



Tract I



**Property Details**

Parcel ID 0807360000004003

**Property Address:**

4719 LOCKER PLANT LN MO 65074

**Owner:**

COVERED BRIDGE PROPERTIES L L C  
 PO BOX 148  
 RUSSELLVILLE, MO 65074

**Deed Book-Page Date:**

{683-209 12/13/2017},  
 {683-209 12/13/2017},  
 {328-495 05/23/1991},

**Section**

Township  
 Range: 36/44/14

**Acreage:** 7 ac.

**School District:** R1

**Fire District:** RL

**Year Built:**

**Sq. Ft. (above grade):**

**Fin. Bsmt Sz (sq. ft.):**

**Land and Improvement Appraised Values**

**Land (Ag):** \$0 **Imp (Ag):** \$0

**Land (Res):** \$0 **Imp (Res):** \$0

**Land (Comm):** \$56000 **Imp (Comm):** \$351000

**Date Certified:** 2023

**Appraised:** \$407000

**Property Description:**

PT W 1/2 SW 1/4 BEG 320(S) E OF W LINE SEC ON S R/W RT C E TO BRANCH S 570 ALONG BRANCH W 575 N TO POB

**Parcel Notes:**

BERNICE P WYSS & TERRY L & NANCY K KRUSE ARE ET'AL .

Tract I

Property Information

<b>Parcel Number</b> 08-07-36-0000-004-003	<b>Mailing Name &amp; Address</b> COVERED BRIDGE PROPERTIES L L C PO BOX 148 RUSSELLVILLE, MO, 65074	<b>Owner Name &amp; Address</b> COVERED BRIDGE PROPERTIES L L C PO BOX 148 RUSSELLVILLE, MO, 65074
<b>Tax Year</b> 2023		
<b>Alternate Parcel number</b> 083600000000008	<b>Assessed Value</b> 130,240	<b>Acreage</b> 0.0000
<b>Land Use</b> 537 - Convenience Store	<b>Site Address</b> 4719 LOCKER PLANT LN MO 65074	<b>Township</b> ENTIRE COUNTY
<b>Property Class</b> RURLIMP - RURAL IMPROVED	<b>Tax Code</b> R1RL -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 130,240	<b>Tax Rate</b> 6.2448	<b>Total Tax</b> \$8,133.22
<b>Legal Description</b> PT W 1/2 SW 1/4 BEG 320(S) E OF W LINE SEC ON S R/W RT C E TO BRANCH S 570 ALONG BRANCH W 575 N TO POB		
<b>Section/Township/Range</b> 36 / 44 / 14		

Pay Taxes

Billing

<b>Tax Billed</b>	\$8,133.22
<b>Penalty Billed</b>	\$0.00
<b>Cost Billed</b>	\$0.00
<b>Total Billed</b>	\$8,133.22
<b>Amount Paid</b>	\$8,133.22
<b>Total Unpaid</b>	\$0.00
<b>Date Paid</b>	11/28/2023
<b>Paid By</b>	COVERED BRIDGE PROPERTIES L L C

Tax Due Amounts

Parcel has no balance due.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2023	\$8,133.22	\$8,133.22	\$0.00	11/28/2023
2022	\$8,156.53	\$8,156.53	\$0.00	12/6/2022
2021	\$7,613.61	\$7,613.61	\$0.00	12/8/2021
2020	\$7,287.92	\$7,287.92	\$0.00	11/24/2020
2019	\$7,192.79	\$7,192.79	\$0.00	11/27/2019
2018	\$4,191.68	\$4,191.68	\$0.00	11/27/2018
2017	\$4,234.07	\$4,234.07	\$0.00	12/28/2017
2016	\$4,054.97	\$4,054.97	\$0.00	12/30/2016
2015	\$3,999.14	\$3,999.14	\$0.00	12/31/2015
2014	\$4,027.37	\$4,027.37	\$0.00	12/31/2014

Show 9 More (9)

