

Recorded in Lincoln County, Missouri

Recording Date/Time: **04/23/2024** at **02:12:58 PM**

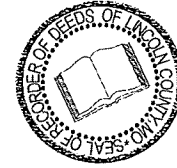
Instr #: **2024002996**

Book: **2499** Page: **672**

Type: **SCRIV**

Pages: **3**

Fee: **\$30.00 S**



Electronically Recorded
TITLE PARTNERS AGENCY LLC

Tracy K. Martin
Recorder of Deeds

**AFFIDAVIT
AS TO SCRIVENERS ERROR**

STATE OF MISSOURI }
 }
COUNTY OF St. Louis }

file 24-332408-TRO

Documents Affected: Book 2499 Page 318
Grantor for indexing purposes: Dunard Brothers LLC
Grantee for indexing purposes: Dunard Brothers LLC
Legal Description on pages 1-3

Title Partners Agency LLC
13560 N Barrett Pkwy Dr
St Louis, Mo 63131

On this 23 day of April, 2024, before me personally appeared Will Nix, Attorney who drafted the original instrument, to me personally known, who being by me duly sworn does hereby state:

WHEREAS, there was a Lot Restrictions Agreement dated April 11, 2024 and recorded April 12, 2024 in Book 2499 Page 318, in the County of Lincoln, State of Missouri

WHEREAS, there was a typographical error on the listed Restrictions. Number 9 on the original instrument stated as follows:

8. Any homes built on said properties shall be a minimum of one thousand four hundred (1,400) square feet. No structures known as "Shouse", "Pole Barn Residence", or "Barn Dominium" are allowed.

The correct restriction should read as follows:

8. Any homes built on said properties shall be a minimum of one thousand four hundred (1,400) square feet. Structures known as "Shouse", "Pole Barn Residence", or "Barn Dominium" are allowed.

The Legal description of the affected property is:

5.22 Acre Tract:

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows: Commencing at an old stone at the West Quarter corner of Section 1; thence North 57°-37' East 814.44 feet to an old iron pipe; thence North 07°-59' West 443.39 feet to an iron rod; thence South 86°-06' East 559.58 feet; thence along the centerline of Cheatham Road (county), South 11°-04' East 61.58 feet; thence South 08°-26' East 320.47 feet; thence along the North line of a tract of land described in Book 2489 Page 945 of the Lincoln County records, South 87°-35' West 555.95 feet to the place of beginning and containing 5.22 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

6.44 Acre Tract

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, and part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows: Commencing at an old stone at the East Quarter corner of Section 2; thence along the South line of the Southeast Quarter of the Northeast Quarter, North 87°-58' West 642.28 feet to an old iron rod; thence along the East line of U.S. Highway "61", North 19°-36' East 383.04 feet to a right-of-way marker; thence North 24°-16' East 300.28 feet to a right-of-way marker; thence North 21°-27' East 300.67 feet to a right-of-way marker at the place of beginning of the said tract of land; thence along a curve to the left, said curve having a radius of 3074.80 feet and a chord of North 14°-09' East 579.30 feet to an old iron rod; thence leaving the said East line, and along the centerline of an old county road, North 58°-26' East 186.65 feet; thence along the centerline of Cheatham Road (county), South 00°-44' West 38.70 feet; thence South 60°-48' East 383.36 feet; thence leaving the said centerline and along the centerline of a 60 foot wide road and utility easement, South 20°-17' West 496.20 feet to a point in the center of a 60 foot radius turn-around, thence leaving the said center, North 86°-05' West 463.81 feet to the place of beginning and containing 6.44 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

6.04 Acre Tract (a/k/a 5.97 acre tract)

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows: Commencing at an old stone at the West Quarter corner of Section 1; thence North 87°-33' East 86.00 feet to an iron rod; thence North 06°-08' East 907.05 feet to a point in the center of a 60 foot radius turn-around and the place of beginning of the said tract of land; thence leaving the said center, and along the centerline of a 60 foot wide road and utility easement, North 20°-17' East 496.20 feet; thence along the centerline of Cheatham Road (county), South 60°-48' East 446.67 feet; thence South 59°-02' East 473.46 feet; thence South 25°-01' East 79.80 feet; thence leaving the said centerline, North 86°-06' West 559.58 feet to an iron rod; thence North 86°-06' West 444.47 feet to the place of beginning and containing 6.04 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

