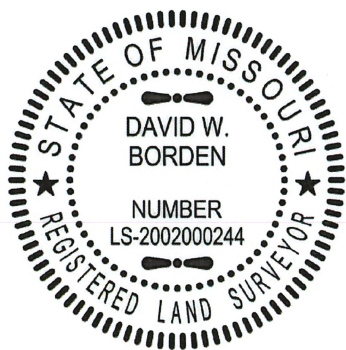


DESCRIPTION OF RICHLAND OLIVET FARM – ANNEXATION TRACT WEST  
 FOR RICHLAND OLIVET FARMS, LLC.  
 JOB #220385

JUNE 28, 2023

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5670, PAGE 52 AND BEING PART OF TRACT 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND CONTAINING ALL OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1453, PAGE 371 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14 AND WITH THE NORTH LINE OF THEREOF, N 88°37'30"E, 336.09 FEET TO THE NORTHWEST CORNER OF TRACT B OF A SURVEY RECORDED IN BOOK 410, PAGE 871; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID TRACT B, S 0°37'55"W, 351.00 FEET; THENCE N 89°37'50"E, 226.00 FEET; THENCE N 4°15'35"W, 355.20 FEET TO THE NORTH LINE OF SAID SECTION 14; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH SAID NORTH LINE THEREOF, N 88°37'30"E, 745.05 FEET TO THE NORTHWEST CORNER OF ZUMWALT ESTATES, RECORDED IN PLAT BOOK 35 PAGE 56; THENCE LEAVING THE NORTH LINE OF SAID SECTION WITH THE LINES OF SAID ZUMWALT ESTATES, S 0°55'00"W, 750.10 FEET; THENCE N 88°37'55"E, 52.03 FEET TO THE EAST LINE OF SAID TRUSTEES DEED RECORDED IN BOOK 5670, PAGE 52; THENCE LEAVING THE LINES OF SAID ZUMWALT ESTATES AND WITH THE EAST LINE OF SAID DEED, S 1°26'55"W, 1854.77 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WITH SAID SOUTH LINE, N 88°56'05"W, 1346.90 FEET TO THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY NUMBER 7968; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF THE NORTHEAST QUARTER THEREOF, N 1°43'50"E, 2548.42 FEET TO THE POINT OF BEGINNING AND COUNTING 76.63 ACRES.



*David W. Borden*  
 \_\_\_\_\_  
 DAVID W. BORDEN, PLS-2002000244  
 6-28-23  
 \_\_\_\_\_  
 DATE

<b>CROCKETT</b> <b>ENGINEERING CONSULTANTS</b> 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	RICHLAND OLIVET FARM – ANNEXATION TRACT
	DATE: 6/28/2023 PROJECT: 220385	NE QUARTER, SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

# RICHLAND ESTATES RICHLAND OLIVET FARMS, LLC.

SCALE: 1" = 300'

THE BROOKS AT COLUMBIA, LLC  
WARRANTY DEED RECORDED IN BOOK 5040, PAGE 2

EXISTING APPROVED PRELIMINARY  
PLAT OF SILVER LAKES  
PRELIMINARY PLAT APPROVED BY CITY OF COLUMBIA.

SURVEY RECORDED IN BOOK 858, PAGE 180

N 88°37'30" E 336.09'

N 88°37'30" E 745.05'

RICHLAND ROAD  
SECTION LINE

NW CORNER  
NE QUARTER  
SECTION 14  
P.O.B.

N 4°15'35" W  
355.20'

SURVEY RECORDED IN  
BOOK 900, PAGE 454

ZUMWALT ESTATES RECORDED IN  
PLAT BOOK 35, PAGE 56

OLD HAWTHORN NORTH LLC  
RECORDED IN  
PLAT BOOK 56, PAGE 66

WARRANTY DEED  
RECORDED IN  
BOOK 4580, PAGE 47

N 89°37'50" E 226.00'

S 0°55'00" W 750.10'

N 88°37'55" E 52.03'

SURVEY RECORDED IN  
BOOK 1453, PAGE 371

TRUSTEES DEED  
RECORDED IN  
BOOK 1467, PAGE 435

TRACT B  
SURVEY RECORDED IN  
BOOK 410, PAGE 871

TRACT 2  
76.63 AC.

SURVEY RECORDED IN  
BOOK 5157, PAGE 33

TRUSTEES DEED  
RECORDED IN  
BOOK 5670, PAGE 52

SURVEY RECORDED IN BOOK 5157, PAGE 33

EXISTING APPROVED PRELIMINARY  
PLAT OF OAK MILL ESTATES  
PRELIMINARY PLAT APPROVED IN  
BOONE COUNTY.