Assessments

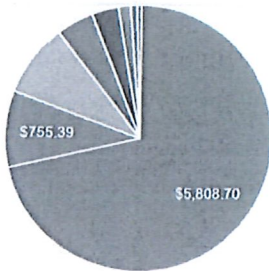
Assessment Period	Appraised Land	Assessed Land	Appraised Building	Assessed Building	Appraised Total	Assessed Total
Final Value	56,000	17,920	351,000	112,320	407,000	130,240
Form 11a	56,000	17,920	351,000	112,320	407,000	130,240
Form 11	56,000	17,920	351,000	112,320	407,000	130,240
Prior Year	56,000	17,920	351,000	112,320	407,000	130,240

Owner Information

Name	Tax Bill	Address
COVERED BRIDGE PROPERTIES L L C	Y	PO BOX 148 RUSSELLVILLE, MO, 65074

Taxing Bodies

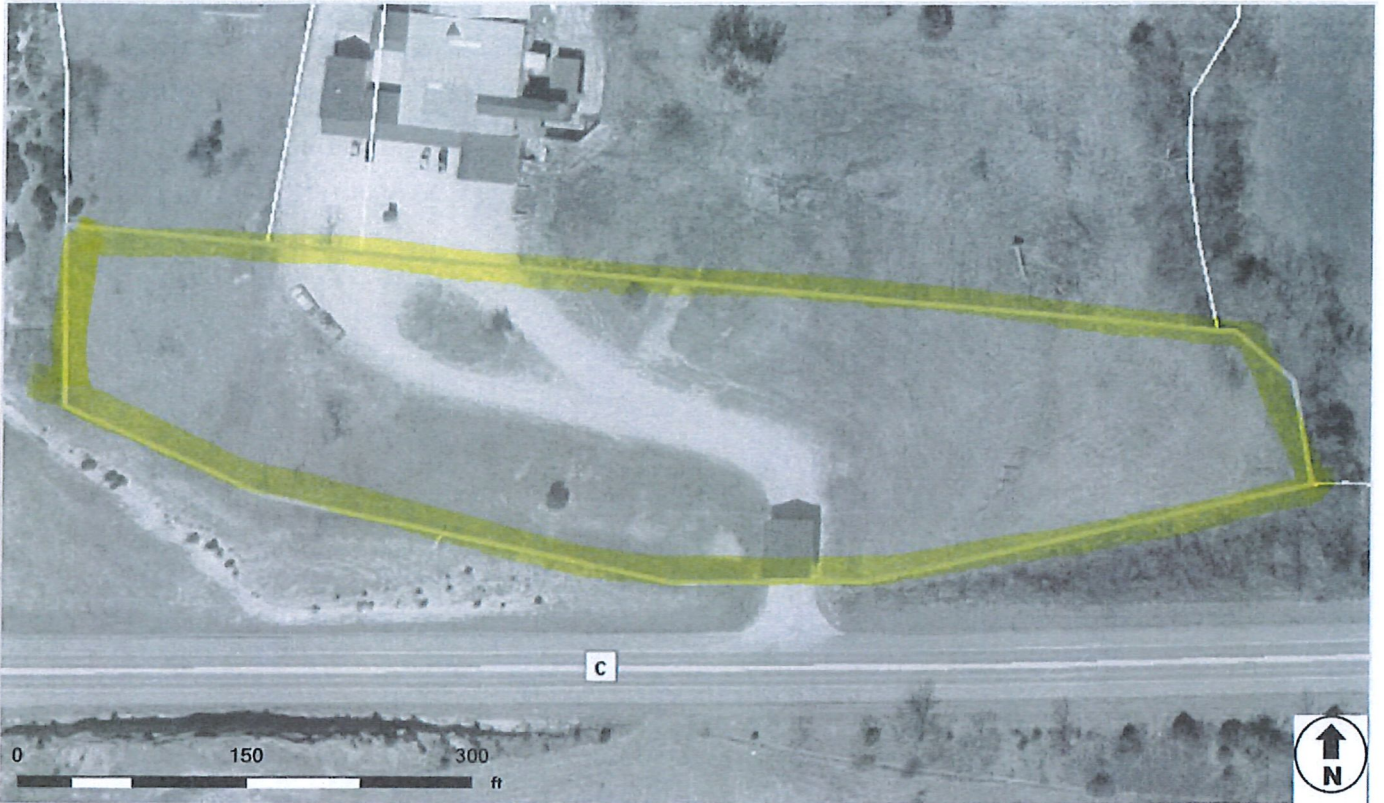
District	Tax Rate	Extension
RUSSELLVILLE R-1 SCHOOL DIST	4.4600	\$5,808.70
SURTAX	0.5800	\$755.39
RUS/LOH FIRE	0.5556	\$723.61
ROAD & BRIDGE	0.2779	\$361.94
LIBRARY	0.2000	\$260.48
CCSS	0.0927	\$120.73
COLE COUNTY GR	0.0486	\$63.30
STATE OF MO	0.0300	\$39.07
<b>TOTAL</b>	<b>6.2448</b>	<b>\$8,133.22</b>



