
RECORDING DOCUMENT IDENTIFICATION SHEET

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR ORCHARD GROVE

DATE: July 21, 2025

Grantor: DJ Land, LLC
Addresses: 111 N. Lincoln Dr. Tory, MO 63379

Grantee: Orchard Grove Homeowners Association
Address: 111 N. Lincoln Dr. Tory, MO 63379

Legal Description: See Exhibit A

Reference Book and pages: Plat Book 15, page 64
Plat Book 15, page 84
Plat Book 15, page 121
Book 2491, page 352

Note: The labels and designations set forth on this cover page are for purposes of permitting recording only and shall not amend or change the substance of the document.

FIRST AMENDMENT TO DECLARATION COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR ORCHARD GROVE

THIS FIRST AMENDMENT TO DECLARATION COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ORCHARD GROVE (this "Amendment") is made as of this ____ day of _____ 2025, to that certain Declaration for Covenants, Conditions, Easements, and Restrictions for Orchard Grove recorded on June 16, 2023 in Book 2491, page 352 in the Lincoln County, Missouri Recorder of Deeds' Office (the "Declaration"). Capitalized terms not defined herein shall have the same meaning as set forth in the Declaration.

RECITALS

WHEREAS, DJ Land, LLC, a Missouri limited liability company is the Declarant named in the Declaration; and

WHEREAS, Article II, Section 2 of the Declaration grants the Declarant the authority to cause additional properties to be made subject to the Declaration by executing and recording an amendment to the Declaration, without the consent of any Owner, mortgagee, or holder of any deed of trust; and

WHEREAS, Article VII, Section 1(o) of the Declaration contains certain restrictions on the keeping of animals within the Subdivision (as defined in the Declaration), including, without limitation a prohibition on raising or keeping poultry of any kind on any Lot; and

WHEREAS, Article X, Section 4 allows for the Declaration to be amended, modified or changed by the Declarant prior to the election of all of the members of the Board of Directors as provided in Article V, Section 2 of the Declaration; and

WHEREAS, Article V, Section 1(b) provides for the members of the Board of Directors to be elected by the Owners within ninety (90) days after occupancy permits are issued for one hundred percent (100%) of the Lots for occupancy by Owners other than Declarant or the Builder; and

WHEREAS, as of the date of this Amendment, the requisite number of occupancy permits has not been issued and the Original Directors continue to serve on the Board of Directors.

NOW, THEREFORE, the Declarant states that all of the terms and conditions described in the foregoing Recitals are true and correct, and hereby amends the Declaration as follows.

1. Article I, Section 12 is hereby deleted in its entirety and replaced with the following:

"Plat" shall mean and refer to: (i) Orchard Grove Plat One recorded in Plat Book 15, page 64, (ii) Orchard Grove Plat Two recorded in Plat Book 15, page 84, (iii) Orchard Grove Plat Three recorded in Plat Book 15, page 121, and (iv) Orchard Grove Plat Four, recorded in plat Book 15, page 137, all in the Office of the Lincoln County, Missouri Recorder of Deeds,

which plats are incorporated herein by reference and which plats, reflect, among other matters, the Lots, Common Area, and certain utility easements. 'Plat' shall also mean and refer to any additional subdivided property which may be made subject to the Declaration from time to time by amendment in the manner provided in the Declaration."

2. Powers and Duties of the Association. The following subsection (w) and subsection (x) are hereby added to the end of Article V, Section 10:

"(w) to grant permits, licenses, and easements over the Common Areas for utilities, access, and any other purposes necessary or desirable for the operation of the Subdivision.

(x) enter into agreements with agreements with the owners of neighboring properties regarding drainage of storm water from the Subdivision onto the common stormwater management facilities, and for the maintenance of the same."

3. Animals. Section 1(o) of Article VII is hereby deleted in its entirety and replaced with the following:

"(o) Livestock/Animals. No animals, livestock, horses or poultry of any kind shall be raised or kept upon any lot except as provided herein.

(i) Dogs, Cats, Household Pets. Dogs, cats or other domesticated household pets may be kept, provided such dogs, cats or other domesticated household pets are not kept, bred or maintained for any commercial purposes and provided that such household pets do not exceed four (4) per Residence on any Lot at any one time. Each Owner shall comply with all ordinances and regulations of the City of Moscow Mills and Lincoln County, Missouri relating to the supervision, control, responsibility, and maintenance of pets in residential areas. Owners shall remove all fecal matter and deposits of their animals when walking them and shall deposit the waste at the Owner's Residence. Dogs, cats and other domesticated household pets shall be leashed when outside the home and not allowed to roam free in the Subdivision.

