



Bill Number 26-02

Ordinance Number 260112A

AN ORDINANCE

AN ORDINANCE TO ANNEX CERTAIN PROPERTY CONTIGUOUS, COMPACT AND ADJACENT TO THE EXISTING CITY LIMITS OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI. PROPERTY OWNER IS CITY OF WILLARD, CONTAINING 36.19 ACRES.

WHEREAS, the Board of Aldermen of the City of Willard, Missouri determined after discussion and research as to advisability, need and feasibility of the acquisition of land located in Greene County, Missouri, and,

WHEREAS, the owner of the property has petitioned the Board of Aldermen for Annexation by verified petition; and,

WHEREAS, the City has determined after review that said property is contiguous, and adjacent to city limits, and

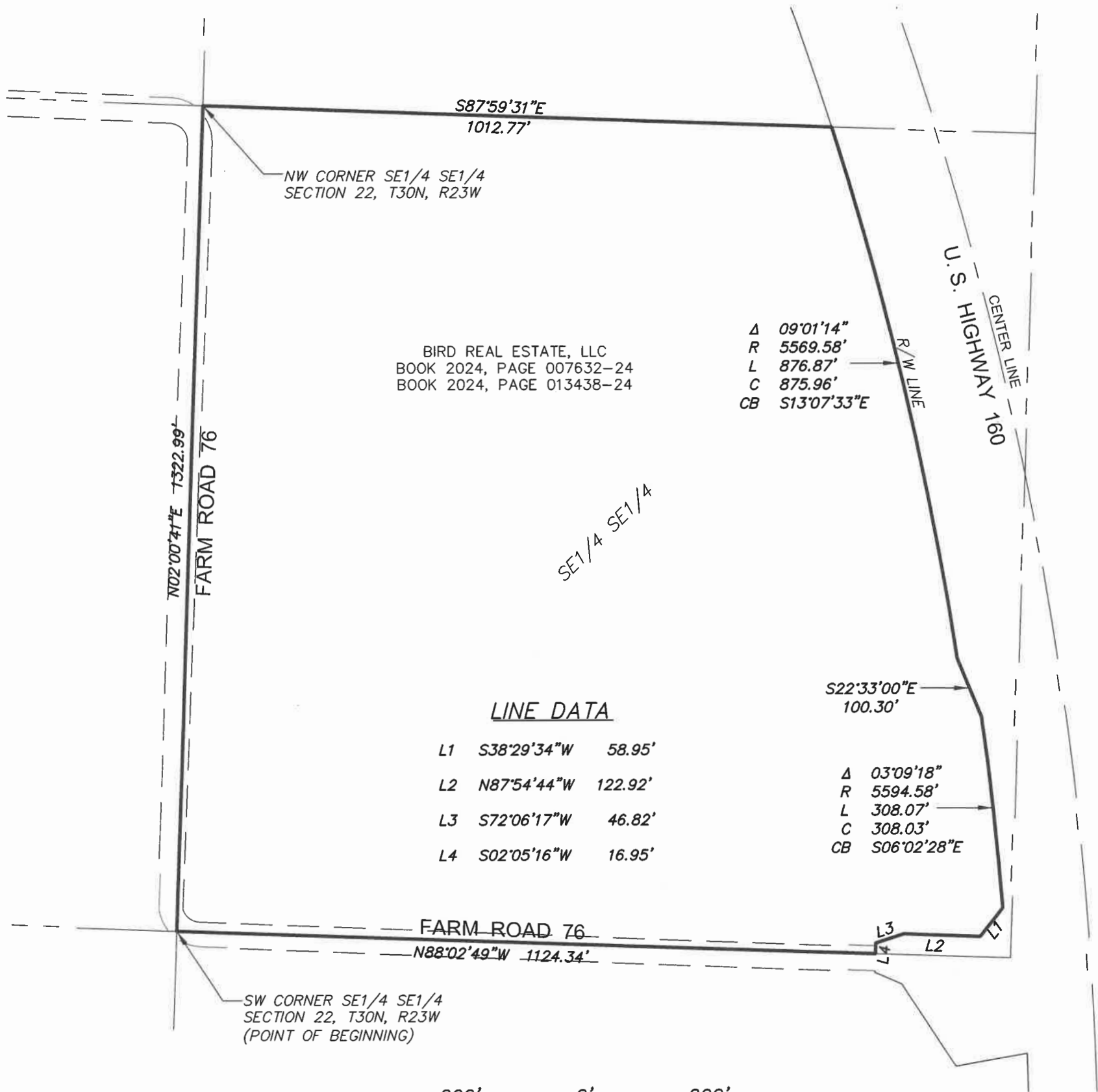
WHEREAS, the installation of utilities to said property will provide added fire protection and availability of water to existing residence, and