- RUSSELLVILLE R-1 SCHOOL DIST
- SURTAX
- RUS/LOH FIRE
- ROAD & BRIDGE
- LIBRARY
- CCSS
- COLE COUNTY GR
- STATE OF MO



Tracts II & IV



**Property Details**

Parcel ID 080736000004011

**Property Address:**

LOCKER PLANT LN MO 65074

**Owner:**

COVERED BRIDGE PROPERTIES L L C

PO BOX 148

RUSSELLVILLE, MO 65074

**Deed Book-Page Date:**

{688-657 6/18/2018},  
 {688-657 06/18/2018},  
 {683-210 12/13/2017},

**Section**  
**Township**  
**Range:** 36/44/14

**Acreage:** 3.12 ac.

**School District:** R1

**Fire District:** RL

**Year Built:**

**Sq. Ft. (above grade):**

**Fin. Bsmt Sz (sq. ft.):**

**Land and Improvement Appraised Values**

**Land (Ag):** \$0 **Imp (Ag):** \$0

**Land (Res):** \$0 **Imp (Res):** \$0

**Land (Comm):** \$12000 **Imp (Comm):** \$6000

**Date Certified:** 2023

**Appraised:** \$18000

**Property Description:**

OTTOS LOT 2 & S PT LOT 1. ALSO PT SW QTR DESC AS BEG SE COR LOT 2 SW 301.16 W 129.98 NW 281.96 E ALONG S LINE LOT 2 TO POB.

**Parcel Notes:**

*Tracts II & IV*

Property Information

<b>Parcel Number</b> 08-07-36-0000-004-011	<b>Mailing Name &amp; Address</b> COVERED BRIDGE PROPERTIES L L C PO BOX 148 RUSSELLVILLE, MO, 65074	<b>Owner Name &amp; Address</b> COVERED BRIDGE PROPERTIES L L C PO BOX 148 RUSSELLVILLE, MO, 65074
<b>Tax Year</b> 2023		
<b>Alternate Parcel number</b> 08360000000009003	<b>Assessed Value</b> 5,760	<b>Acreage</b> 3.1200
<b>Land Use</b> 500 - Vacant Commercial Land	<b>Site Address</b> LOCKER PLANT LN MO 65074	<b>Township</b> ENTIRE COUNTY
<b>Property Class</b> RURLIMP - RURAL IMPROVED	<b>Tax Code</b> R1RL -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 5,760	<b>Tax Rate</b> 6.2448	<b>Total Tax</b> \$359.71
<b>Legal Description</b> OTTOS LOT 2 & S PT LOT 1. ALSO PT SW QTR DESC AS BEG SE COR LOT 2 SW 301.16 W 129.98 NW 281.96 E ALONG S LINE LOT 2 TO POB.		
<b>Section/Township/Range</b> 36 / 44 / 14		

Billing

<b>Tax Billed</b>	\$359.71
<b>Penalty Billed</b>	\$0.00
<b>Cost Billed</b>	\$0.00
<b>Total Billed</b>	\$359.71
<b>Amount Paid</b>	\$359.71
<b>Total Unpaid</b>	\$0.00
<b>Date Paid</b>	11/28/2023
<b>Paid By</b>	COVERED BRIDGE PROPERTIES L L C

