

A TRACT OF LAND LYING IN AND BEING THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 22 WEST, PETTIS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

E 1/4 COR
SECTION 28

1 INCH = 400 FT

PARENT TRACT
BK 2003 PG 5451

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 36 MINUTES AND 42 SECONDS EAST 22.00 FEET; THENCE SOUTH 86 DEGREES, 36 MINUTES AND 42 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 2619.24 FEET TO A FOUND STONE MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 02 DEGREES, 03 MINUTES AND 41 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION 663.02 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 86 DEGREES, 36 MINUTES AND 50 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NORTH HALF SECTION 1313.22 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 02 DEGREES, 22 MINUTES AND 20 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1989.00 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 86 DEGREES, 37 MINUTES AND 17 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1324.00 FEET TO THE CENTER OF SAID SECTION 33, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 37 MINUTES AND 17 SECONDS EAST 25.00 FEET; THENCE NORTH 02 DEGREES, 40 MINUTES AND 59 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG DRESDEN ROAD 2652.02 FEET TO THE POINT OF BEGINNING, CONTAINING 100.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVY #2025-009072 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826, DURING MARCH OF 2025.

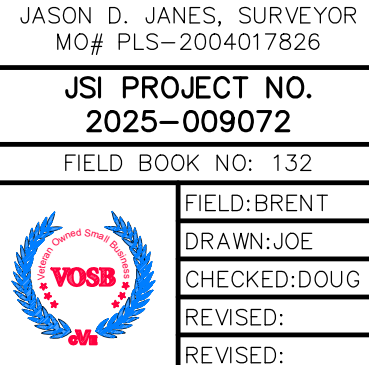
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28 FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 36 MINUTES AND 42 SECONDS EAST 22.00 FEET; THENCE NORTH 02 DEGREES, 08 MINUTES AND 05 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG DRESDEN ROAD 1330.33 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES, 00 MINUTES AND 44 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID DRESDEN ROAD AND ALONG THE NORTH LINE OF SAID SOUTH HALF 2618.23 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 02 DEGREES, 03 MINUTES AND 28 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION 1302.98 FEET TO A FOUND STONE MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 86 DEGREES, 36 MINUTES AND 42 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SECTION 2619.24 FEET TO THE POINT OF BEGINNING, CONTAINING 79.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2025-009072 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