WHEREAS, the subject property is more particularly described as:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02° 00'41"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87° 59'31"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1012.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 01' 14", A RADIUS OF 5569.58 FEET AND A CHORD OF 875.96 FEET BEARING S13 ° 07'33"E, AN ARC DISTANCE OF 876.87 FEET; S22° 33'00"E, 100.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03° 09'18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.03 FEET BEARING S06° 02'28"E, AN ARC DISTANCE OF 308.07 FEET; S38° 29'34"W, 58.95 FEET; N87° 54'44"W, 122.92 FEET; S72° 06'17"W, 46.82 FEET; AND S02° 05'16"W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88° 02'49"W ALONG SAID SOUTH LINE, 1124.34 FEET TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.) 8

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF
THE CITY OF WILLARD, MISSOURI, ON THE TH DAY OF 2026



ANNEXATION AREA:
36.19 ACRES

200' 0' 200'
SCALE: 1 INCH = 200 FEET

ANNEXATION DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02°00'41"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87°59'31"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1012.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°01'14", A RADIUS OF 5569.58 FEET AND A CHORD OF 875.96 FEET BEARING S13°07'33"E, AN ARC DISTANCE OF 876.87 FEET; S22°33'00"E, 100.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°09'18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.03 FEET BEARING S06°02'28"E, AN ARC DISTANCE OF 308.07 FEET; S38°29'34"W, 58.95 FEET; N87°54'44"W, 122.92 FEET; S72°06'17"W, 46.82 FEET; AND S02°05'16"W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88°02'49"W ALONG SAID SOUTH LINE, 1124.34 FEET TO THE POINT OF BEGINNING.

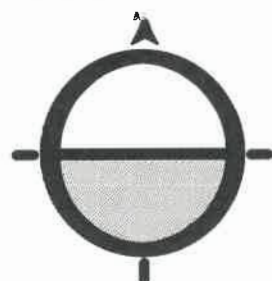
(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)