Tax Due Amounts

Parcel has no balance due.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2023	\$359.71	\$359.71	\$0.00	11/28/2023
2022	\$360.74	\$360.74	\$0.00	12/6/2022
2021	\$360.48	\$360.48	\$0.00	12/8/2021
2020	\$345.06	\$345.06	\$0.00	11/24/2020
2019	\$340.56	\$340.56	\$0.00	11/27/2019
2018	\$152.44	\$152.44	\$0.00	11/27/2018
2017	\$153.97	\$153.97	\$0.00	12/28/2017
2016	\$147.46	\$147.46	\$0.00	12/30/2016
2015	\$145.43	\$145.43	\$0.00	12/31/2015
2014	\$146.46	\$146.46	\$0.00	12/31/2014

Show 9 More (9)

Assessments

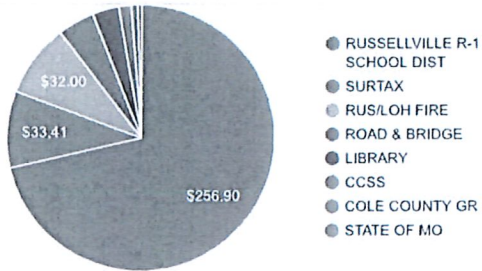
Assessment Period	Appraised Land	Assessed Land	Appraised Building	Assessed Building	Appraised Total	Assessed Total
Final Value	12,000	0	6,000	5,760	18,000	5,760
Form 11a	12,000	0	6,000	5,760	18,000	5,760
Form 11	12,000	0	6,000	5,760	18,000	5,760
Prior Year	12,000	0	6,000	5,760	18,000	5,760

Owner Information

Name	Tax Bill	Address
COVERED BRIDGE PROPERTIES L L C	Y	PO BOX 148 RUSSELLVILLE, MO, 65074

Taxing Bodies

District	Tax Rate	Extension
RUSSELLVILLE R-1 SCHOOL DIST	4.4600	\$256.90
SURTAX	0.5800	\$33.41
RUS/LOH FIRE	0.5556	\$32.00
ROAD & BRIDGE	0.2779	\$16.01
LIBRARY	0.2000	\$11.52
CCSS	0.0927	\$5.34
COLE COUNTY GR	0.0486	\$2.80
STATE OF MO	0.0300	\$1.73
<b>TOTAL</b>	<b>6.2448</b>	<b>\$359.71</b>

