

- Note:**
- Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).*
 - All monuments set and found are 1/2" Iron Pins, unless otherwise noted.*
 - Basis of Bearings for this plat is the Missouri State Plane Coordinate System.*

LEGEND

Standard symbols that may appear on this drawing

	Centerline of Road		Found Monument
	R-O-W Line		Set Monument
	Property Line		No Found or Set Monument
	Setbacks		Set Cotton Spindle
	Fence Line		Government Corner
	Closure Line		Right-of-way Marker
		Class of Survey: Rural	

TRACT ONE

A part of a tract of land recorded at Book 832 Page 261, at the Camden County Recorder's Office, as located in part of the east half of the northeast quarter of Section 16, Township 37 North, Range 18 West, Camden County, Missouri and being more particularly described as follows:

"BEGINNING at an existing 1/2" iron pin marking the east quarter corner of Section 16, Township 37 North, Range 18 West and running North 87 degrees 51 minutes 32 seconds West (record plat = North 87 degrees 51 minutes 30 seconds West) along and with the south line of the northeast quarter of said Section 16 a distance of 1,316.95 feet to an iron pin marking the southwest corner of the east half of the said northeast quarter; thence departing the said south line North 01 degree 55 minutes 33 seconds East along and with the west line of the said east half of the northeast quarter a distance of 1,075.11 feet to an iron pin; thence continuing along and with the said west line North 01 degree 55 minutes 33 seconds East a distance of 16.36 feet to a point located on the southerly right-of-way of a 40 feet wide known as Broads Branch Road; thence departing the said southerly right-of-way continuing North 01 degree 55 minutes 33 seconds East along and with the said west line a distance of 20.42 feet to an iron pin located in the centerline of said Broads Branch Road; thence departing the said west line along and with the said centerline the following eight (8) bearings and distances: (1) South 76 degrees 29 minutes 05 seconds East a distance of 74.93 feet to an iron pin marking the P.C. of a 22 degree 55 minute 04 second degree curve to the left having a radius of 250.01 feet, (2) thence along and with the said curve in an easterly direction a distance of 92.65 feet to an iron pin marking the P.T. of the said curve, (3) thence departing the said curve North 82 degrees 16 minutes 55 seconds East a distance of 211.06 feet to the P.C. of a 6 degree 49 minute 44 second degree curve to the right having a radius of 839.02 feet, (4) thence along and with the said curve in an easterly direction a distance of 149.00 feet to the P.T. of the said curve, (5) thence departing the said curve South 87 degrees 32 minutes 36 seconds East a distance of 155.57 feet to the P.C. of a 18 degree 01 minute 00 second degree curve to the right having a radius of 318.02 feet, (6) thence along an with the said curve in a southeasterly direction a distance of 84.27 feet to an iron pin marking the P.T. of the said curve, (7) thence departing the said curve South 72 degrees 21 minutes 37 seconds East a distance of 155.12 feet to an iron pin and (8) South 84 degrees 23 minutes 58 seconds East a distance of 405.31 feet to an iron pin located on the east line of the said northeast quarter of Section 16; thence departing the said centerline South 01 degree 47 minutes 35 seconds West (record plat = South 01 degree 47 minutes 50 seconds West) a distance of 20.00 feet to an existing iron pin located on the said southerly right-of-way of Broads Branch Road; thence departing the said southerly right-of-way continuing South 01 degree 47 minutes 35 seconds West along and with the said east line a distance of 1,046.10 feet, returning to the point of beginning. Containing an area of 32.88 acres."

Subject to the 40 feet wide right-of-way of Broads Branch Road and to any other rights-of-way, restrictions, reservations, condition easements and exceptions of either of record or not.

Basis of Bearings for the above description is the Missouri State Plane Coordinate System.

"TRACT ONE" is for identification purposes only and is not part of the above description.