11.03 Acre Tract (a/k/a 11.8 acres)

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows: Commencing at an old stone at the West Quarter corner of Section 1; thence North 87°-33' East 86.00 feet to an iron rod at the place of beginning of the said tract of land; thence North 06°-08' East 907.05 feet to a point in the center of a 60 foot radius turn-around; thence leaving the said center, South 86°-06' East 444.47 feet to an iron rod; thence South 07°-59' East 443.39 feet to an

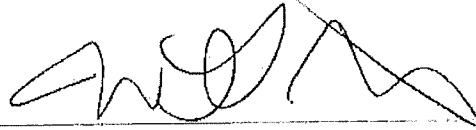
old iron rod; thence South 07°-51' East 408.21 feet to an old iron rod; thence along the South line of the Southwest Quarter of the Northwest Quarter, South 87°-33' West 658.25 feet to the place of beginning and containing 11.03 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

12.69 Acre Tract (a/k/a 11.92 acres)

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, and part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows:

Beginning at an old stone at the East Quarter corner of Section 2; thence along the South line of the Southeast Quarter of the Northeast Quarter, North 87°-58' West 642.28 feet to an old iron rod; thence along the East line of U.S. Highway "61", North 19°-36' East 383.04 feet to a right-of-way marker; thence North 24°-16' East 300.28 feet to a right-of-way marker; thence North 21°-27' East 300.67 feet to a right-of-way marker; thence leaving the said East line, South 86°-05' East 463.81 feet to a point in the center of a 60 foot radius turn-around; thence leaving the said center, South 06°-08' West 907.05 feet to an iron rod; thence along the South line of the Southwest Quarter of the Northwest Quarter, South 87°-33' West 86.00 feet to the place of beginning and containing 12.69 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

Further, Affiant Sayeth Not.

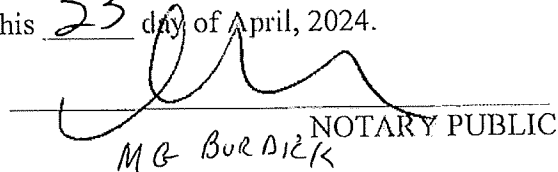


Will Nix

STATE OF MISSOURI }
COUNTY OF St. Louis }

Title Partners Agency LLC
13560 N Barrett Pkwy Dr
St Louis, Mo 63131

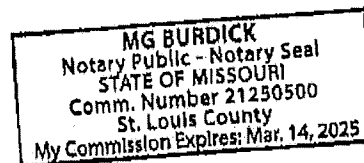
Subscribed and sworn to before me this 23 day of April, 2024.



NOTARY PUBLIC

My term expires:

3/14/25



Recorded in Lincoln County, Missouri
Recording Date/Time: **04/12/2024** at **08:04:49 AM**
Instr #: **2024002641**
Book: **2499** Page: **318**
Type: **REST**
Pages: **7**
Fee: **\$42.00 S**



Electronically Recorded
TITLE PARTNERS AGENCY LLC

Tracy K. Martin
Recorder of Deeds

LOT RESTRICTIONS AGREEMENT
Legal Descriptions on pages 1-3

This Amendment to Road Maintenance and Restrictions Agreement ("Agreement") is made and entered into this 11th day of April, 2024, by and between:

Dunard Brothers LLC, a Missouri limited liability company, GRANTORS and

Dunard Brothers LLC, a Missouri limited liability company, 120 Hammer Lane, P.O. Box 480, Troy, MO 63379, GRANTEES (Collectively "The Parties")

WITNESSETH:

WHEREAS, The Parties are the owners of the following described tracts of real estate in Sections 1 and 2, Township 49 North, Range 1 West in the County of Lincoln, State of Missouri, to-wit:

5.22 Acre Tract:

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows:

Commencing at an old stone at the West Quarter corner of Section 1; thence North 57°-37' East 814.44 feet to an old iron pipe; thence North 07°-59' West 443.39 feet to an iron rod; thence South 86°-06' East 559.58 feet; thence along the centerline of Cheatham Road (county), South 11°-04' East 61.58 feet; thence South 08°-26' East 320.47 feet; thence along the North line of a tract of land described in Book 2489 Page 945 of the Lincoln County records, South 87°-35' West 555.95 feet to the place of beginning and containing 5.22 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

6.44 Acre Tract

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, and part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows:

Commencing at an old stone at the East Quarter corner of Section 2; thence along the South line of the Southeast Quarter of the Northeast Quarter, North 87°-58' West 642.28 feet to an old iron rod; thence along the East line of U.S. Highway "61", North 19°-36' East 383.04 feet to a right-of-way marker; thence North 24°-16' East 300.28 feet to a right-of-way marker; thence North 21°-27' East 300.67 feet to a right-of-way marker at the place of beginning of the said tract of land; thence along a curve to the left, said curve having a radius of 3074.80 feet and a chord of North 14°-09' East 579.30 feet to an old iron rod; thence leaving the said East line, and along the centerline of an old county road, North 58°-26' East 186.65 feet; thence along the centerline of Cheatham Road (county), South 00°-44' West 38.70 feet; thence South 60°-48' East 383.36 feet; thence leaving the said centerline and along the centerline of a 60 foot wide road and utility easement, South 20°-17' West 496.20 feet to a point in the center of a 60 foot radius turn-around, thence leaving the said center, North 86°-05' West 463.81 feet to the place of beginning and containing 6.44 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

6.04 Acre Tract (a/k/a 5.97 acre tract)

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows:

Commencing at an old stone at the West Quarter corner of Section 1; thence North 87°-33' East 86.00 feet to an iron rod; thence North 06°-08' East 907.05 feet to a point in the center of a 60 foot radius turn-around and the place of beginning of the said tract of land; thence leaving the said center, and along the centerline of a 60 foot wide road and utility easement, North 20°-17' East 496.20 feet; thence along the centerline of Cheatham Road (county), South 60°-48' East 446.67 feet; thence South 59°-02' East 473.46 feet; thence South 25°-01' East 79.80 feet; thence leaving the said centerline, North 86°-06' West 559.58 feet to an iron rod; thence North 86°-06' West 444.47 feet to the place of beginning and containing 6.04 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

11.03 Acre Tract (a/k/a 11.8 acres)

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows:

Commencing at an old stone at the West Quarter corner of Section 1; thence North 87°-33' East 86.00 feet to an iron rod at the place of beginning of the said tract of land; thence North 06°-08' East 907.05 feet to a point in the center of a 60 foot radius turn-around; thence

leaving the said center, South 86°-06' East 444.47 feet to an iron rod; thence South 07°-59' East 443.39 feet to an old iron rod; thence South 07°-51' East 408.21 feet to an old iron rod; thence along the South line of the Southwest Quarter of the Northwest Quarter, South 87°-33' West 658.25 feet to the place of beginning and containing 11.03 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

12.69 Acre Tract (a/k/a 11.92 acres)

A tract of land being part of the Southwest Quarter of the Northwest Quarter of Section 1, and part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 49 North, Range 1 West, Lincoln County, Missouri and being described as follows:

Beginning at an old stone at the East Quarter corner of Section 2; thence along the South line of the Southeast Quarter of the Northeast Quarter, North 87°-58' West 642.28 feet to an old iron rod; thence along the East line of U.S. Highway "61", North 19°-36' East 383.04 feet to a right-of-way marker; thence North 24°-16' East 300.28 feet to a right-of-way marker; thence North 21°-27' East 300.67 feet to a right-of-way marker; thence leaving the said East line, South 86°-05' East 463.81 feet to a point in the center of a 60 foot radius turn-around; thence leaving the said center, South 06°-08' West 907.05 feet to an iron rod; thence along the South line of the Southwest Quarter of the Northwest Quarter, South 87°-33' West 86.00 feet to the place of beginning and containing 12.69 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during March of 2024.