(ii) Chickens. Subject to the ordinances and regulations of the City of Moscow Mills, Missouri, Owners of Lots which are 2/10 of an acre (or 8,712 sq/ft) or larger may own and keep a maximum of six (6) female chickens (hens), provided that:

A. Male chickens (roosters) are prohibited;

B. Ducks, Geese and waterfowl are prohibited;

C. Chickens shall be kept for household egg production; breeding or keeping chickens for commercial purposes is prohibited;

D. All grain, feed and other items associated with keeping chickens that are likely to attract rodents or other pests shall be kept in steel trash cans or similar containers with secured lids; any uneaten feed shall be removed from the chicken coop or enclosure in a timely manner;

E. Owners shall provide for the storage and removal of chicken manure such that no odors from chicken manure shall be detectable from the property lines, no manure shall be allowed to run off of the Lot in storm water or

otherwise, and all chicken coops or other enclosures shall be kept free from accumulated droppings;

- F. Chickens must be kept in an enclosed area at all times; no chickens shall be allowed to run at-large;
 - G. No more than one (1) chicken coop or other enclosure shall be permitted on any Lot;
 - H. Chickens coops or other enclosures shall only be allowed in the rear portion of a lot, and must be located at least fifteen (15) feet from the property lines, and at least twenty-five (25) feet from any adjacent residential structure;
 - I. No chickens may be kept on any Lot until the appropriate chicken coops, or other enclosures have been erected. Chicken coops or other structures for housing chickens shall be subject to the following conditions:
 - (1) All chicken coops or enclosures shall be subject to the requirements set forth in Article VII, Section 1(c) of the Declaration, and any Owner desiring to erect a chicken coop or other structure for housing chickens shall obtain the prior written approval of the Trustees before any such structure may be erected;
 - (2) Chicken coops or other structures for housing chickens shall be enclosed on all sides and shall be covered by a roof. Access doors, window openings or other ventilation shall be covered with predator and bird-proof wiring and shall otherwise be shut and locked at night;
 - (3) All chicken coops and enclosures shall be properly ventilated and maintained in a clean, safe and sanitary condition and shall be kept in good repair and structurally sound condition to prevent chickens from running outside of the enclosure area set aside for the chickens;
 - J. No chickens shall be kept on any lot which is less than are 2/10 of an acre (or 8,712 sq/ft) in size; and
 - K. The keeping of any animal(s) which by reason of its noisiness or other factor is a nuisance or annoyance to the neighborhood is prohibited.
- (iii) Owners are liable for their animals brought onto any Lot by a guest of Owner.

4. Exhibit A. Exhibit A to the Declaration is hereby deleted and replaced with Exhibit A, attached hereto and incorporated herein.

5. No Other Change. The Declaration shall remain unchanged and in full force and effect except as otherwise provided herein.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has hereunto set its hands as of the day and year first above written.

GRANTOR

DJ LAND, LLC
a Missouri limited liability company

By: [Signature]

Printed Name: DALE BLACK

Title: Owner

State of Missouri)
) SS
County of Lincoln)

On this 21st day of July, 2025, before me, a Notary Public in and for said state, personally appeared Dale Black, who is the Owner of DJ LAND, LLC, a Missouri limited liability company, known to me to be the person who executed the foregoing instrument on behalf of said limited liability company, by authority of its Members and acknowledged to me that he executed the same for the purposes therein stated.