OLD HAWTHORN NORTH LLC  
RECORDED IN  
PLAT BOOK 56, PAGE 66

S 1°26'55" W 1854.77'

1/4 SECTION LINE

CENTER SECTION 14  
SURVEY #7968  
BOONE COUNTY

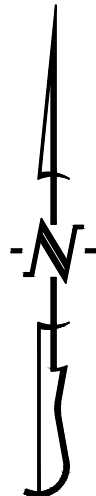
JOSH RAMSEY & KALYNN RAMSEY  
WARRANTY DEED RECORDED IN  
BOOK 5493, PAGE 148

N 88°56'05" W 1346.90'

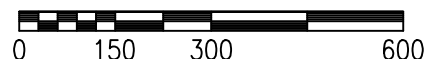
1/4 SECTION LINE

OLD HAWTHORNE PLAT NO. 5  
RECORDED IN  
PLAT BOOK 41, PAGE 38

JOHN C. MRUZIK & NANCY J. ROSSON  
WARRANTY DEED RECORDED  
IN BOOK 3631, PAGE 61



SCALE: 1"=300'



**CROCKETT**  
ENGINEERING CONSULTANTS  
1000 W. Nifong Blvd. Building 1  
Columbia, Missouri 65203  
(573) 447-0292

BEARINGS ARE REFERENCED TO GRID  
NORTH, OF THE MISSOURI STATE PLANE  
COORDINATE SYSTEM (CENTRAL ZONE),  
OBTAINED FROM GPS OBSERVATION.

www.crockettengineering.com


DESCRIPTION OF RICHLAND OLIVET FARM – ANNEXATION TRACT EAST  
 FOR CHARLOTTE M. FRAZIER & MELISSA L. USSERY  
 JOB #220385

JUNE 28, 2023

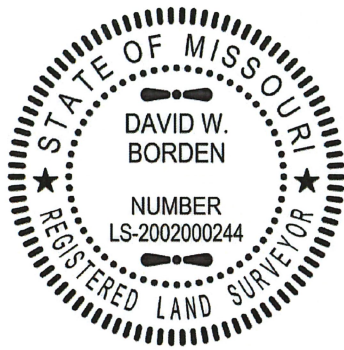
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5199, PAGE 75 AND BEING PART OF TRACTS 2 AND 3 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY # 7968 AND THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 2591, PAGE 24; THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, S 88°56'05"E, 1346.90 FEET TO THE SOUTHWEST CORNER OF SAID TRUSTEE'S DEED RECORDED IN BOOK 5199, PAGE 75; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID DEED, N 1°26'55"E, 1373.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID WEST LINE, N 1°26'55" E, 481.53 FEET TO THE SOUTH LINE OF ZUMWALT ESTATES RECORDED IN PLAT BOOK 35 PAGE 56; THENCE WITH THE LINES OF SAID ZUMWALT ESTATES, N 88°37'55"E, 356.97 FEET; THENCE N 0°55'00"E, 750.15 FEET TO THE NORTH LINE OF SAID SECTION; THENCE LEAVING THE LINE OF SAID ZUMWALT ESTATES AND WITH THE NORTH LINE OF SAID SECTION 14, N 88°37'30"E, 402.15 FEET TO NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 383 PAGE 582; THENCE LEAVING SAID NORTH LINE OF SAID SECTION AND WITH THE LINES OF SAID SURVEY AND THE TRACT DESCRIBED IN BOOK 3181 PAGE 13, S 1°11'00"E, 413.85 FEET; THENCE N 88°49'00"E, 208.71 FEET; THENCE N 1°11'00"W, 414.55 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WITH SAID NORTH LINE N 88°37'30"E, 361.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SECTION S 0°53'20"W, 845.23 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 474, PAGE 884; THENCE LEAVING SAID

 <b>ENGINEERING CONSULTANTS</b> 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	RICHLAND OLIVET FARM – ANNEXATION TRACT  NE QUARTER, SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
	DATE: 6/28/2023	
	PROJECT: 220385	

EAST LINE AND WITH THE LINES OF SAID SURVEY, AND THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1176, PAGE 431, S 88°44'10"W, 330.18 FEET, THENCE S 0°27'55"W, 434.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE LEAVING THE LINES OF SAID TRACT, N 88°40'20"W, 1006.71 FEET TO THE POINT OF BEGINNING AND COUNTING 27.09 ACRES.