TRACT TWO

A part of a tract of land located in part of the west half of the northeast quarter of Section 16, Township 37 North, Range 18 West, Camden County, Missouri and being more particularly described as follows:

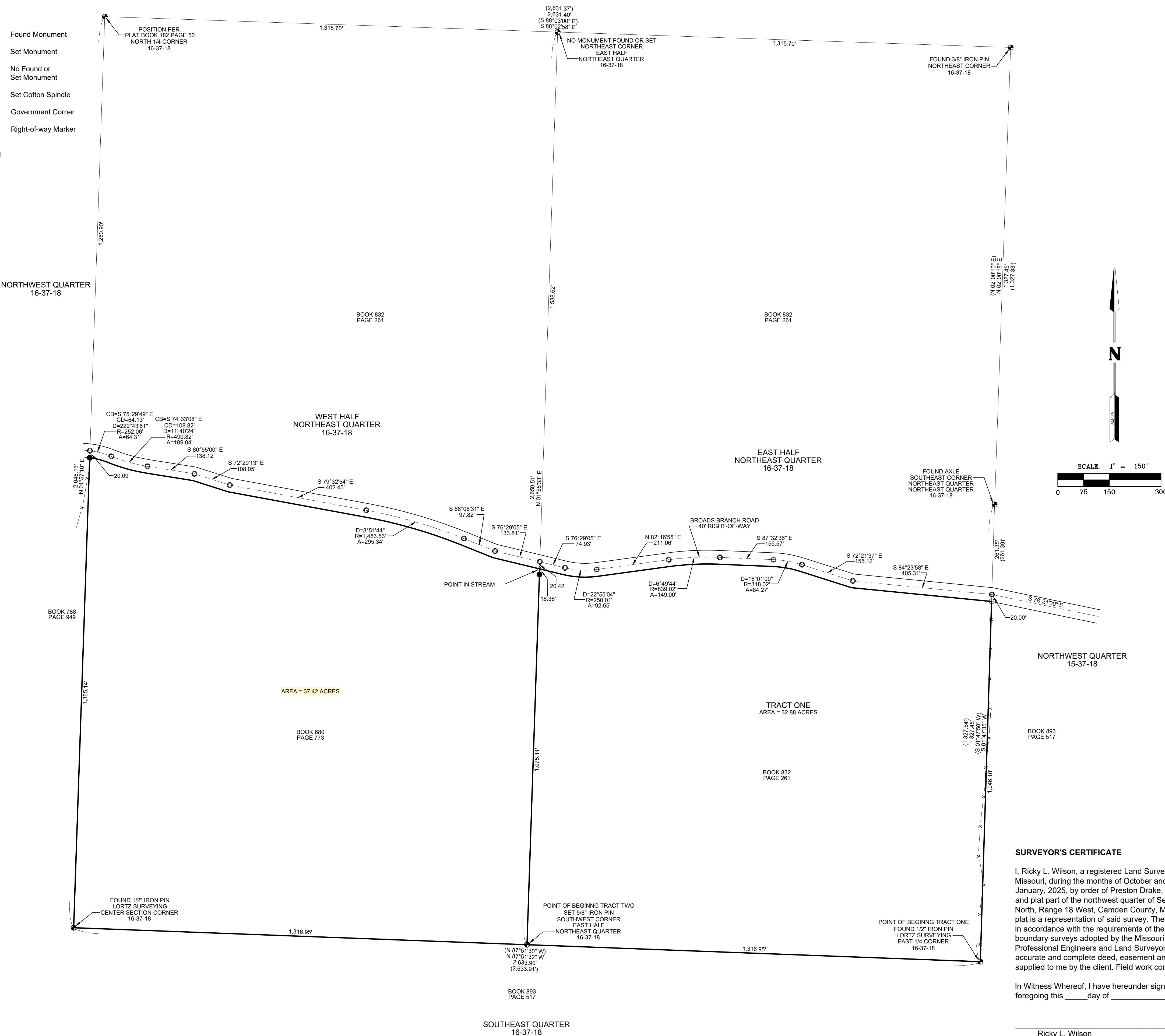
"Commencing at an existing 1/2" iron pin marking the east quarter corner of Section 16, Township 37 North, Range 18 West and running North 87 degrees 51 minutes 32 seconds West (record plat = North 87 degrees 51 minutes 30 seconds West) along and with the south line of the northeast quarter of said Section 16 a distance of 1,316.95 feet to an iron pin marking the southeast corner of the west half of the said northeast quarter, for the POINT OF BEGINNING; thence continuing North 87 degrees 51 minutes 32 seconds West along and with the said south line of the northeast quarter a distance of 1,316.95 feet to an existing 1/2" iron pin marking the center section corner of said Section 16; thence departing the said south line North 01 degree 57 minutes 10 seconds East along and with the west line of the said northeast quarter a distance of 1,365.14 feet to an iron pin located on the southerly right-of-way of a 40 feet wide known as Broads Branch Road; thence departing the said southerly right-of-way continuing North 01 degree 57 minutes 10 seconds East along and with the said west line a distance of 20.09 feet to an iron pin located in the centerline of said Broads Branch Road, located on 222 degree 43 minute 51 second degree curve to the right having a radius of 252.06 feet; thence departing the said west line along and with the said centerline the following eight (8) bearings and distances: (1) thence along and with the said curve in a southeasterly direction a distance of 64.31 feet to an iron pin marking the P.T. of the said curve and being the P.C. of a second 11 degree 40 minute 24 second degree curve to the left, said first curve having a chord bearing and distance of South 75 degree 29 minutes 49 seconds East 64.13 feet, (2) thence departing the said first curve along and with the said second curve in a southeasterly direction a distance of 109.04 feet to an iron pin marking the P.T. of the said curve, said curve having a chord bearing and distance of South 74 degrees 33 minutes 08 seconds East 108.82 feet, (3) thence departing the said curve South 80 degrees 55 minutes 00 seconds East a distance of 138.12 feet to an iron pin, (4) South 72 degrees 20 minutes 13 seconds East a distance of 108.05 feet to an iron pin, (5) South 79 degrees 32 minutes 54 seconds East a distance of 402.45 feet to an iron pin, marking the P.C. of a 3 degree 51 minute 44 second degree curve to the right having a radius of 1,483.53 feet, (6) thence along and with the said curve in a southeasterly direction a distance of 295.34 feet to an iron pin, (7) thence departing the said curve South 68 degrees 07 minutes 31 seconds East a distance of 97.82 feet to an iron pin and (8) South 76 degrees 29 minutes 05 seconds East a distance of 133.81 to an iron pin located on the east line of the said west half of the northeast quarter of Section 16; thence departing the said centerline South 01 degree 55 minutes 33 seconds West along and with the said east line a distance of 20.42 feet to a point located on the said southerly right-of-way of Broads Branch Road; thence departing the said southerly right-of-way continuing South 01 degree 55 minutes 33 seconds West along and with the said east line a distance of 16.36 feet to an iron pin; thence continuing South 01 degree 55 minutes 33 seconds West along and with the said east line a distance of 1,075.11 feet, returning to the point of beginning. Containing an area of 37.42 acres."