Emily Wilson
Notary Public

My term expires: 3/26/2028

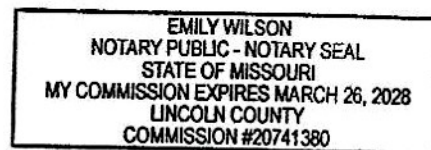


EXHIBIT A

Parcel 1:

A TRACT OF LAND BEING PART OF LOT 2 OF THE WILLIAM SYDNOR ESTATE AND PART OF U.S. SURVEY 389, TOWNSHIP 48 NORTH - RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 6. TOWNSHIP 48 NORTH - RANGE 1 EAST. LINCOLN COUNTY. MISSOURI; THENCE NORTH 89°39' WEST, 139.92 FEET ALONG THE SOUTH UNE OF SAID SECTION 6 TO THE WEST UNE OF AFORESAID LOT 2 OF THE WILLIAM SYDNOR ESTATE; THENCE NORTH 07°17' WEST, 839.75 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF OLD BURLINGTON-NORTHERN RAILROAD; THENCE SOUTH 61°17'00" EAST, A DISTANCE OF 70.57 FEET ALONG SAID NORTH LINE; THENCE NORTH 34°15'00" EAST, A DISTANCE OF 886.53 FEET TO THE POINT CF BEGINNING OF THE HEREIN DESCRIBED PLAT; THENCE SOUTH 55°45'00" EAST, A DISTANCE OF 54.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 41.01 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 50,1°40" EAST 40.96 FEET TO A POINT; THENCE NORTH 34°14'59" EAST, A DISTANCE OF 128.73 FEET TO A POINT; THENCE NORTH 63°10'51" EAST. A DISTANCE OF 87.78 FEET TO A POINT: THENCE NORTH 34°14'59" EAST, A DISTANCE OF 456.33 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 12,023.17 FEET, AN ARC LENGTH OF 410.48 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 55°36'11" EAST 410.46 FEET TO A POINT ON 'HE WEST UNE OF PROPERTY OF KATHERYN MARIE HEIMANN-POTOCKI AS DESCRIBED IN THE DEED RECORDED IN BOOK 2430, PAGE 925 OF THE LINCOLN COUNTY RECORDS; THENCE ALONG THE BOUNDARY LINES OF SAID KATHERYN MARIE HEIMANN-POTOCKI PROPERTY THE FOLLOWING COURSES AND DISTANCES: SOUTH 34°15'00" WEST, A DISTANCE OF 339.97 FEET, SOUTH 59°34'00" EAST. A DISTANCE OF 338.75 FEET, SOUTH 44°50'00" EAST, A DISTANCE OF 151.82 FEET, SOUTH 35°59'00" EAST, A DISTANCE OF 196.91 FEET. SOUTH 25°34'13" EAST, A DISTANCE OF 434.23 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FELT, AN ARC LENGTH OF 44.38 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 50°10'33' WEST 44.36 FEET TO A POINT; THENCE SOUTH 57°51'00" WEST 243.31 FEET TO A POINT; THENCE NORTH 37°09'00" WEST 125.00 FEET TO A POINT; THENCE SOUTH 57°51'00" WEST 231.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET. AN ARC LENGTH OF 42.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43°01'18" WEST 42.67 FEET 70 A POINT; THENCE SOUTH 37°09'00" EAST 167.71 FEET TO A POINT; THENCE SOUTH 52°51'00" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 37°09'00" WEST, A DISTANCE OF 130.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AN ARC LENGTH OF

44.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 45'36'19" WEST 4.13 FEET TO A POINT; THENCE NORTH 37'09'14" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 87.85 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36'04'17" EAST 86.60 FEET TO A POINT; THENCE NORTH 70'42'26" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 51.79 AND A CHORD BEARING AND DISTANCE OF NORTH 27'48'14" EAST 51.60 MET TO A POINT; THENCE NORTH 37'09'00" WEST, A DISTANCE OF 512.29 FEET; THENCE NORTH 43'52'29" WEST. A DISTANCE OF 67.08 FEET; THENCE NORTH 55'45'01" WEST. A DISTANCE OF 531.01 FEET; THENCE NORTH 34'14'59" EAST, A DISTANCE OF 39.13 FEET; THENCE NORTH 55'45'01" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 34'14'59" WEST. A DISTANCE OF 155.16 FEET; THENCE NORTH 55'45'01" WEST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,055.762 SQUARE FEET OR 24.24 ACRES MORE OR LESS.

