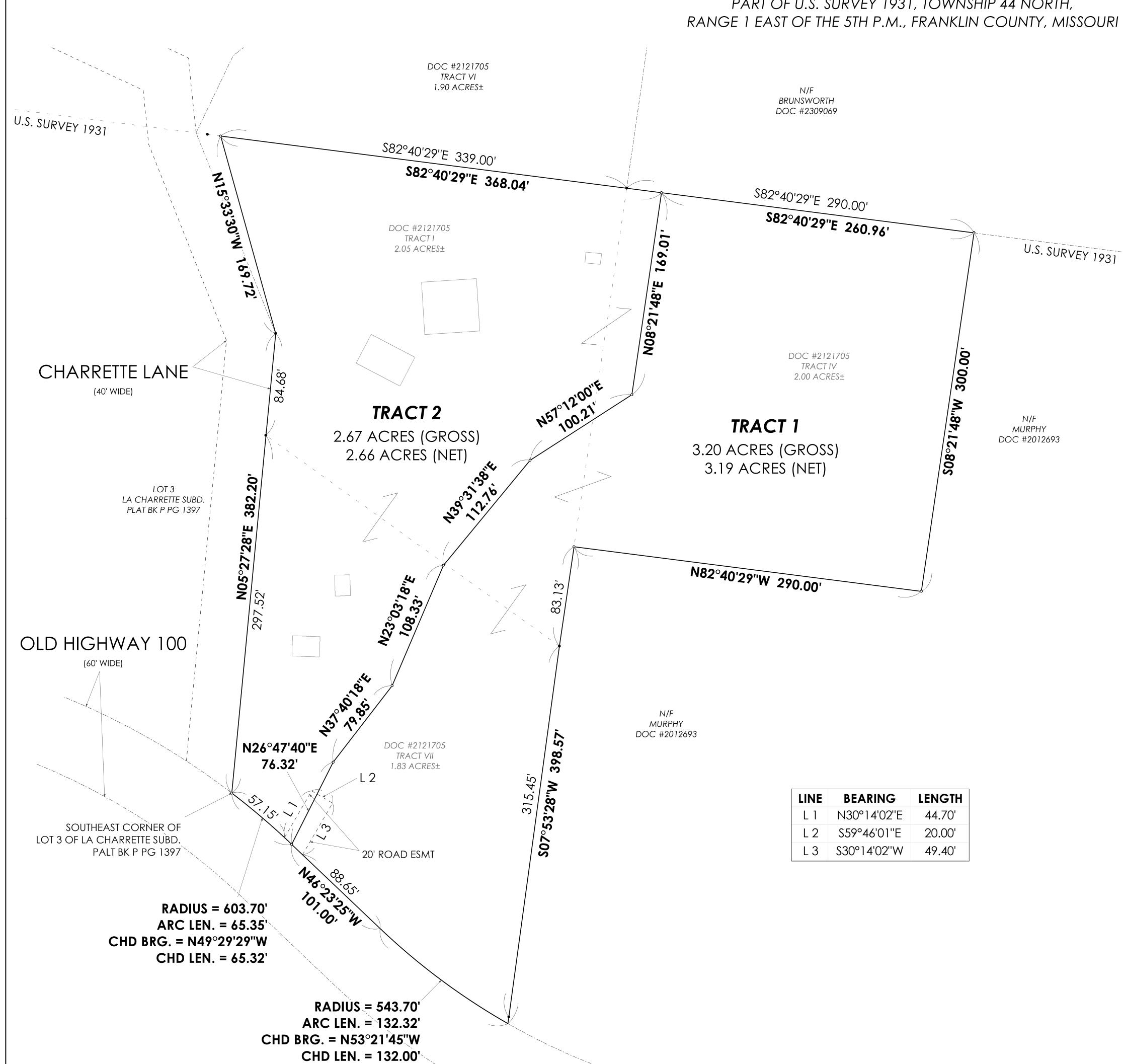
BOUNDARY ADJUSTMENT PLAT

PART OF U.S. SURVEY 1931, TOWNSHIP 44 NORTH,



Legal Description of Tract 1

A tract of land being part of U.S. Survey 1931, Township 44 North, Range 1 East of the Fifth P.M., in Franklin County, Missouri being fully described as follows:

Commencing at an iron rod on the northern right of way of Old Highway 100 at the southeast corner of Lot 3 of La Charrette Subdivision as recorded in the Franklin County Recorder of Deeds office in Plat Book P, page 1397, thence along the east line of said Lot 3, N05°27'28"E 382.20' to an iron rod, thence leaving the lot line, N15°33'30"W 169.72' to an iron rod on the northern line of U.S. Survey 1931, thence along the survey line, \$82°40'29" 8368.04' to an iron rod at the point of be ginning of the tract of land herein being described, thence continuing along the north line of U.S. Survey 1931, \$82°40'29"E 260.96' to an iron rod, thence leaving the survey line, \$08°21'48"W 300.00' to an iron rod, thence N82°40'29"W 290.00' to an iron rod, thence S07°53'28"W 398.57' to a point on the northern right of way of Old Highway 100 from which an iron pipe bears N07°53'28"E 5.62', thence on the right of way along a curve deflecting to the Right having a Radius of 543.70', an Arc Length of 132.32', and a Chord of N53°21'45"W 132.00' to a point, and thence N46°23'25"W 101.00' to an iron rod, thence leaving Old Highway 100, N26°47'40"E 76.32' to an iron rod, thence N37°40'18"E 79.85' to an iron rod, thence N23°03'18"E 108.33' to an iron rod, thence N39°31'38"E 112.76' to an iron rod, thence N57°12'00"E 100.21' to an iron rod, thence N08°21'48"E 169.01' to the point of beginning.

