

A TRACT OF LAND WITHIN SECTIONS 28, 29 AND 32, TOWNSHIP 43 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI

PROPERTY DESCRIPTION TRACT 2
A TRACT OF LAND WITHIN SECTIONS 29 AND 32, TOWNSHIP 43 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 87 DEGREES 51 MINUTES 19 SECONDS WEST 1341.93 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 32, SOUTH 00 DEGREES 22 MINUTES 31 SECONDS EAST 1362.60 FEET TO A POINT ON THE NORTH LINE OF "VENNA WOODS" AS RECORDED IN SURVEY RECORD BOOK 20 PAGE 10A OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID "VENNA WOODS", SOUTH 87 DEGREES 45 MINUTES 39 SECONDS WEST 1329.85 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID "VENNA WOODS", SOUTH 00 DEGREES 46 MINUTES 27 SECONDS EAST 1363.72 FEET TO THE NORTHEAST CORNER OF SAID "VENNA WOODS" AND SOUTH 87 DEGREES 40 MINUTES 45 SECONDS WEST 1379.28 FEET TO THE NORTHWEST CORNER OF LOT 18 OF SAID "VENNA WOODS"; THENCE LEAVING THE NORTH LINE OF SAID "VENNA WOODS" AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, NORTH 00 DEGREES 07 MINUTES 17 SECONDS EAST 1234.41 FEET TO AN IRON ROD AND NORTH 00 DEGREES 13 MINUTES 06 SECONDS WEST 813.24 FEET TO AN IRON ROD; THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 10 MINUTES 13 SECONDS EAST 140.09 FEET TO A SET IRON ROD; THENCE NORTH 50 DEGREES 23 MINUTES 44 SECONDS EAST 1128.34 FEET TO A SET IRON ROD ON THE SOUTH LINE OF SAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, NORTH 87 DEGREES 51 MINUTES 19 SECONDS EAST 330.00 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2513138; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2513138, NORTH 00 DEGREES 16 MINUTES 36 SECONDS EAST 565.06 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, NORTH 85 DEGREES 11 MINUTES 04 SECONDS EAST 605.38 FEET TO A SET IRON ROD; THENCE SOUTH 27 DEGREES 36 MINUTES 40 SECONDS EAST 146.48 FEET TO A SET IRON ROD; THENCE SOUTH 89 DEGREES 08 MINUTES 02 SECONDS EAST 131.45 FEET TO A SET IRON ROD; THENCE SOUTH 07 DEGREES 07 MINUTES 12 SECONDS EAST 189.20 FEET TO A SET IRON ROD; THENCE NORTH 86 DEGREES 32 MINUTES 18 SECONDS EAST 282.96 FEET TO A SET IRON ROD; THENCE NORTH 27 DEGREES 36 MINUTES 44 SECONDS WEST 304.57 FEET TO A SET IRON ROD; THENCE NORTH 13 DEGREES 10 MINUTES 13 SECONDS EAST 89.97 FEET TO A SET IRON ROD; THENCE NORTH 04 DEGREES 13 MINUTES 21 SECONDS EAST 484.67 FEET TO A SET IRON ROD ON THE SOUTH LINE OF KRENNING ROAD DESCRIBED IN DOCUMENT NUMBER 2005-13282 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 86 DEGREES 56 MINUTES 41 SECONDS EAST 357.56 FEET TO A SET IRON ROD AND NORTH 86 DEGREES 42 MINUTES 24 SECONDS EAST 357.56 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 36 DEGREES 57 MINUTES 57 SECONDS WEST 526.00 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS EAST 365.45 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST 572.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.11 ACRES AS SHOWN ON THE SURVEY BY FRAZIER LAND SURVEYING DURING MAY OF 2026.