GRE NO. 5862

ANNEXATION DESCRIPTION EXHIBIT FOR CITY OF WILLARD, MO

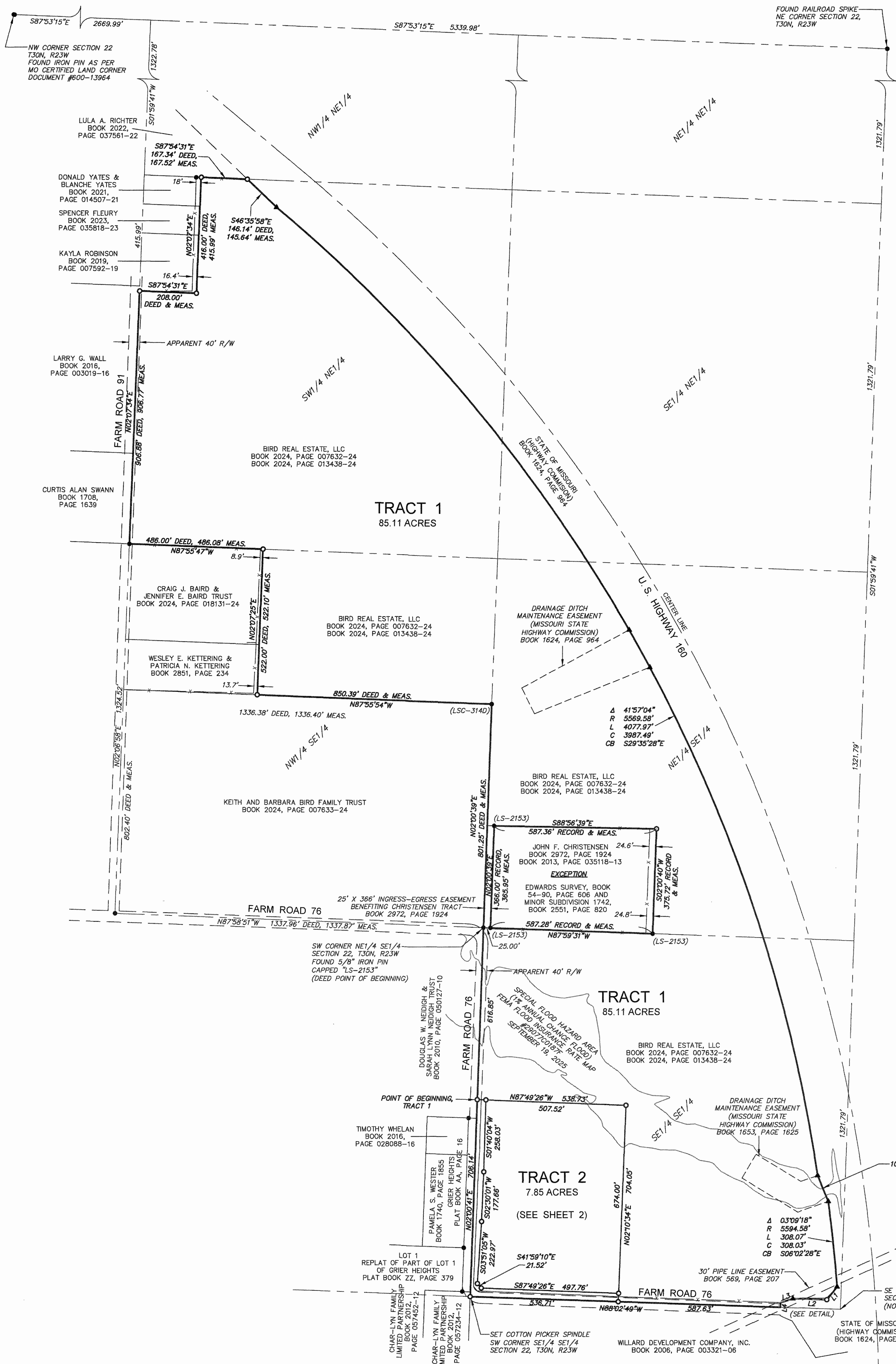
PART OF THE SE1/4 SE1/4 OF SECTION 22, TOWNSHIP 30 NORTH,
RANGE 23 WEST IN GREENE COUNTY, MISSOURI
OWNER: BIRD REAL ESTATE, LLC



GRE
GREAT RIVER
ENGINEERING

2826 S. INGRAM MILL, SPRINGFIELD, MO 65804
PHONE: (417) 886-7171 FAX: (417) 886-7591
www.greatriv.com

Missouri State Certificate of Authority Numbers:
Engineering: 2000156885, Land Surveying: 2001011476, Landscape Architecture: 2007013673



LEGEND

- FOUND 5/8" IRON PIN MONUMENT (EXCEPT AS NOTED)
- ▲ FOUND STEEL-POST RIGHT-OF-WAY (R/W) MARKER
- SET 5/8" IRON PIN CAPPED "GREAT RIVER 2001011476" (EXCEPT AS NOTED)
- X — WIRE FENCE
- R/W RIGHT OF WAY

LINE DATA

L1	S38°29'34"W	58.95' DEED & MEAS.
L2	N87°54'44"W	117.00' DEED, 122.92' MEAS.
L3	S72°06'17"W	58.24' DEED, 46.82' MEAS.
L4	S02°05'16"W	16.67' DEED, 16.95' MEAS.

