT 2

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 01 DEGREES 36 MINUTES 54 SECONDS WEST 754.65 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID SECTION 30 AND ALONG THE NORTH AND WEST LINES OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 22 MINUTES 45 SECONDS WEST 225.01 FEET TO A POINT, SOUTH 56 DEGREES 24 MINUTES 56 SECONDS WEST 352.37 FEET TO A POINT, SOUTH 34 DEGREES 30 MINUTES 11 SECONDS WEST 761.68 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 56 DEGREES 19 MINUTES 05 SECONDS EAST 544.86 FEET TO A POINT, SOUTH 01 DEGREES 49 MINUTES 27 SECONDS WEST 531.66 FEET TO A POINT, TO A POINT AND NORTH 88 DEGREES 46 MINUTES 20 SECONDS WEST 880.95 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 31 DEGREES 46 MINUTES 28 SECONDS EAST 963.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.83 ACRES AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

PROPERTY DESCRIPTION PROPOSED ROAD EASEMENT AREA LOCATED TRACTS 1 AND 2

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 01 DEGREES 36 MINUTES 54 SECONDS WEST 2744.74 FEET TO A POINT ON THE NORTH LINE OF BUCKLICK CREEK ROAD AS DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID SECTION 30 AND ALONG THE NORTH LINE OF BUCKLICK CREEK ROAD AS DESCRIBED IN DOCUMENT NUMBER 2314459 THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 05 MINUTES 30 SECONDS WEST 183.86 FEET TO A POINT, SOUTH 88 DEGREES 41 MINUTES 28 SECONDS WEST 225.88 FEET TO A POINT, NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST 230.43 FEET TO A POINT AND NORTH 88 DEGREES 59 MINUTES 50 SECONDS WEST 768.76 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 345.00 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 94.47 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST 26.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET AND WHOSE CHORD BEARS SOUTH 58 DEGREES 13'32" WEST 50.00 FEET TO A POINT; THENCE SOUTH 31 DEGREES 46 MINUTES 28 SECONDS WEST 65.12 FEET TO A POINT; THENCE SOUTH 07 DEGREES 34 MINUTES 44 SECONDS EAST 13.10 FEET TO A POINT; THENCE NORTH 87 DEGREES 46 MINUTES 28 SECONDS WEST 38.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,421 SQUARE FEET AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

PROPERTY DESCRIPTION PROPOSED ROAD EASEMENT AREA LOCATED ON POHLMANN TRACT

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 01 DEGREES 36 MINUTES 54 SECONDS WEST 2744.74 FEET TO A POINT ON THE NORTH LINE OF BUCKLICK CREEK ROAD AS DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID SECTION 30 AND ALONG THE NORTH LINE OF BUCKLICK CREEK ROAD AS DESCRIBED IN DOCUMENT NUMBER 2314459 THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 05 MINUTES 30 SECONDS WEST 183.86 FEET TO A POINT, SOUTH 88 DEGREES 41 MINUTES 28 SECONDS WEST 225.88 FEET TO A POINT, NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST 230.43 FEET TO A POINT AND NORTH 88 DEGREES 59 MINUTES 50 SECONDS WEST 768.76 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 287.37 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID WEST LINE, NORTH 10 DEGREES 55 MINUTES 56 SECONDS WEST 55.23 FEET TO A POINT; THENCE NORTH 07 DEGREES 34 MINUTES 44 SECONDS EAST 53.20 FEET TO A POINT; THENCE NORTH 03 DEGREES 19 MINUTES 21 SECONDS WEST 165.27 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES 21 SECONDS WEST 68.34 FEET TO A POINT; THENCE NORTH 04 DEGREES 56 MINUTES 49 SECONDS EAST 62.93 FEET TO A POINT; THENCE NORTH 15 DEGREES 14 MINUTES 24 SECONDS EAST 31.91 FEET TO A POINT; THENCE NORTH 25 DEGREES 48 MINUTES 11 SECONDS EAST 57.16 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, SOUTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 485.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,424 SQUARE FEET AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