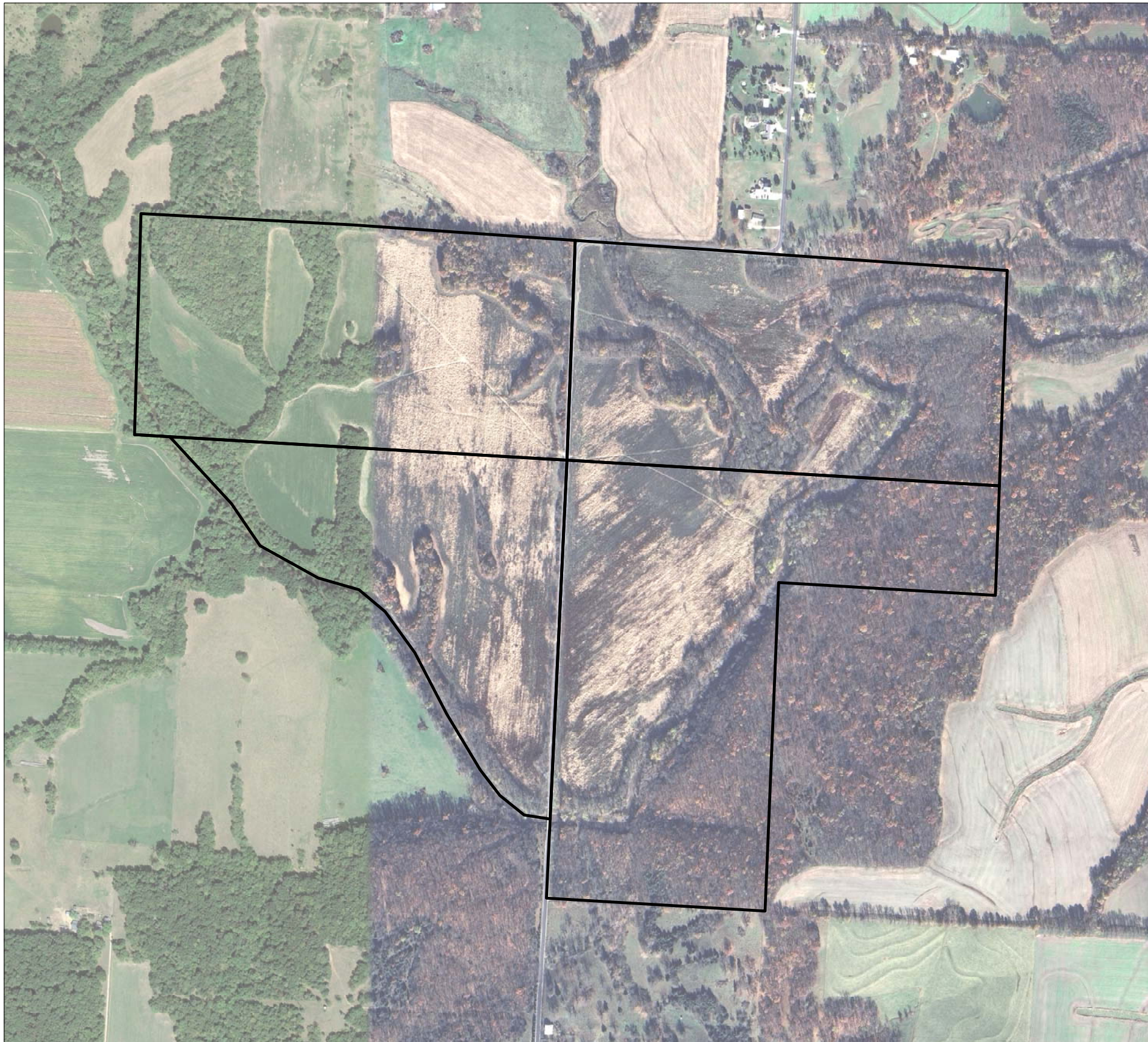


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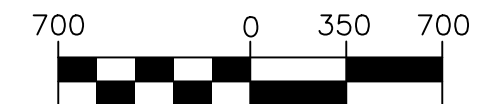
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, FROM WHICH A 5/8" IRON PIN BEARS NORTH 86 DEGREES, 36 MINUTES AND 42 SECONDS WEST 16.00 FEET; THENCE SOUTH 02 DEGREES, 40 MINUTES AND 59 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG DRESDEN ROAD 2173.01 FEET TO A CUT "X" IN CONCRETE; THENCE NORTH 8 DEGREES, 14 MINUTES AND 32 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID DRESDEN ROAD AND ALONG THE CENTERLINE OF MUDD CREEK 158.81 FEET; THENCE NORTH 51 DEGREES, 09 MINUTES AND 56 SECONDS WEST ALONG SAID CENTERLINE 188.78 FEET; THENCE NORTH 37 DEGREES, 2 MINUTES AND 49 SECONDS WEST ALONG SAID CENTERLINE 195.62 FEET; THENCE NORTH 30 DEGREES, 57 MINUTES AND 59 SECONDS WEST ALONG SAID CENTERLINE 395.39 FEET; THENCE NORTH 27 DEGREES, 25 MINUTES AND 31 SECONDS WEST ALONG SAID CENTERLINE 414.61 FEET; THENCE NORTH 34 DEGREES, 48 MINUTES AND 15 SECONDS WEST ALONG SAID CENTERLINE 306.93 FEET; THENCE NORTH 5 DEGREES, 05 MINUTES AND 0 SECONDS WEST ALONG SAID CENTERLINE 207.3 FEET; THENCE NORTH 73 DEGREES, 53 MINUTES AND 28 SECONDS WEST ALONG SAID CENTERLINE 256.66 FEET; THENCE NORTH 61 DEGREES, 00 MINUTES AND 1 SECONDS WEST ALONG SAID CENTERLINE 402.38 FEET; THENCE NORTH 3 DEGREES, 08 MINUTES AND 29 SECONDS WEST ALONG SAID CENTERLINE 307.9 FEET; THENCE NORTH 42 DEGREES, 38 MINUTES AND 45 SECONDS WEST ALONG SAID CENTERLINE 550.10 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 36 MINUTES AND 42 SECONDS EAST 60.00 FEET; THENCE SOUTH 86 DEGREES, 36 MINUTES AND 42 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE 2405.75 FEET TO THE POINT OF BEGINNING, CONTAINING 59.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2025-009072 OF JASON D. JANEY, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

BK 507
PG 29





GRAPHIC SCALE



1 INCH = 700 FT.

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