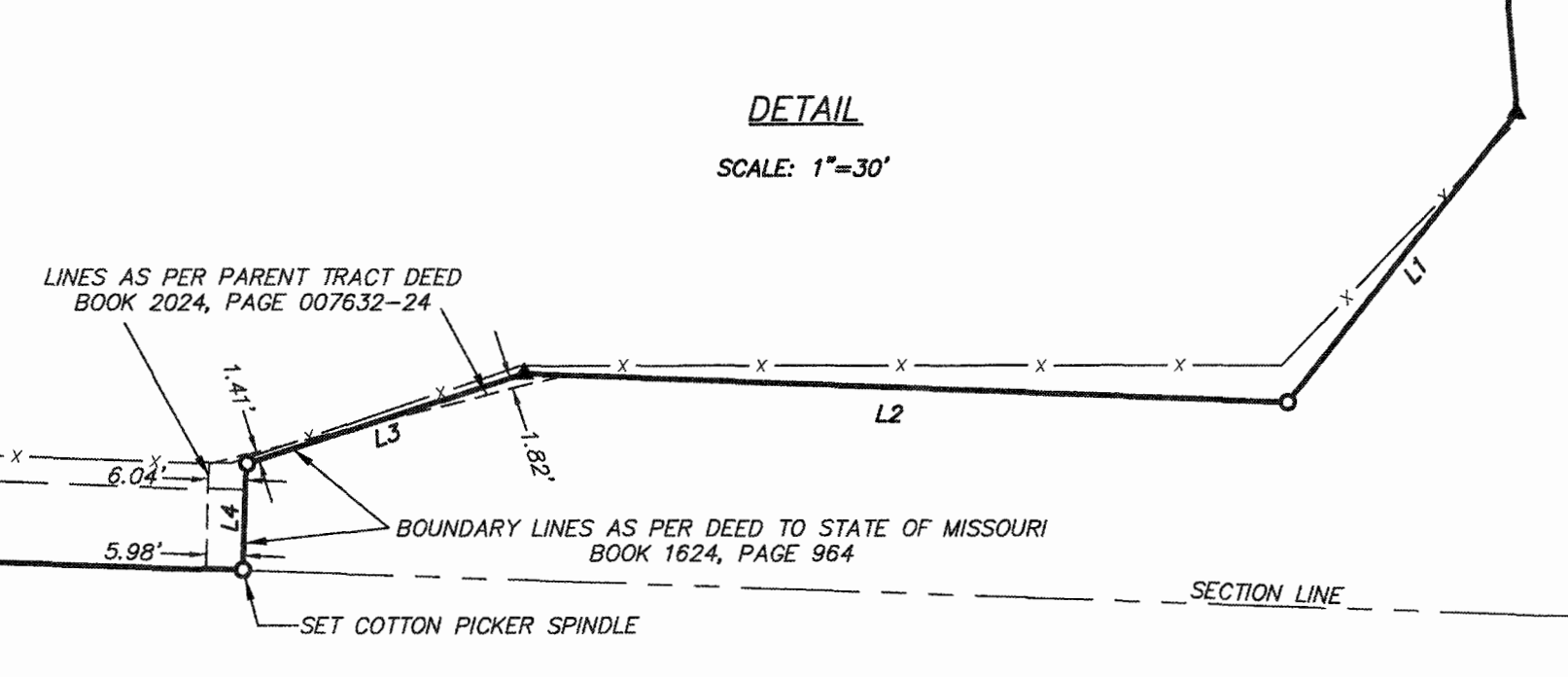
PARENT TRACT BOUNDARY SURVEY

PARENT TRACT DESCRIPTION

ALL THAT PART OF THE EAST ONE-HALF OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 00°05'50" WEST, WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 801.25 FEET; THENCE SOUTH 89°57'37" WEST, 850.39 FEET; THENCE NORTH 00°00'54" EAST, 522.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°57'37" WEST, WITH SAID NORTH LINE, 466.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°00'54" EAST, WITH SAID WEST LINE, 906.88 FEET; THENCE NORTH 89°58'58" EAST, 208.00 FEET; THENCE NORTH 00°00'54" EAST, 416.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°58'58" EAST, WITH SAID NORTH LINE, 167.34 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160, THE FOLLOWING 8 COURSES: (1) SOUTH 48°42'12" EAST, 146.14 FEET; (2) THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 5569.58 FEET, A CENTRAL ANGLE OF 41°57'04", A CHORD LENGTH OF 3987.48 FEET AND A CHORD BEARING OF SOUTH 31°41'42" EAST; (3) SOUTH 24°39'14" EAST, 100.30 FEET; (4) THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 5594.58 FEET, A CENTRAL ANGLE OF 03°09'18", A CHORD LENGTH OF 308.03 FEET AND A CHORD BEARING OF SOUTH 08°00'42" EAST; (5) SOUTH 36°23'20" WEST, 58.95 FEET; (6) NORTH 89°59'25" WEST, 117.00 FEET; (7) SOUTH 74°03'52" WEST, 58.24 FEET; AND (8) SOUTH 00°08'57" EAST, 16.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'03" WEST, WITH SAID SOUTH LINE, 1118.18 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°05'50" WEST, WITH SAID WEST LINE, 1322.89 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89°53'58" EAST, WITH SAID SOUTH LINE, 587.28 FEET; THENCE NORTH 00°05'51" WEST, 375.30 FEET; THENCE SOUTH 89°56'50" WEST, 587.36 FEET; THENCE SOUTH 00°06'50" EAST, 365.54 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR ROADS AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8" IRON PIN CAPPED L.S. 2153 AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY (30), RANGE TWENTY-THREE (23), THENCE NORTH 89°54'18" EAST 25.00 FEET TO A 5/8" IRON PIN CAPPED L.S. 2153 FOR A POINT OF BEGINNING; THENCE NORTH 00°06'11" WEST 366.00 FEET TO A 5/8" IRON PIN CAPPED L.S. 2153; THENCE NORTH 88°57'25" EAST 587.36 FEET TO A 5/8" IRON PIN CAPPED L.S. 2153; THENCE SOUTH 00°06'11" EAST 375.72 FEET TO A 5/8" IRON PIN CAPPED L.S. 2153; THENCE SOUTH 89°54'18" WEST 587.28 FEET TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

