

DESCRIPTION OF LAND SUBJECT TO DEVELOPERS AGREEMENT

SUBJECT AREA OF LAND BEING PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 28 NORTH, RAGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; **COMMENCING** AT THE CENTER OF BEFORE MENTIONED SECTION 3; **THENCE** N88°42'42"W A DISTANCE OF 20.42 FEET; **THENCE** N01°49'32"E A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FARM ROAD 160 FOR THE **POINT OF BEGINNING**; **THENCE** LEAVING SAID NORTH LINE CONTINUING N01°49'32"E A DISTANCE OF 1345.08 FEET; **THENCE** S88°21'45"E A DISTANCE OF 45.80 FEET; **THENCE** N01°48'57"E A DISTANCE OF 1371.83 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FARM ROAD 156 (A.K.A. SAWYER ROAD); **THENCE** S88°13'38"E ALONG SAID SOUTH LINE A DISTANCE OF 2069.20 FEET; **THENCE** S65°02'27"E ALONG SAID SOUTH LINE A DISTANCE OF 68.38 FEET; **THENCE** S85°25'09"E ALONG SAID SOUTH LINE A DISTANCE OF 413.04 FEET TO A POINT ON THE WEST RIGHT OF LINE OF STATE ROUTE MM; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 302.71 FEET; **THENCE** S04°29'52"W ALONG SAID WEST LINE A DISTANCE OF 147.78 FEET; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 32.81 FEET; **THENCE** S01°03'35"E ALONG SAID WEST LINE A DISTANCE OF 312.11 FEET; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 509.15 FEET; **THENCE** JOGGING S88°12'26"E ALONG SAID WEST LINE A DISTANCE OF 58.58 FEET; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 1312.61 FEET; **THENCE** JOGGING S46°57'11"W ALONG SAID WEST LINE A DISTANCE OF 63.36 FEET TO A POINT OF THE NORTH RIGHT OF WAY LINE OF FARM ROAD 160; **THENCE** N88°24'56"W ALONG SAID NORTH LINE A DISTANCE OF 2607.93 FEET TO THE **POINT OF BEGINNING**. **ALSO** INCLUDED IN THE SUBJECT AREA THE FOLLOWING. ALL OF THE CITY OF REPUBLIC, GREENE COUNTY AND MoDOT RIGHT OF WAY ENCOMPASSED BY AND OR ADJACENT TO THE ABOVE DESCRIBED LAND SITUATED IN THE NORTH HALF OF SAID SECTION 3.

SUBJECT LAND DESCRIBED ABOVE WAS PRODUCED REFERENCING A 2018 SURVEY OF SAID LAND RECORDED IN SURVEY RECORD BOOK 549, PAGE 2976 IN THE GREENE COUNTY RECORDERS OFFICE.

STATE OF MISSOURI  
LS-2548  
RANDAL S.  
PRESLEY  
PROFESSIONAL LAND SURVEYOR

*Randal S. Presley*  
08/13/2020