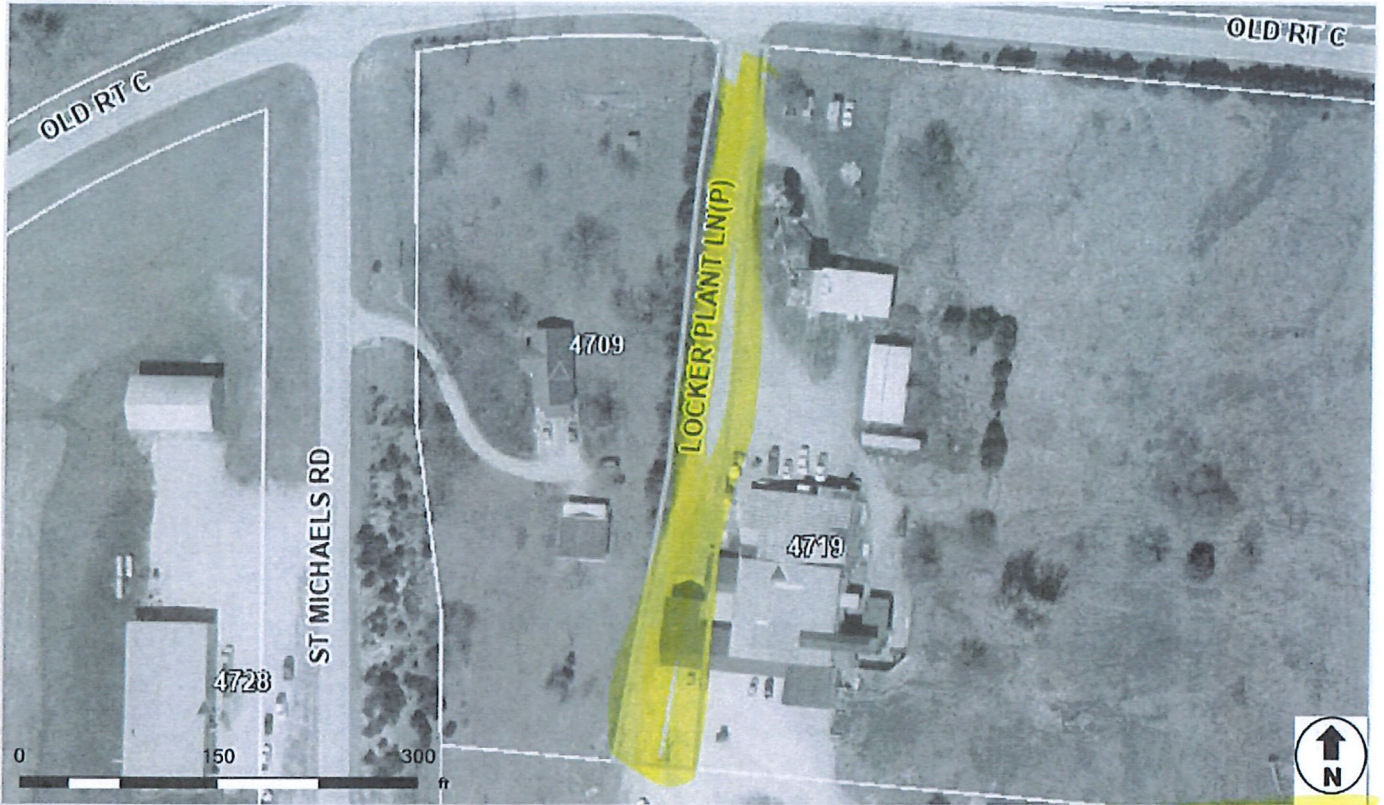




Cole County Assessor

Parcel Report

Report Date: 10/6/2024



Property Details

Parcel ID 0807360000004002

Property Address:

LOCKER PLANT LN MO 65074

Owner:

COVERED BRIDGE PROPERTIES L L C

PO BOX 148

RUSSELLVILLE, MO 65074

Deed Book-Page Date:

{683-208 12/13/2017},  
{683-208 12/13/2017},  
{356-134 12/17/1993}

Section  
Township  
Range: 36/44/14

Acreage: 0.58 ac.

School District: R1

Fire District: RL

Year Built:

Sq. Ft. (above grade):

Fin. Bsmt Sz (sq. ft.):

Land and Improvement Appraised Values

Land (Ag): \$0 Imp (Ag): \$0

Land (Res): \$0 Imp (Res): \$0

Land (Comm): \$1200 Imp (Comm): \$0

Date Certified: 2023

Appraised: \$1200

Property Description:

OTTOS TRACT A

Parcel Notes:

Parcel data is for assessment purposes only. It is not a legal survey and does not purport to represent a property boundary survey of the parcels shown. It should not be used for conveyances or the establishment of property boundaries.

Property Information

<b>Parcel Number</b> 08-07-36-0000-004-002	<b>Mailing Name &amp; Address</b> COVERED BRIDGE PROPERTIES L L C PO BOX 148 RUSSELLVILLE, MO, 65074	<b>Owner Name &amp; Address</b> COVERED BRIDGE PROPERTIES L L C PO BOX 148 RUSSELLVILLE, MO, 65074
<b>Tax Year</b> 2023		
<b>Alternate Parcel number</b> 08360000000009002	<b>Assessed Value</b> 380	<b>Acreage</b> 0.5752
<b>Land Use</b> 500 - Vacant Commercial Land	<b>Site Address</b> LOCKER PLANT LN MO 65074	<b>Township</b> ENTIRE COUNTY
<b>Property Class</b> RURLIMP - RURAL IMPROVED	<b>Tax Code</b> R1RL -	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 380	<b>Tax Rate</b> 6.2448	<b>Total Tax</b> \$23.72
<b>Legal Description</b> OTTOS TRACT A		Pay Taxes
<b>Section/Township/Range</b> 36 / 44 / 14		