SURVEY NOTES

- SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
- BEARINGS SHOWN ON THIS PLAT OF SURVEY ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. WHILE THE DEED BEARINGS ARE BASED ON AN UNKNOWN DIRECTION REFERENCE (NOT GIVEN IN DEED), ANGULAR RELATIONSHIPS OF THE BOUNDARY LINES DESCRIBED IN THE DEED SUBSTANTIALLY CONFORM TO THOSE MEASURED BY THIS SURVEY.
- SOURCE OF TITLE: BOOK 2024, PAGE 007632-24 (SCRIVENER'S AFFIDAVIT BOOK 2024, PAGE 013438-24)
- GROSS AREA OF SURVEYED PARENT TRACT: 93.82 ACRES
- SURVEY RECORDS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - PLAT OF GRIER HEIGHTS SUBDIVISION BY HOWARD G. MOORE (LS-794), FEBRUARY 1971, PLAT BOOK AA, PAGE 16, GREENE COUNTY RECORDER'S OFFICE
 - MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PLANS FOR U.S. ROUTE 160 (1976)
 - MISSOURI CERTIFIED LAND CORNER DOCUMENT NO. 600-13964 (AUGUST 28, 1979)
 - MISSOURI CERTIFIED LAND CORNER DOCUMENT NO. 600-13965 (AUGUST 28, 1979)
 - BOUNDARY AND MINOR SUBDIVISION SURVEY BY DANA EDWARDS (LS-2153), NOVEMBER 4, 1997, SURVEY RECORD BOOK 54-90, PAGE 606, GREENE COUNTY RECORDER'S OFFICE
 - PLAT OF FOXFIRE SUBDIVISION BY STIRLING SURVEYING, LLC, NOVEMBER 21, 2005, PLAT BOOK WW, PAGE 133, GREENE COUNTY RECORDER'S OFFICE
 - REPLAT OF PART OF LOT 1, GRIER HEIGHTS SUBDIVISION BY GLOBAL LINK LAND SURVEYING, INC., DECEMBER 14, 2007, PLAT BOOK ZZ, PAGE 379, GREENE COUNTY RECORDER'S OFFICE
- THE POSITION OF THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST WAS DETERMINED BASED ON THE TIE FOR SAID CORNER SHOWN ON MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PLANS.
- THE RECORD DESCRIPTION OF THE PARENT TRACT (BOOK 2024, PAGE 007632-24 AND SCRIVENER'S AFFIDAVIT, BOOK 2024, PAGE 013438-24) DOES NOT CONFORM TO THE DESCRIPTION OF THE CHRISTENSEN TRACT AS CONVEYED BY THE DEED IN BOOK 2972, PAGE 1924, NOR DOES IT ACCOUNT FOR THE 25-FOOT INGRESS-EGRESS EASEMENT GRANTED TO CHRISTENSEN BY THAT DEED, SAID CHRISTENSEN TRACT AND INGRESS-EGRESS EASEMENT HAVING BEEN CREATED BY THE MINOR SUBDIVISION RECORDED IN BOOK 2551, PAGE 820.
- DISTANCES SHOWN HEREON NOTED "DEED" ARE THOSE AS GIVEN IN THE PARENT TRACT DEED DESCRIPTION. DISTANCES SHOWN HEREON NOTED "RECORD" ARE THOSE GIVEN ON THE PLAT OF SURVEY BY DANA EDWARDS (SURVEY RECORD BOOK 54-90, PAGE 606) AND THE CERTIFICATE OF APPROVAL FOR MINOR SUBDIVISION IN BOOK 2551, PAGE 820.
- PROPERTY BOUNDARY LINES LOCATED BY THIS SURVEY AND SHOWN HEREON ARE THE RECORD TITLE BOUNDARIES AS DESCRIBED IN THE DEEDS HEREIN REFERENCED. THE SURVEYOR MAKES NO REPRESENTATIONS REGARDING ANY POTENTIAL CLAIMS TO TITLE THROUGH ADVERSE POSSESSION, ACQUESCENCE, OR AGREEMENT AND HEREBY DISCLAIMS ALL RESPONSIBILITY AND OBLIGATION FOR IDENTIFYING ANY BOUNDARY LINES WHICH MAY BE BASED ON UNWRITTEN RIGHTS OR ADVERSE TITLE WHICH HAVE NOT BEEN ADJUDICATED AT LAW.