Parcel 2:

A TRACT OF LAND BEING PART OF LOT 2 OF THE WILLIAM SYDNOR ESTATE, TOWNSHIP 48 NORTH - RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST SOUTHERN CORNER OF LOT 143 OF ORCHARD GROVE PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT # 2023004549 IN PLAT BOOK 15, PAGE 64 OF THE LINCOLN COUNTY, MISSOURI RECORDS; THENCE SOUTH 52'51'00" WEST A DISTANCE OF 338.48 FEET TO A POINT; THENCE NORTH 27'07'02" WEST A DISTANCE OF 131.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 35.06 FEET WITH A RADIUS OF 325.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 65'58'23" WEST A CHORD DISTANCE OF 35.04 FEET TO A POINT; THENCE NORTH 20'56'1" WEST A DISTANCE OF 226.07 FEET TO A POINT; THENCE SOUTH 57'51'00" WEST A DISTANCE OF 48.55 FEET TO A POINT; THENCE SOUTH 81'17'43" WEST A DISTANCE OF 69.05 FEET TO A POINT; THENCE NORTH 67'31'58" WEST A DISTANCE OF 63.87 FEET TO A POINT; THENCE NORTH 65'17'22" WEST A DISTANCE OF 120.36 FEET TO A POINT; THENCE NORTH 30'42'35" EAST A DISTANCE OF 124.85 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE 10.81 FEET WITH A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 57'31'13" WEST A CHORD DISTANCE OF 10.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 55'45'01" WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 34'14'59" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 55'45'01" EAST A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 57.09 FEET WITH A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 61'35'07" EAST A CHORD DISTANCE OF 56.60 FEET TO A POINT; THENCE NORTH 08'04'4" EAST A DISTANCE OF 89.50

FEET TO A POINT; THENCE NORTH 37°09'00" WEST A DISTANCE OF 25.76 FEET TO A POINT; THENCE NORTH 351°4'27" WEST A DISTANCE OF 54.27 FEET TO A POINT; THENCE NORTH 48°27'22" WEST A DISTANCE OF 36.45 FEET TO A POINT; THENCE NORTH 55°45'01" WEST A DISTANCE OF 351.21 FEET TO A POINT; THENCE SOUTH 34°14'59" WEST A DISTANCE OF 56.03 FEET TO A POINT; THENCE NORTH 55°45'01" WEST A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH 34°14'59" WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 55°45'01" WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 34°14'59" EAST A DISTANCE OF 420.16 FEET TO A POINT; THENCE SOUTH 55°45'01" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 34°14'59" WEST A DISTANCE OF 39.13 FEET TO A POINT, SAID POINT BEING THE MOST WESTERN CORNER OF LOT 45 OF THE AFORESAID ORCHARD GROVE PLAT ONE; THENCE ALONG THE SOUTHWESTERN UNE OF SAID PLAT SOUTH 55°45'01" EAST A DISTANCE OF 531.01 FEET TO A POINT; THENCE SOUTH 43°52'29" EAST A DISTANCE OF 67.08 FEET TO A POINT; THENCE SOUTH 37°09'01" EAST A DISTANCE OF 512.29 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 51.79 FEET WITH A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 27°46'15" WEST A CHORD DISTANCE OF 51.60 FEET TO A POINT; THENCE SOUTH 70°42'17" EAST A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE 87.85 FEET WITH A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 36°04'1" WEST A CHORD DISTANCE OF 86.60 FEET TO A POINT; THENCE SOUTH 37°09'11" EAST A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 44.25 FEET WITH A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 45°36'19" EAST A CHORD DISTANCE OF 44.13 FEET TO A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 143 OF THE AFORESAID ORCHARD GROVE PLAT ONE; THENCE SOUTH 37°09'00" EAST A DISTANCE OF 130.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 481,786 SQUARE FEET OR 11.06 ACRES MORE OR LESS.

Parcel 3:

TWO TRACTS OF LAND BEING PART OF LOT 2 OF THE WILLIAM SYDNOR ESTATE, TOWNSHIP 48 NORTH , RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST NORTHERN CORNER OF LOT 143 OF ORCHARD GROVE PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT #2023004549 IN PLAT BOOK 15, PAGE 64 OF THE LINCOLN COUNTY, MISSOURI RECORDS; THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT AN ARC LENGTH OF 42.89 FEET WITH A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 43°01'16" EAST A CHORD DISTANCE OF 42.68 FEET TO A POINT; THENCE NORTH 57°51'00" EAST A DISTANCE OF 231.00 FEET TO A POINT; THENCE SOUTH