**Billing**

<b>Tax Billed</b>	\$23.72
<b>Penalty Billed</b>	\$0.00
<b>Cost Billed</b>	\$0.00
<b>Total Billed</b>	\$23.72
<b>Amount Paid</b>	\$23.72
<b>Total Unpaid</b>	\$0.00
<b>Date Paid</b>	11/28/2023
<b>Paid By</b>	COVERED BRIDGE PROPERTIES L L C

**Tax Due Amounts**

Parcel has no balance due.

**Payment History**

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2023	\$23.72	\$23.72	\$0.00	11/28/2023
2022	\$23.79	\$23.79	\$0.00	12/6/2022
2021	\$23.78	\$23.78	\$0.00	12/8/2021
2020	\$22.77	\$22.77	\$0.00	11/24/2020
2019	\$22.47	\$22.47	\$0.00	11/27/2019
2018	\$22.63	\$22.63	\$0.00	11/27/2018
2017	\$22.84	\$22.84	\$0.00	12/28/2017
2016	\$21.87	\$21.87	\$0.00	12/30/2016
2015	\$21.58	\$21.58	\$0.00	12/31/2015
2014	\$21.73	\$21.73	\$0.00	12/31/2014

Show 9 More (9)



Assessments

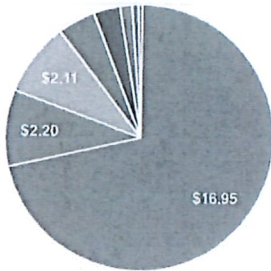
Assessment Period	Appraised Land	Assessed Land	Appraised Building	Assessed Building	Appraised Total	Assessed Total
Final Value	1,200	380	0	0	1,200	380
Form 11a	1,200	380	0	0	1,200	380
Form 11	1,200	380	0	0	1,200	380
Prior Year	1,200	380	0	0	1,200	380

Owner Information

Name	Tax Bill	Address
COVERED BRIDGE PROPERTIES L L C	Y	PO BOX 148 RUSSELLVILLE, MO, 65074

Taxing Bodies

District	Tax Rate	Extension
RUSSELLVILLE R-1 SCHOOL DIST	4.4600	\$16.95
SURTAX	0.5800	\$2.20
RUS/LOH FIRE	0.5556	\$2.11
ROAD & BRIDGE	0.2779	\$1.06
LIBRARY	0.2000	\$0.76
CCSS	0.0927	\$0.35
COLE COUNTY GR	0.0486	\$0.18
STATE OF MO	0.0300	\$0.11
<b>TOTAL</b>	<b>6.2448</b>	<b>\$23.72</b>



- RUSSELLVILLE R-1 SCHOOL DIST
- SURTAX
- RUS/LOH FIRE
- ROAD & BRIDGE
- LIBRARY
- CCSS
- COLE COUNTY GR
- STATE OF MO

# INFORMATIONAL REPORT

Issued from the office of  
COLE COUNTY ABSTRACT & TITLE CO.  
240 E HIGH ST., JEFFERSON CITY, MISSOURI 65101

**THIS IS NOT AN INSURANCE POLICY, NO RISK IS INSURED OR GUARANTEED BY THIS REPORT.**

**LIABILITY HEREUNDER IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.**

FILE NO. 99159

INFORMATIONAL REPORT NO: 99159

Effective Date: OCTOBER 11, 2024 AT 8:00 A.M.