ADMINISTRATIVE SUBDIVISION SURVEY FOR BIRD REAL ESTATE, LLC	
SHEET 1 OF 2	PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI
DATE PREPARED: 10/30/2025	CHECKED BY: BDV
 BRIAN D. VIELE, PLS MO #LS-2472	DRAWN BY: BDV
	JOB NUMBER: 5862
	FILE NAME: 5862_AS

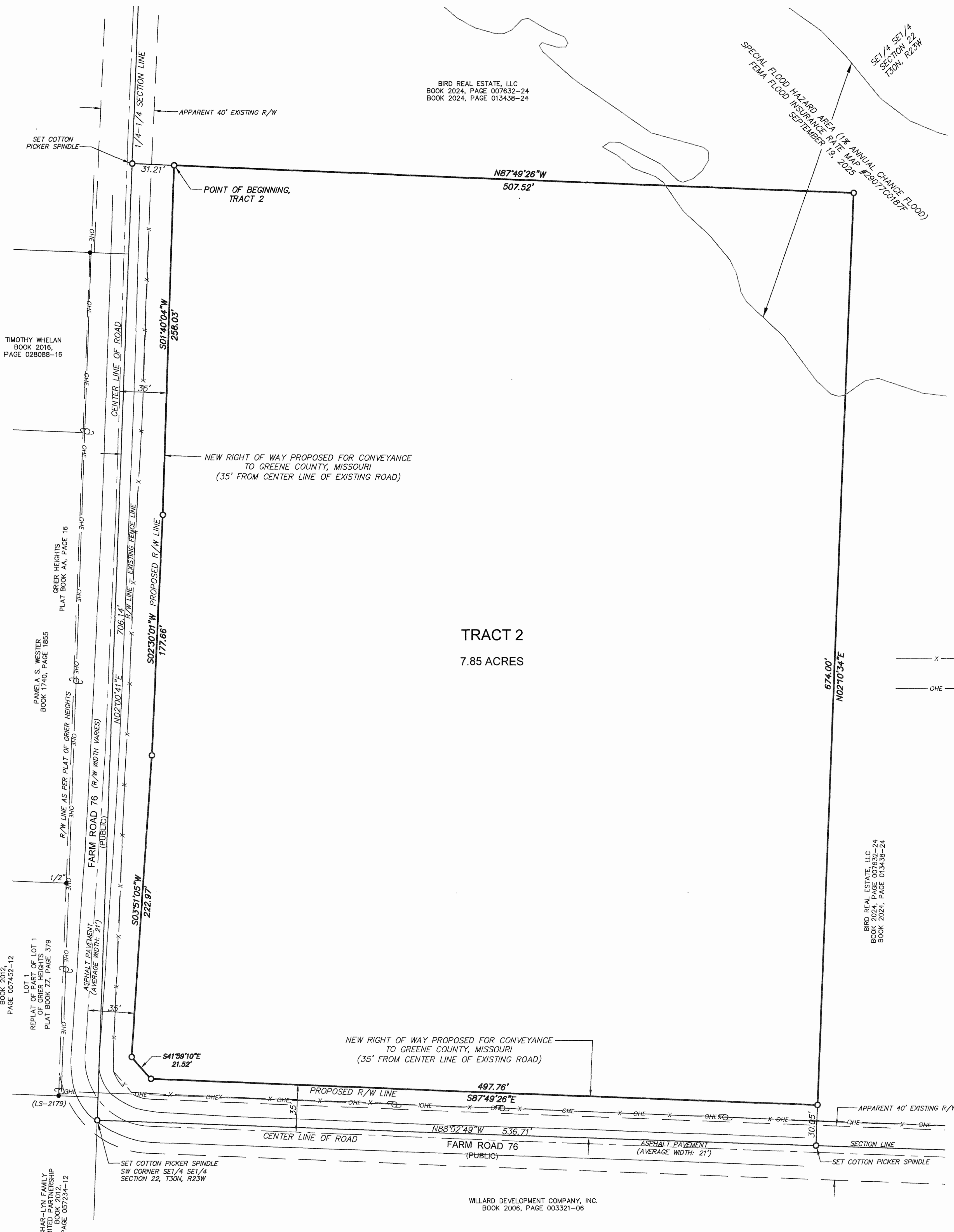
UPDATED: 12/11/2025

GRE GREAT RIVER ENGINEERING
2826 S. INGRAM MILL, SPRINGFIELD, MO 65804
PHONE: (417) 886-7171 FAX: (417) 886-7501
www.greeriv.com

Missouri State Certificate of Authority Numbers:
Engineering: 2000156885, Land Surveying: 2001011476, Landscape Architecture: 2007013673

BIRD REAL ESTATE, LLC
BOOK 2024, PAGE 007632-24
BOOK 2024, PAGE 013438-24

SPECIAL FLOOD HAZARD AREA (1% ANNUAL CHANCE FLOOD)
FEMA FLOOD INSURANCE RATE MAP #2017010167F
SECTION 22
T30N, R23W



TRACT 2
7.85 ACRES

LEGEND

- FOUND 5/8" IRON PIN MONUMENT (EXCEPT AS NOTED)
- SET 5/8" IRON PIN CAPPED "GREAT RIVER 2001011476" (EXCEPT AS NOTED)
- X— WIRE FENCE
- UTILITY POLE
- OHE— OVERHEAD ELECTRIC LINE
- R/W RIGHT OF WAY

PROPOSED NEW RIGHT-OF-WAY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02°00'41"E
ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 706.14 FEET; THENCE LEAVING SAID WEST LINE, S87°49'26"E, 31.21 FEET TO A 5/8-INCH IRON PIN
(CAPPED "GREAT RIVER 2001011476"); THENCE S01°40'04"W, 258.03 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'01"W, 177.66 FEET TO A
5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S03°51'05"W, 222.97 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S41°59'10"E,
21.52 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S87°49'26"E, 497.76 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476");
THENCE S02°10'34"W, 30.05 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88°02'49"W ALONG SAID SOUTH LINE,
536.71 FEET TO THE POINT OF BEGINNING. (BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

TRACT 1 DESCRIPTION

PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER
OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02°00'41"E ALONG THE WEST LINE OF SAID