37'09'00" EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH 52'51'00" WEST A DISTANCE OF 59.59 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 16.84 FEET WITH A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 72'08'37" WEST A CHORD DISTANCE OF 16.52 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 189.70 FEET WITH A RADIUS OF 89.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 37'09'00" EAST A CHORD DISTANCE OF 156.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 26.49 FEET WITH A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06'47'25" EAST A CHORD DISTANCE OF 25.27 FEET TO A POINT; THENCE SOUTH 37'09'00" EAST A DISTANCE OF 195.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 39.27 FEET WITH A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 82'09'00" EAST A CHORD DISTANCE OF 35.36 FEET TO A POINT, SAID POINT BEING ON THE NORTHWEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY C (VARIABLE WIDTH); THENCE ALONG SAID RIGHT OF WAY SOUTH 52'51'00" WEST A DISTANCE OF 111.21 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 39.27 FEET WITH A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 07'51'00" EAST A CHORD DISTANCE OF 35.36 FEET TO A POINT; THENCE NORTH 37'09'00" WEST A DISTANCE OF 195.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 26.49 FEET WITH A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 67'30'35" WEST A CHORD DISTANCE OF 25.27 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 108.91 FEET WITH A RADIUS OF 89.50 FEET, AND WHOSE LONG CHORD BEARS NORTH 62'41'08" WEST A CHORD DISTANCE OF 102.32 FEET TO A POINT; THENCE SOUTH 52'51'00" WEST A DISTANCE OF 53.73 FEET TO A POINT; THENCE NORTH 37'09'00" WEST A DISTANCE OF 167.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 74,976 SQUARE FEET OR 1.72 ACRES, MORE OR LESS.

ALONG WITH:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 89 OF ORCHARD GROVE PLAT TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT #2024R000507 IN PLAT BOOK 15, PAGE 84 OF THE LINCOLN COUNTY, MISSOURI RECORDS; THENCE NORTH 65'17'22" WEST A DISTANCE OF 312.26 FEET TO A POINT; THENCE NORTH 55'45'01" WEST A DISTANCE OF 137.37 FEET TO A POINT; THENCE NORTH 14'07'06" EAST A DISTANCE OF 58.58 FEET TO A POINT; THENCE NORTH 34'14'59" EAST A DISTANCE OF 296.03 FEET TO A POINT; THENCE SOUTH 55'45'01" EAST A DISTANCE OF 351.21 FEET TO A POINT; THENCE SOUTH 48'27'22" EAST A DISTANCE OF 36.45 FEET TO A POINT; THENCE SOUTH 35'14'27" EAST A DISTANCE OF 54.27 FEET TO A POINT; THENCE SOUTH 37'09'00" EAST

A DISTANCE OF 25.76 FEET TO A POINT; THENCE SOUTH 08'04'47" WEST A DISTANCE OF 89.50 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 57.09 FEET WITH A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 68'50'07" WEST A CHORD DISTANCE OF 56.60 FEET TO A POINT; THENCE NORTH 55'45'01" WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 34'14'59" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 55'45'01" EAST A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 10.81 FEET WITH A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 57'31'13" EAST A CHORD DISTANCE OF 10.81 FEET TO A POINT; THENCE SOUTH 30'42'35" WEST A DISTANCE OF 124.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 152,268 SQUARE FEET, OR 3.50 ACRES, MORE OR LESS.

TOTAL AREA OF PLAT THREE: 227,244 SQUARE FEET OR 5.22 ACRES, MORE OR LESS.

Parcel 4:

A TRACT OF LAND BEING PART OF LOT 2 OF THE WILLIAM SYDNOR ESTATE, TOWNSHIP 48 NORTH — RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 115 OF ORCHARD GROVE PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT #2023004549 IN PLAT BOOK 15, PAGE 64 OF THE LINCOLN COUNTY, MISSOURI RECORDS; THENCE SOUTH 55'45'01" EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH 34'14'59" WEST A DISTANCE OF 265.00 FEET TO A POINT; THENCE SOUTH 55'45'01" EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 34'14'59" EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 55'45'01" EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE SOUTH 34'14'59" WEST A DISTANCE OF 240.00 FEET TO A POINT; THENCE SOUTH 14'07'06" WEST A DISTANCE OF 58.58 FEET TO A POINT; THENCE SOUTH 34'14'59" WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 55'45'01" WEST A DISTANCE OF 320.16 FEET TO A POINT; THENCE NORTH 34'15'00" EAST A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 125,808 SQUARE FEET, OR 2.89 ACRES, MORE OR LESS.