PROPERTY DESCRIPTION TRACT 3
A TRACT OF LAND WITHIN SECTION 29, TOWNSHIP 43 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 87 DEGREES 51 MINUTES 19 SECONDS WEST 875.18 FEET TO A SET IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 29, NORTH 00 DEGREES 07 MINUTES 44 SECONDS EAST 402.78 FEET TO A SET IRON ROD; THENCE NORTH 18 DEGREES 49 MINUTES 33 SECONDS EAST 433.42 FEET TO A SET IRON ROD; THENCE NORTH 84 DEGREES 27 MINUTES 47 SECONDS EAST 335.24 FEET TO A SET IRON ROD; THENCE NORTH 03 DEGREES 07 MINUTES 12 SECONDS EAST 189.20 FEET TO A SET IRON ROD; THENCE NORTH 86 DEGREES 32 MINUTES 18 SECONDS EAST 282.96 FEET TO A SET IRON ROD; THENCE NORTH 27 DEGREES 36 MINUTES 44 SECONDS WEST 304.57 FEET TO A SET IRON ROD; THENCE NORTH 13 DEGREES 10 MINUTES 13 SECONDS EAST 89.97 FEET TO A SET IRON ROD; THENCE NORTH 04 DEGREES 13 MINUTES 21 SECONDS EAST 484.67 FEET TO A SET IRON ROD ON THE SOUTH LINE OF KRENNING ROAD DESCRIBED IN DOCUMENT NUMBER 2005-13282 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 86 DEGREES 56 MINUTES 41 SECONDS EAST 357.56 FEET TO A SET IRON ROD AND NORTH 86 DEGREES 42 MINUTES 24 SECONDS EAST 357.56 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 36 DEGREES 57 MINUTES 57 SECONDS WEST 526.00 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS EAST 365.45 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST 572.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.11 ACRES AS SHOWN ON THE SURVEY BY FRAZIER LAND SURVEYING DURING MAY OF 2026.

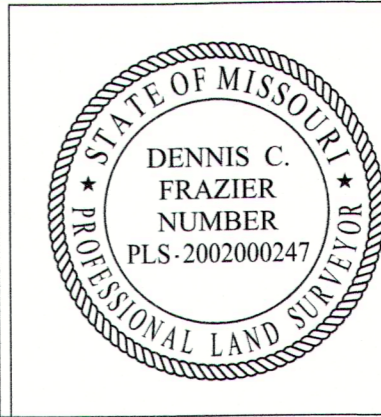
PROPERTY DESCRIPTION TRACT 4
A TRACT OF LAND WITHIN SECTIONS 28 AND 29, TOWNSHIP 43 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, FRANKLIN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SECTION 29, SOUTH 87 DEGREES 51 MINUTES 19 SECONDS WEST 875.18 FEET TO A SET IRON ROD; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 29, NORTH 00 DEGREES 07 MINUTES 44 SECONDS EAST 402.78 FEET TO A SET IRON ROD; THENCE NORTH 18 DEGREES 49 MINUTES 33 SECONDS EAST 433.42 FEET TO A SET IRON ROD; THENCE NORTH 84 DEGREES 27 MINUTES 47 SECONDS EAST 335.24 FEET TO A SET IRON ROD; THENCE NORTH 03 DEGREES 07 MINUTES 12 SECONDS EAST 189.20 FEET TO A SET IRON ROD; THENCE NORTH 86 DEGREES 32 MINUTES 18 SECONDS EAST 282.96 FEET TO A SET IRON ROD; THENCE NORTH 27 DEGREES 36 MINUTES 44 SECONDS WEST 304.57 FEET TO A SET IRON ROD; THENCE NORTH 13 DEGREES 10 MINUTES 13 SECONDS EAST 89.97 FEET TO A SET IRON ROD; THENCE NORTH 04 DEGREES 13 MINUTES 21 SECONDS EAST 484.67 FEET TO A SET IRON ROD ON THE SOUTH LINE OF KRENNING ROAD DESCRIBED IN DOCUMENT NUMBER 2005-13282 OF THE FRANKLIN COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 86 DEGREES 56 MINUTES 41 SECONDS EAST 357.56 FEET TO A SET IRON ROD AND NORTH 86 DEGREES 42 MINUTES 24 SECONDS EAST 357.56 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, SOUTH 36 DEGREES 57 MINUTES 57 SECONDS WEST 526.00 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS EAST 365.45 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST 572.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.11 ACRES AS SHOWN ON THE SURVEY BY FRAZIER LAND SURVEYING DURING MAY OF 2026.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY OF 2026, BY THE ORDER OF WEHLING, LLC., EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND WITHIN SECTIONS 28, 29 AND 32, TOWNSHIP 43 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.