## INFORMATIONAL REPORT

**NOTE: This is NOT a Commitment for Title Insurance. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.**

The estate or interest in the land described or referred to in this Report is:

FEE SIMPLE

Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:

THE COVERED BRIDGE PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

The land referred to in this Report is described as follows:

REFER TO EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

## INFORMATIONAL REPORT

Informational Report Number 99159

**THE FOLLOWING RECORDED DOCUMENTS WERE FOUND WHICH AFFECT THE PROPERTY DESCRIBED IN EXHIBIT "A"**

1. TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS. (NONE NOW DUE OR PAYABLE.)
2. NOTICE IN THE COLE COUNTY REAL ESTATE RECORDS BOOK 375, PAGE 755, OF ADOPTION OF SMALL ON-SITE WASTEWATER SYSTEMS.
3. RULES FOR DEVELOPMENT OF MOBILE HOME PARKS AND TRAVEL TRAILER CAMPS, COLE COUNTY, MISSOURI, IN BOOK 262, PAGE 13, NOTICE OF RULES FOR LAND SUBDIVISION OF COLE COUNTY, MISSOURI, IN BOOK 412, PAGE 969, NOTICE FOR RULES FOR EXCAVATION IN COLE COUNTY RIGHT-OF-WAY IN BOOK 371, PAGE 460 AND NOTICE OF COUNTY BUILDING CODES IN BOOK 399, PAGES 26 AND 27. (NO ASSESSMENTS SHOWN AS DUE OR PAYABLE OR NOTICES OF VIOLATION APPEAR IN THE REAL ESTATE RECORDS OF COLE COUNTY.)
4. LACK OF DIRECT ACCESS BETWEEN SUBJECT PREMISES AND PART OF SUPPLEMENTAL STATE ROUTE "C", IN BOOK 306, PAGE 992.
5. BUILDING SETBACKS, EASEMENTS AND RESTRICTIONS AND EXISTING DRIVE AS SHOWN ON PLAT IN PLAT BOOK 11, PAGE 642.
6. DEED OF EASEMENT IN BOOK 285, PAGE 43.
7. DEED OF TRUST DATED OCTOBER 4, 2018, RECORDED OCTOBER 17, 2024, IN BOOK 692, PAGE 550, EXECUTED BY THE COVERED BRIDGE PROPERTIES LLC TO DUANE SCHREIMANN, TRUSTEE FOR JEFFERSON BANK OF MISSOURI, SECURING THE ORIGINAL AMOUNT OF \$650,000.00.

NOTE: THIS IS AN INFORMATIONAL REPORT AND HAS BEEN ISSUED AS A REPORT TO THE STATUS OF TITLE. THIS IS NOT A COMMITMENT TO INSURE AND AS SUCH SHOULD NOT BE RELIED UPON FOR A REAL ESTATE TRANSACTION.

IF A COMMITMENT FOR TITLE INSURANCE IS DESIRED THE IDENTITY OF THE ENTITIES TO BE INSURED AND POLICY AMOUNTS MUST BE DISCLOSED TO THIS COMPANY. UPON PAYMENT OF THE APPROPRIATE PREMIUM A COMMITMENT FOR TITLE INSURANCE WILL BE ISSUED DISCLOSING ALL REQUIREMENTS FOR ISSUANCE OF THE POLICY AS WELL AS ANY ADDITIONAL EXCEPTIONS WHICH MAY BE TAKEN.

LIABILITY HEREUNDER IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.



COLE COUNTY ABSTRACT & TITLE CO.

BY

Nicole S. [Signature]

CHARGE \$300.00

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

#### TRACT I

Part of the West half of the Southwest quarter of Section 36, Township 44 North, Range 14 West, Cole County, Missouri, more particularly described as follows:

From the northwest corner of said Section 36; thence south 1 degree 51 minutes 00 seconds west, along the Section line, 3779.03 feet, to the southerly right-of-way line of Old Route "C"; thence along said right-of-way line, along a curve to the right with a radius of 789.02 feet, a distance of 264.66 feet; thence continuing along said right-of-way line, South 84 degrees 42 minutes 30 seconds east, 49.98 feet, to the beginning point of this description; thence continuing along said right-of-way line, South 84 degrees 42 minutes 30 seconds east, 518.49 feet, to the approximate centerline of a creek; thence along the centerline of said creek, on the following courses and distances: South 5 degrees 21 minutes 09 seconds east, 48.27 feet; thence South 13 degrees 08 minutes 10 seconds east, 51.42 feet; thence South 4 degrees 55 minutes 56 seconds west, 50.16 feet; thence South 13 degrees 08 minutes 15 seconds east, 51.42 feet; thence South 3 degrees 47 minutes 33 seconds west, 50.09 feet; thence South 4 degrees 12 minutes 56 seconds east, 50.16 feet; thence South 7 degrees 11 minutes 03 seconds west, 50.36 feet; thence South 30 degrees 28 minutes 27 seconds west, 57.80 feet; thence South 1 degree 30 minutes 13 seconds west, 50.01 feet; thence South 7 degrees 36 minutes 50 seconds east, 50.49 feet; thence South 12 degrees 07 minutes 27 seconds east, 58.35 feet; thence leaving said centerline of the creek, North 84 degrees 42 minutes 30 seconds west, 575.55 feet; thence North 5 degrees 17 minutes 30 seconds east, 552.19 feet, to the beginning point of this description.