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 706.14 FEET FOR THE POINT OF BEGINNING OF THE LAND DESCRIBED HEREIN; THENCE CONTINUING N02°00'41"E ALONG SAID
WEST LINE, 616.85 FEET TO AN EXISTING 5/8-INCH IRON PIN (CAPPED "LS-2153") AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 22; THENCE N02°00'39"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 801.25 FEET TO AN EXISTING 5/8-INCH IRON PIN (CAPPED
"LS-3140"); THENCE N87°55'54"W, 850.39 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N02°07'25"E, 522.10 FEET TO A 5/8-INCH IRON PIN
(CAPPED "GREAT RIVER 2001011476") ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE N87°55'47"W ALONG SAID
SOUTH LINE, 486.08 FEET TO AN EXISTING 5/8-INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N02°07'34"E
ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 906.77 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE LEAVING
SAID WEST LINE, S87°54'31"E, 208.00 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N02°07'34"E, 415.99 FEET TO A 5/8-INCH IRON PIN (CAPPED
"GREAT RIVER 2001011476") ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S87°54'31"E ALONG SAID NORTH LINE, 167.52 FEET TO A
5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476") ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160; THENCE ALONG THE SOUTHWESTERLY-WESTERLY
RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING EIGHT COURSES: S46°35'58"E, 145.64 FEET; SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 41°57'04", A RADIUS OF 5569.58 FEET AND A CHORD OF 3987.49 FEET BEARING S29°35'28"E, AN ARC DISTANCE OF 4077.97 FEET; S22°33'00"E, 100.30 FEET;
SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°09'18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.03 FEET BEARING S06°02'28"E, AN ARC
DISTANCE OF 308.07 FEET; S38°29'34"W, 58.95 FEET; N87°54'44"W, 122.92 FEET; S72°06'17"W, 46.82 FEET; AND S02°05'16"W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88°02'49"W ALONG SAID SOUTH LINE, 587.63 FEET; THENCE LEAVING SAID SOUTH LINE, N02°10'34"E, 704.05
FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N87°49'26"W, 538.73 FEET TO THE POINT OF BEGINNING.