*David W. Borden*

DAVID W. BORDEN, PLS-2002000244

*6-28-23*

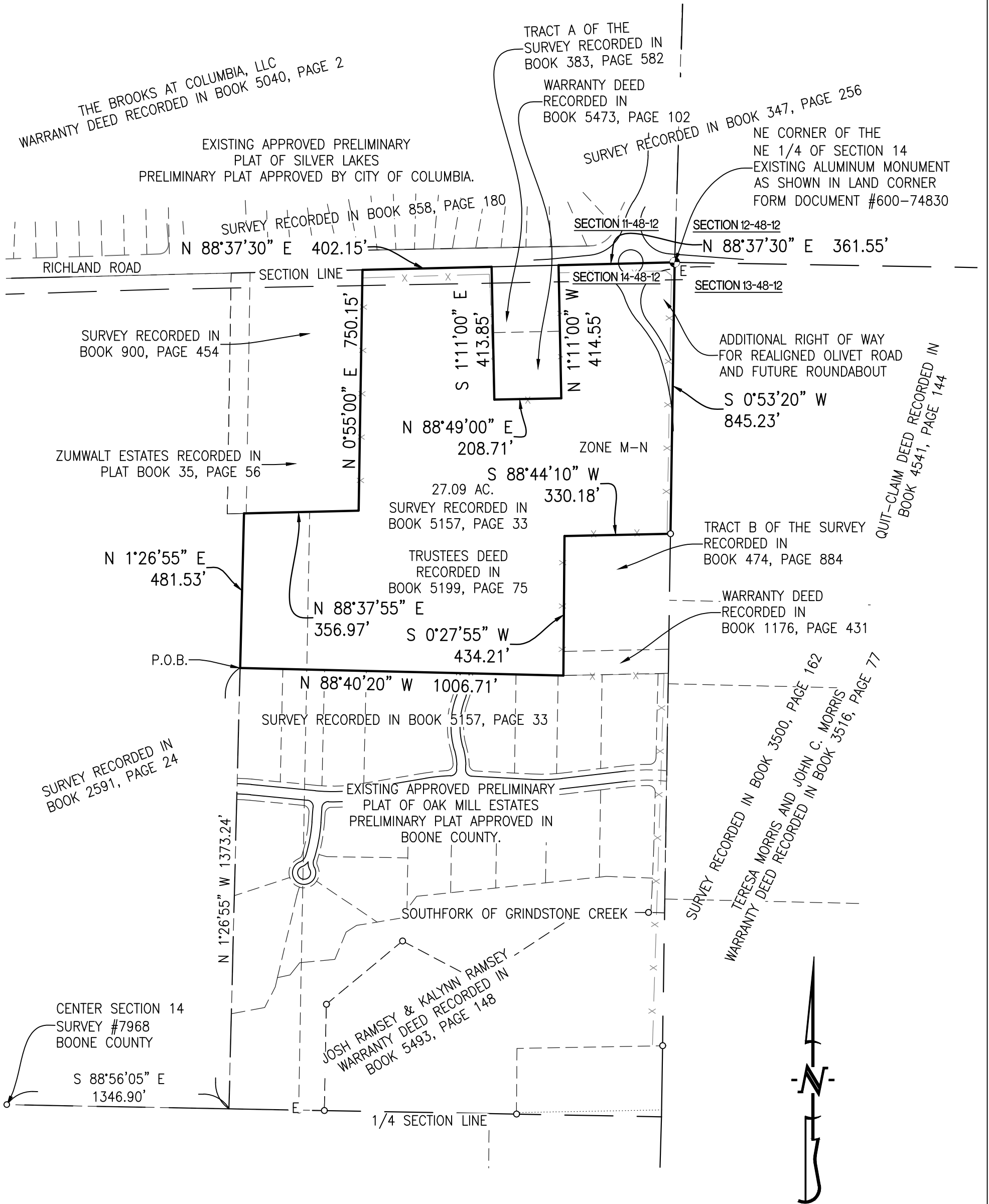
DATE

<b>CROCKETT</b> <b>ENGINEERING CONSULTANTS</b> 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 <a href="http://www.crockettengineering.com">www.crockettengineering.com</a>	CORPORATE NUMBER 2000151304	RICHLAND OLIVET FARM – ANNEXATION TRACT
	DATE: 6/28/2023 PROJECT: 220385	NE QUARTER, SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

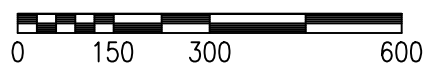
# RICHLAND ESTATES

## CHARLOTTE M. FRAZIER & MELISSA L. USSERY

SCALE: 1" = 300'



SCALE: 1"=300'



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.