#### TRACT II

LOT NO. 2, OTTO'S SUBDIVISION PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 642, COLE COUNTY RECORDER'S OFFICE, SAID OTTO'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 14 WEST.

ALSO, A TRACT OF LAND SITUATED IN AND BEING A PART OF LOT NO. 1 OF OTTO'S SUBDIVISION, A SUBDIVISION OF RECORD AT PLAT BOOK 11, PAGE 642, BEING A PART OF THE TRACT DESCRIBED BY DEED AT DEED BOOK 355, PAGE 638, OF THE RECORDS OF COLE COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 1 OF OTTO'S SUBDIVISION, A SUBDIVISION OF RECORD AT PLAT BOOK 11, PAGE 642, OF THE RECORDS OF COLE COUNTY, MISSOURI, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE C; THENCE NORTH 68 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE C, 98.96 FEET TO A POINT 180 FEET LEFT OF CENTERLINE STATION 75+95.00; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ST. MICHAEL'S ROAD NORTH 02 DEGREES 55 MINUTES 18 SECONDS WEST, 121.99 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 87 DEGREES 22 MINUTES 43 SECONDS EAST, 132.20 FEET TO THE NORTHWEST CORNER OF LOT NO. 2 OF SAID OTTO'S SUBDIVISION; THENCE SOUTH 12 DEGREES 28 MINUTES 28 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT NO. 2, 154.94 FEET TO THE POINT OF BEGINNING.

TRACT III

TRACT A, OTTO'S SUBDIVISION PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 642, COLE COUNTY RECORDER'S OFFICE; SAID OTTO'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 14 WEST, COLE COUNTY, MISSOURI.

TRACT IV

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 14 WEST IN COLE COUNTY, MISSOURI, DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF OTTO'S SUBDIVISION AS SHOWN ON THE FINAL PLAT RECORDED IN PLAT BOOK 11 AT PAGE 642 IN THE COLE COUNTY RECORDERS OFFICE, SAID CORNER BEING 120.00 FEET NORTH OF CENTERLINE STATION 84+24.66 AS SHOWN ON MISSOURI DEPARTMENT OF TRANSPORTATION HIGHWAY PLANS, JOB NUMBER 5-5-C-339, SHEET NUMBER 6; THENCE S 74°59'40"W 301.16 FEET TO A POINT 60.21 FEET NORTH OF SAID CENTERLINE AT STATION 81+29.67; THENCE S 86°56'00"W 129.98 FEET TO A POINT 60.47 FEET NORTH OF SAID CENTERLINE AT STATION 80+00.20; THENCE N 80°28'00"W 281.96 FEET TO AN EXISTING RIGHT-OF-WAY MARKER ON THE SOUTH LINE OF SAID SUBDIVISION 120.00 FEET NORTH OF SAID CENTERLINE AT STATION 77+25.00; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION N 87°11'30"E 331.27 FEET TO AN EXISTING RIGHT-OF-WAY MARKER 120.00 FEET NORTH OF SAID CENTERLINE STATION 80+56.27; THENCE. CONTINUING ALONG SAID LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17,068.73 FEET, 367.55 FEET AND A CHORD WHICH BEARS N 86°34'36"E, 367.54 FEET TO THE POINT OF BEGINNING.