EXCEPT, A PARCEL OF LAND DEEDED TO JOHN F. CHRISTENSEN AS DESCRIBED IN BOOK 2013, PAGE 035118-13 AT THE GREENE COUNTY RECORDER'S OFFICE, SAID PARCEL
DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 5/8-INCH IRON PIN (CAPPED "LS-2153") AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE S87°59'31"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 25.00
FEET TO AN EXISTING 5/8-INCH IRON PIN (CAPPED "LS-2153"); THENCE S88°56'39"E, 587.36 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°00'40"W,
375.72 FEET TO AN EXISTING 5/8-INCH IRON PIN (CAPPED "LS-2153"); THENCE N87°59'31"W, 587.28 FEET TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

TRACT 2 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE
N02°00'41"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 706.14 FEET; THENCE LEAVING SAID WEST LINE, S87°49'26"E, 31.21 FEET TO A
5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE S01°40'04"W, 258.03 FEET TO A 5/8-INCH
IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'01"W, 177.66 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S03°51'05"W, 222.97
FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S41°59'10"E, 21.52 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE
S87°49'26"E, 497.76 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N02°10'34"E, 674.00 FEET TO A 5/8-INCH IRON PIN (CAPPED "GREAT RIVER
2001011476"); THENCE N87°49'26"W, 507.52 FEET TO THE POINT OF BEGINNING. (BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

SURVEYOR'S DECLARATION

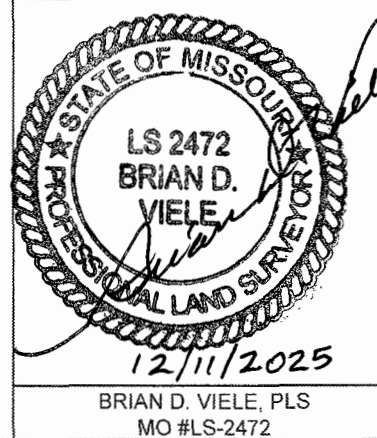
I HEREBY DECLARE TO BIRD REAL ESTATE, LLC THAT THE INFORMATION SHOWN HEREON IS
BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY
WAS PERFORMED UNDER MY PERSONAL SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND
BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY
BOUNDARY SURVEYS (20 CSR 2030-16).

BRIAN D. VIELE, PLS LS-2472 12/11/2025 DATE

LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY #2001011476

SHEET 2 OF 2

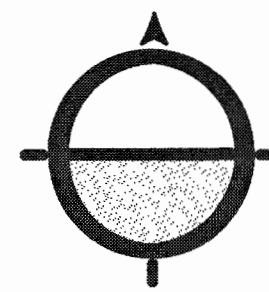
DATE PREPARED: 10/30/2025



ADMINISTRATIVE SUBDIVISION SURVEY
FOR
BIRD REAL ESTATE, LLC

PART OF THE EAST HALF OF SECTION 22,
TOWNSHIP 30 NORTH, RANGE 23 WEST
IN GREENE COUNTY, MISSOURI

CHECKED BY: BDV
DRAWN BY: BDV
JOB NUMBER: 5862
FILE NAME: 5862_AS



GRE
GREAT RIVER
ENGINEERING
2826 S. INGRAM MILL, SPRINGFIELD, MO 65804
PHONE: (417) 886-7171 FAX: (417) 886-7591
www.greotiv.com

Missouri State Certificate of Authority Numbers:
Engineering: 200015885, Land Surveying: 2001011476, Landscape Architecture: 2007019873

UPDATED: 12/11/2025

MEMBERS OF THE BOARD OF ALDERMEN

YES

NO

☐☐

Casey Biellier- Ward I

☐☐

Jeremy Hill- Ward I

☐☐

Joyce Lancaster- Ward II

☐☐

David Keene- Ward II

☐☐

Rachel Mathison- Ward III

☐☐

Carol Wilson - Ward III

APPROVED BY:

Troy Smith - Mayor

ATTEST

SEAL

Rebecca Hansen - City Clerk