Subject to the 40 feet wide right-of-way of Broads Branch Road and to any other rights-of-way, restrictions, reservations, condition easements and exceptions of either of record or not.

Basis of Bearings for the above description is the Missouri State Plane Coordinate System.

"TRACT TWO" is for identification purposes only and is not part of the above description.

DRAKE: Survey



SURVEYOR'S CERTIFICATE

I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the months of October and November, 2024 and January, 2025, by order of Preston Drake, did survey, monument and plat part of the northwest quarter of Section 16, Township 37 North, Range 18 West, Camden County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client. Field work completed 10/31/2024.

In Witness Whereof, I have hereunder signed and sealed the foregoing this ____ day of _____, 2025.

Ricky L. Wilson
MO. REG. NO. L.S. 2638

Sheet Number:
1 OF 1

Date: 1/8/25
Scale: 1"=150'

Project Number:
24-00715

Field Book
M-312 PG 29

Drawn By:
N.F.W.

Approved By:
R.L.W.

Part of the northeast quarter of
Section 16, Township 37 North, Range 18 West,
Camden County, Missouri

Alpha Engineering & Surveying, LLC
3048 Hwy. 63
Elliptical, MO 65026
(573) 392-3312
Civil & Structural Engineering, Land Surveying
Environmental Operations, Material Testing

Alpha Engineering & Surveying, LLC
1037 Orange Beach Rd.
Orange Beach, MO 65055
(573) 346-5552

ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificates of Authority:
L.S. - 2023034755
E - 2023033612

The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

SEAL

This media should
NOT be considered a
certified document.