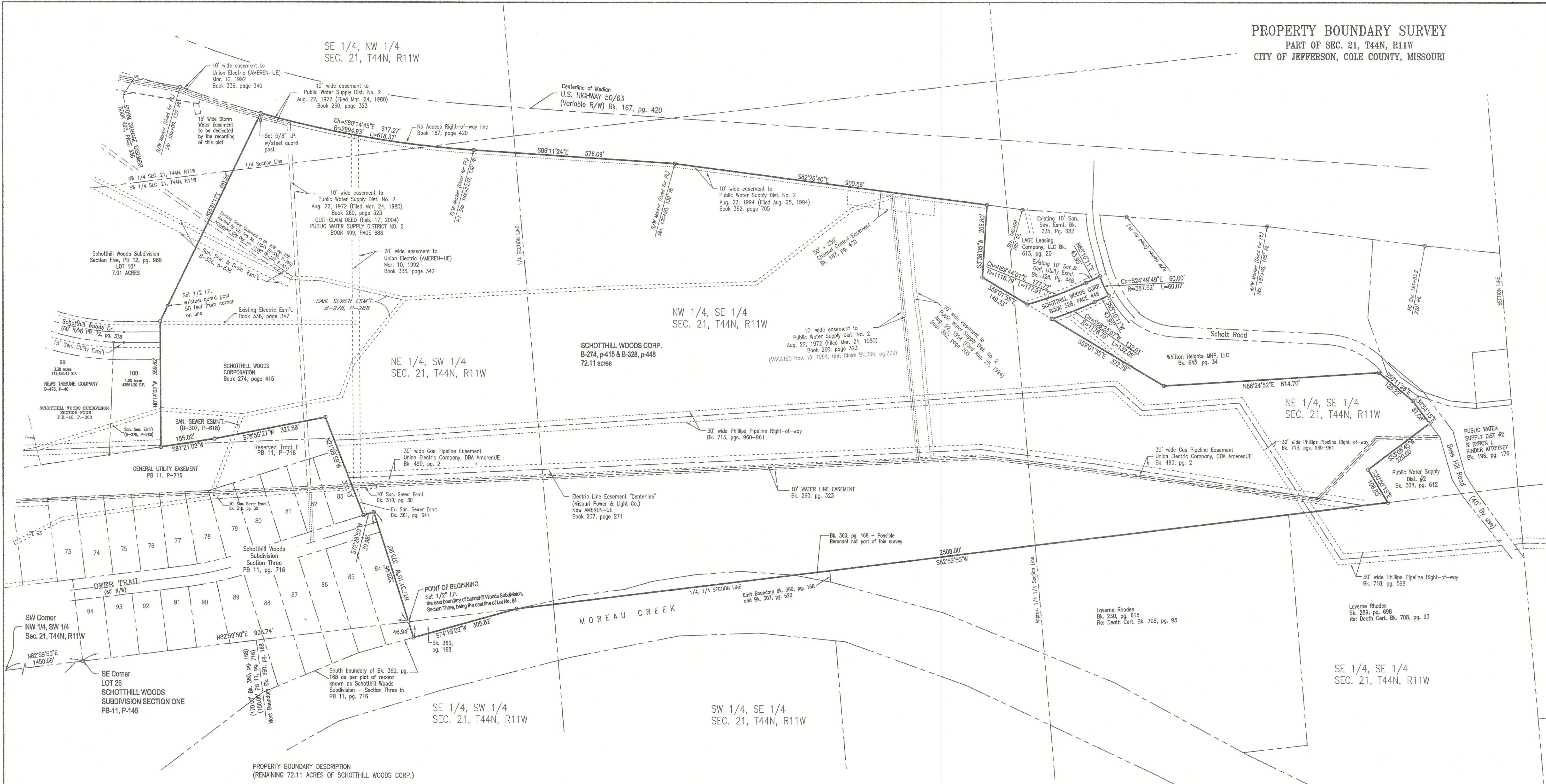


PROPERTY BOUNDARY SURVEY
PART OF SEC. 21, T44N, R11W
CITY OF JEFFERSON, COLE COUNTY, MISSOURI



PROPERTY BOUNDARY DESCRIPTION
(REMAINING 72.11 ACRES OF SCHOTTHILL WOODS CORP.)