PROPERTY DESCRIPTION PROPOSED ROAD EASEMENT LOCATED ON WOLFF TRACT

A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 01 DEGREES 36 MINUTES 54 SECONDS WEST 2744.74 FEET TO A POINT ON THE NORTH LINE OF BUCKLICK CREEK ROAD AS DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF SAID SECTION 30 AND ALONG THE NORTH LINE OF BUCKLICK CREEK ROAD AS DESCRIBED IN DOCUMENT NUMBER 2314459 THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 05 MINUTES 30 SECONDS WEST 183.86 FEET TO A POINT, SOUTH 88 DEGREES 41 MINUTES 28 SECONDS WEST 225.88 FEET TO A POINT, NORTH 89 DEGREES 58 MINUTES 02 SECONDS WEST 230.43 FEET TO A POINT AND NORTH 88 DEGREES 59 MINUTES 50 SECONDS WEST 679.86 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE NORTH LINE OF BUCKLICK CREEK ROAD, NORTH 88 DEGREES 59 MINUTES 50 SECONDS WEST 50.11 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, NORTH 02 DEGREES 44 MINUTES 01 SECONDS WEST 108.83 FEET TO A POINT; THENCE NORTH 06 DEGREES 46 MINUTES 27 SECONDS WEST 104.81 FEET TO A POINT; THENCE NORTH 10 DEGREES 55 MINUTES 56 SECONDS WEST 78.61 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 57.63 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE, SOUTH 88 DEGREES 46 MINUTES 20 SECONDS EAST 38.68 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 10 DEGREES 55 MINUTES 56 SECONDS EAST 128.61 FEET TO A POINT; THENCE SOUTH 06 DEGREES 46 MINUTES 27 SECONDS EAST 108.39 FEET TO A POINT; THENCE SOUTH 02 DEGREES 44 MINUTES 01 SECONDS EAST 111.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,092 SQUARE FEET AS SHOWN ON A SURVEY BY FRAZIER LAND SURVEYING DURING SEPTEMBER OF 2025.

GENERAL NOTES:

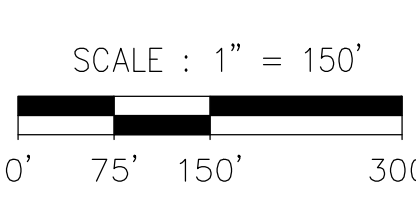
THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

THE LEGAL DESCRIPTION OF THE WOLFF TRACT AS DESCRIBED IN DOCUMENT NUMBER 2314459 OF THE FRANKLIN COUNTY RECORDS INCORRECTLY CALLS FOR AN ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SECTION 30. THIS MONUMENT IS 10 FEET SOUTH OF THE SECTION CORNER AS SHOWN IN CORNER DOCUMENT NUMBER 600-51286 IN THE STA. RECORDS. IN THIS SURVEY THE SURVEYOR IS LOCATING THE WOLFF TRACT BASED ON THE ALUMINUM MONUMENT LOCATION AND NOT THE SECTION CORNER LOCATION. THE SURVEYOR WAS PROVIDED A COPY OF A SURVEY BY KURT J. MUSER, LS-1852, THIS SURVEY WHICH APPEARS TO HAVE BEEN USED FOR THE PREPARATION OF THE WOLFF DESCRIPTION AND ALSO SHOWS THE ALUMINUM MONUMENT AT THE SECTION CORNER. NONE OF THE CALLED FOR SET IRON RODS ON THE MUSER SURVEY WERE FOUND TO EXIST.

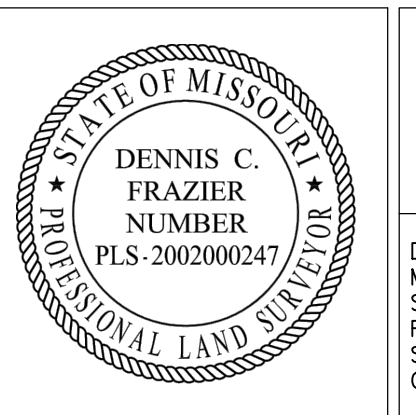
BASIS OF BEARINGS—MISSOURI COORDINATE SYSTEM OF 1983—EAST ZONE, GRID NORTH.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER 2025, BY THE ORDER OF MARY HECKTOR, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 2 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.



SLR=STATE LAND RECORDS



PREPARED FOR:
MARY HECKTOR

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND SURVEYOR #200200247
FRAZIER LAND SURVEYING SERVICES, INC.
CORP.# 200803911

DATE: 02/28/26
SCALE: 1"=150'
PROJECT NO: 25-8791
FILE NAME: 25-8791.DWG

REV-1: 01/29/26 COUNTY COMMENTS
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