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



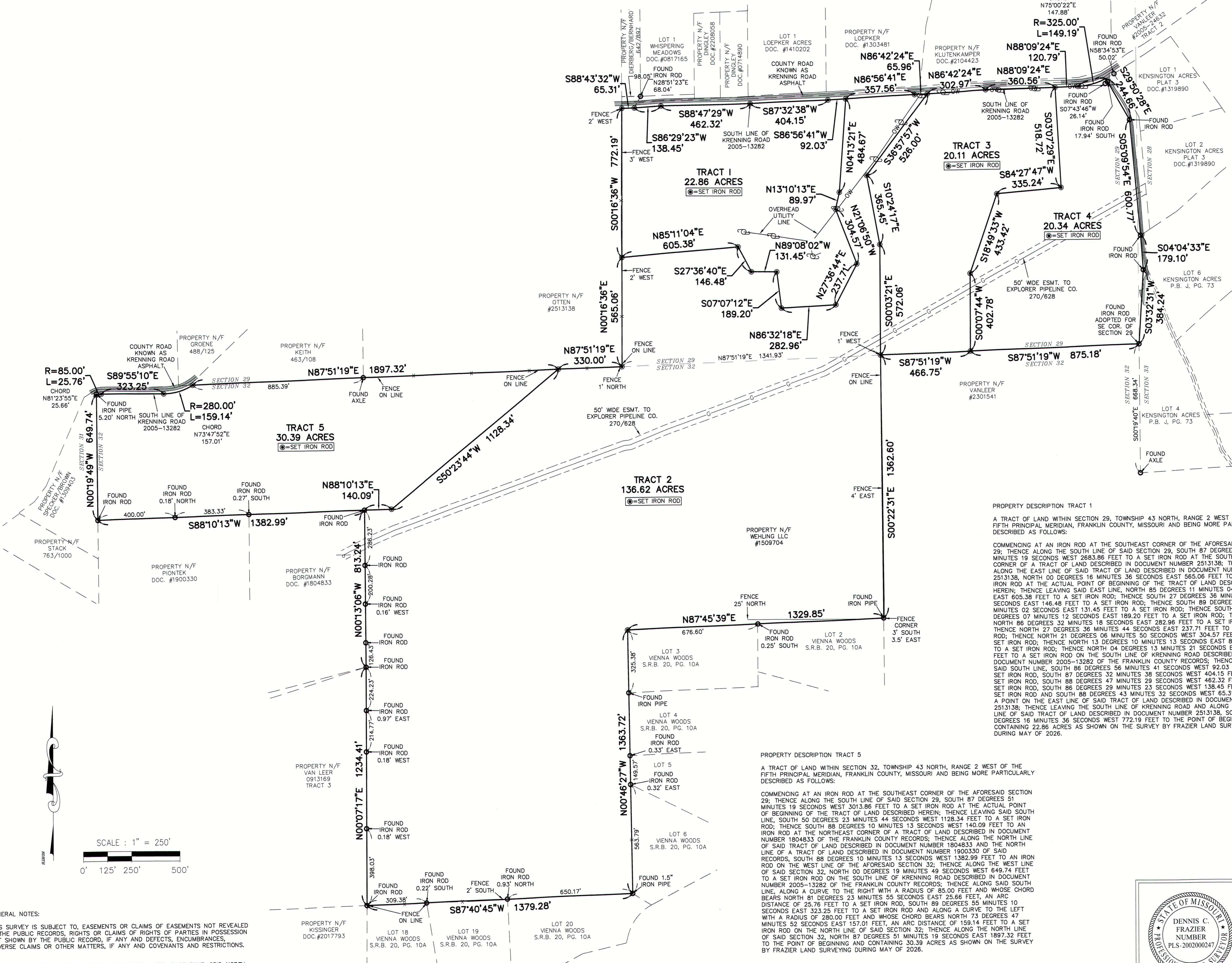
PREPARED FOR:
WEHLING, LLC
752 STUMP RD.
ST. LOUIS, MO. 63131

DATE: 05/21/26
SCALE: 1"=250'
PROJECT NO: 26-9055
FILE NAME: 26-9055.DWG

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

1 OF 1 SHEET



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 1983, EAST ZONE—GRID NORTH.