Port of Section 21, Township 44 North, Range 11 West, mostly in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 21; thence N82°59'50"E, along the Quarter-Quarter Section Line, 1450.99 feet to the southeast corner of Lot No. 26 of Schotthill Woods Subdivision, Section One as per plat of record in Plat Book 11, page 145, being the southwest corner of Lot No. 94 of Schotthill Woods Subdivision, Section Three as per plat of record in Plat Book 11, page 716, Cole County Recorder's Office; thence continuing N82°59'50"E, along the Quarter-Quarter Section Line, 938.74 feet to a point on the east boundary of said Schotthill Woods Subdivision, Section Three, being the east line of Lot No. 84 thereof and said point being the POINT OF BEGINNING for this description; thence along the boundary of said Schotthill Woods Subdivision, Section Three, the following courses: N17°31'10"W, 328.96 feet to the north line of a 60 foot wide street right-of-way known as Deer Trail; thence S72°28'50"W, along said right-of-way line, 30.98 feet to the southeasterly corner of Lot No. 83 of said Schotthill Woods Subdivision, Section Three; thence N21°09'58"W, 300.13 feet to the northeast corner of Reserved Tract F of said Schotthill Woods Subdivision, Section Three; thence S78°55'27"W, 322.88 feet; thence S81°21'09"W, 155.02 feet to the southeast corner of Lot No. 100 of Schotthill Woods Subdivision, Section Four as per plat of record in Plat Book 11, page 716, Cole County Recorder's Office; thence N01°40'02"W, along the east boundary of said Lot No. 101 of Schotthill Woods Subdivision, Section Four and being also the southeast corner of Lot No. 101 of Schotthill Woods Subdivision, Section Five as per Plat of record in Plat Book 12, page 988, Cole County Recorder's Office; thence N25°51'17"E, along the easterly boundary of said Lot No. 101 of said Schotthill Woods Subdivision, Section Five, 661.28 feet to the northeasterly corner thereof, being a point on the southerly line of the U.S. Highway Route 50/63 right-of-way as per conveyance of record in Book 167, page 420, Cole County Recorder's Office; thence, along the southerly line of said U.S. Highway Route 50/63 right-of-way, the following courses: easterly, on a curve to the left, having a radius of 2994.93 feet, an arc distance of 618.37 feet (the chord of said curve being S80°14'45"E, 617.27 feet); thence S86°11'24"E, 576.09 feet; thence S82°26'40"E, 900.66 feet to the northwesterly corner of the property described by deed of record in Book 613, page 20, Cole County Recorder's Office; thence leaving the aforesaid corner of the property described by deed of record in Book 328, page 448, Cole County Recorder's Office; thence, along the boundary of said property described in Book 328, page 448, the following courses: easterly, on a curve to the left, having a radius of 1176.79 feet, an arc distance of 177.72 feet (the chord of said curve being N89°44'01"E, 177.72 feet); thence N65°10'11"E, 43.95 feet to the westerly right-of-way line of Schott Road; thence leaving the boundary of the aforesaid property described in Book 613, page 20, southerly, along said Schott Road right-of-way line, on a curve to the left, having a radius of 367.52 feet, an arc distance of 60.07 feet (the chord of said curve being S24°49'49"E, 60.00 feet) to a corner on the boundary of the property described by deed of record in Book 645, page 34, Cole County Recorder's Office; thence along the boundary of said property described in Book 645, page 34 the following courses: S65°10'11"W, 43.95 feet; thence westerly, on a curve to the right, having a radius of 1176.79 feet, an arc distance of 132.08 feet (the chord of said curve being S68°23'07"W, 132.01 feet); thence leaving the boundary of the aforesaid property described in Book 328, page 448, S59°01'55"E, 149.33 feet to a point on the west line of a public road right-of-way known as Bess Hill Road, being 40 feet wide (by use); thence leaving the aforesaid boundary of the property described by deed of record in Book 645, page 34, S50°11'26"E, along said Bess Hill Road right-of-way line, 125.22 feet; thence S36°54'15"E, along said Bess Hill Road right-of-way line, 81.06 feet to the most northerly corner of the property described by deed of record in Book 308, page 612, Cole County Recorder's Office; thence S53°05'45"W, along the boundary of said property described in Book 308, page 612, 220.00 feet to the most westerly corner thereof; thence S30°50'15"E, along the boundary of said property described in Book 308, page 612, 108.83 feet to the southwesterly corner thereof, being a point on the south line of the Northeast Quarter of the Southeast Quarter of the aforesaid Section 21; thence S82°59'50"W, along the Quarter-Quarter Section Line, 2508.00 feet to a point on the north bank of the Moreau Creek, being the southerly boundary of the property described by deed of record in Book 360, page 168, Cole County Recorder's Office; thence S74°19'02"W, along the southerly boundary of said property described in Book 360, page 168, 305.82 feet to the southeasterly corner of Lot 84 of the aforesaid Schotthill Woods Subdivision, Section Three; thence N17°31'10"W, along the easterly boundary of said Lot No. 84, 46.94 feet to the point of beginning. Containing 72.11 Acres.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Schotthill Woods Corporation, a Property Boundary Survey, was made of their remaining property under my personal direction and the results are represented on this plat. This survey was made in accordance with the Missouri Standards for Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 23rd day of February, 2023.

NOTES:

- Bearing Base: Schotthill Woods Subd. - Section Three, PB-11, P-716, Cole County Recorder's Office.
- Record Source: Schotthill Woods Corporation, B-328, P-448 & 274, P-415, Cole County Recorder's Office.
- Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: Recorded or unrecorded easement, building setbacks, restriction or any other land use regulations, or any other facts which an accurate and current title search may disclose.
- Set 1/2" IP at all property corners unless otherwise shown.
- Easements shown on this drawing are from previous Central Missouri Professional Services, Inc. surveys and information. This survey does not include all easement shown in the title commitment provided.

SURVEYOR'S CERTIFICATE
This is to certify that at the request of Schotthill Woods Corporation, a Property Boundary Survey, was made under my personal direction and the results are represented on this plat. This survey was made in accordance with the Missouri Standards for Urban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 23rd day of February, 2023.

NOT FOR RECORDING

	Central Missouri Professional Services, Inc.			
	ENGINEERING - SURVEYING - MATERIALS TESTING 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455 FAX (573) 634-8898			
TITLE REMAINING PROPERTY BOUNDARY SURVEY SEC.21, T44N, R11W				
FOR SCHOTTHILL WOODS CORPORATION				
DATE FEB. 24, 2023	DRN. BY	SCALE 1"=130'	BOOK	
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 80-111	



1 inch = 130 feet
0 65 130 260 390
(Graphic Scale - Feet)