Containing 3.20 Acres.

Subject to any and all easements, restrictions, conditions, etc. of record.

Legal Description of Tract 2

A tract of land being part of U.S. Survey 1931, Township 44 North, Range 1 East of the Fifth P.M., in Franklin County, Missouri being fully described as follows:

Beginning at an iron rod on the northern right of way of Old Highway 100 at the southeast corner of Lot 3 of La Charrette Subdivision as recorded in the Franklin County Recorder of Deeds office in Plat Book P, page 1397, thence along the east line of said Lot 3, N05°27'28"E 382.20' to an iron rod, thence leaving the lot line, N15°33'30"W 169.72' to an iron rod on the northern line of U.S. Survey 1931, thence along the survey line, \$82°40'29"E 368.04' to an iron rod, thence leaving the survey line \$08°21'48"W 169.01' to an iron rod, thence \$57°12'00"W 100.21' to an iron rod, thence \$39°31'38"W 112.76 to an iron rod, thence \$23°03'18"W 108.33' to an iron rod, thence \$37°40'18"W 79.85' to an iron rod, thence \$26°47'40"W 76.32' to an iron rod on the northern right of way of Old Highway 100, thence on the right of way along a curve deflecting to the Left having a Radius of 603.70' and an Arc Length of 65.35' and a Chord of N49°29'29"W 65.32', to the point of beginning.

Containing 3.20 Acres.

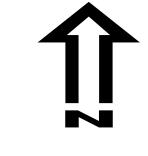
Subject to any and all easements, restrictions, conditions, etc. of record.

<u>Legal Description of 20' Road Easement</u>

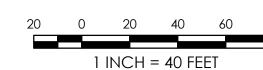
A 20' wide easement for ingress and egress being part of U.S. Survey 1931, Township 44 North, Range 1 East of the Fifth P.M., in Franklin County, Missouri being fully described as follows:

Commencing at an iron rod on the northern right of way of Old Highway 100 at the southeast corner of Lot 3 of La Charrette Subdivision as recorded in the Franklin County Recorder of Deeds office in Plat Book P, page 1397, thence along the northern right of way of Old Highway 100 along a curve deflecting to the Right having Radius of 603.70' and an Arc Length of 57.15' and a Chord of \$49°52'49"E 57.13', to the point of beginning of the easement herein being described, thence leaving Old Highway 100, N30°14'02"E 44.70' to a point, thence \$59°46'01"E 20.00' to a point, thence \$30°14'02"W 49.40' to a point on the northern right of way of Old Highway 100, thence along the northern right of way of Old Highway 100, N46°23'25"W 12.35' and along a curve deflecting to the Left having Radius of 603.70' and an Arc Length of 8.20' and a Chord of N46°46'44"W 8.20' to the point of beginning

Subject to any and all easements, restrictions, conditions, etc. of record.



- FOUND IRON ROD/PIPE UNLESS NOTED
- SET IRON ROD/CAP



NOTES:

1. North derived from GPS observation. (NAD 83)

- 2. All Bearings, Distances, etc. are measured or calculated per field work performed 03/03/2025. See Doc #2121705 & Plat Book P Page 1397 for deviations from recorded data.
- 3. Deed of record for the subject property is Document #21217056 as recorded in the Franklin County Recorder's Office.

4. This survey meets the Accuracy standards for "Rural Property".

5. Franklin County Planning & Zoning Sketch review #250032.

6. Subject to any and all easements, restrictions, conditions, etc. of record.

BOUNDARY ADJUSTMENT PLAT

PART OF U.S. SURVEY 1931, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI

SURVEY PREPARED FOR: TARAH RIEGEL SITE OF SURVEY: 984 CHARETTE LN WASHINGTON MO 63090 DATE OF FIELD WORK: 03/03/2025 DATE OF DRAWING: 03/16/2025

State of Missouri

County of Franklin)

This is to certify to Tarah Riegel, that we have during the month of March, 2025, executed a survey and Boundary adjustment of part of U.S. Survey 1931, Township 44 North, Range 1 East of the 5th P.M., in Franklin County, Missouri. To the best of my knowledge and belief this plat represents a true and accurate record of said survey and was executed in accordance with the current standards for Property Boundary Surveys of the Missouri Department of Insurance, Financial Institutions and Professional Registration, Division of Land Survey. Witness my digital signature and seal this 16th day of March, 2025.



Kurt J Muser PLS #1852 Professional Land Surveyor State of Missouri

PO Box 343 Washington MO 63090



MUSER AND ASSOCIATES LAND SURVEYING, LLC PROFESSIONAL LAND SURVEYING: LS-2023033721 204 OAK ST WASHINGTON MO 63090 636-239-1247