Grantors wish to impose certain deed restrictions on the affected properties, known collectively as "Cheatam Farm Estates" (although there is no recorded subdivision plat). Said Restrictions are described in this instrument, and shall remain in force and effect as to all subject properties, and shall remain in force and effect in perpetuity as to the affected properties, unless a simple majority of the lot owners at said time execute a recorded instrument to amend or terminate the Restrictions. Each lot owner shall possess one vote for these purposes, and should the two larger lots be split pursuant to the below, the owner of each split out lot shall have one vote, for a maximum of seven total lot owners each with one vote.

Said Restrictions are as follows:

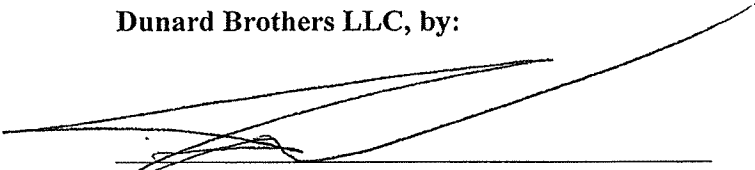
1. No mobile, modular, or manufactured homes shall be placed, built, or erected on the properties.
2. No property shall be used for land fill, junk yard, or quarry.
3. No property shall be used for an RV park.
4. No property shall have livestock confinements.
5. No property shall have dog kennels for commercial use.
6. No property shall have galvanized tin on any structure whatsoever.
7. No property shall have any abandoned cars, motorcycles, trucks, or motor vehicles of any kind. No motor vehicle currently unable to move under its own power shall be kept on any affected property for more than 30 days unless said vehicle is stored in a shed or garage.

8. Any homes built on said properties shall be a minimum of one thousand four hundred (1,400) square feet. No structures known as "Shouse", "Pole Barn Residence", or "Barn Dominium" are allowed.
9. No tracts may be subdivided with the sole exception that the two larger tracts of 11.03 acres and 12.69 acres may be subdivided once equally, or as close thereto as reasonable. Said owner(s) wishing to subdivide said tracts must obtain and record a revised survey plat of said tracts prior to any transfer of said properties.

****Acknowledgments on following pages****

PARTY OR PARTIES OF THE FIRST PART:

Dunard Brothers LLC, by:



John Dunard, Manager

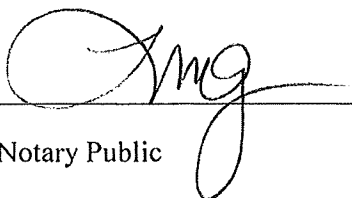
STATE OF MISSOURI)

) SS

COUNTY OF Lincoln)

On this 11th day of April, 2024, before me personally appeared John Dunard, Grantor(s), to me known to be the person or persons described in and who executed the foregoing instrument in his/her/their authorized capacity for **Dunard Brothers LLC**, and acknowledged that he/she/they executed the same the free act and deed of the party of the first part.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the jurisdiction aforesaid, the day and year first above written.




Notary Public

LISA M. AVERY Notary Public - Notary Seal State of Missouri Commissioned for Lincoln County My Commission Expires: July 18, 2026 Commission Number: 14395250

PARTY OR PARTIES OF THE SECOND PART:

Dunard Brothers LLC, by:

Dunard Brothers LLC, by:



John Dunard, Manager

STATE OF MISSOURI)

) SS

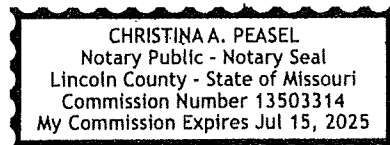
COUNTY OF Lincoln)

On this 11th day of April, 2024, personally appeared John Dunard, Grantor(s), to me known to be the person or persons described in and who executed the foregoing instrument in his/her/their authorized capacity for **Dunard Brothers LLC**, and acknowledged that he/she/they executed the same the free act and deed of the party of the second part.

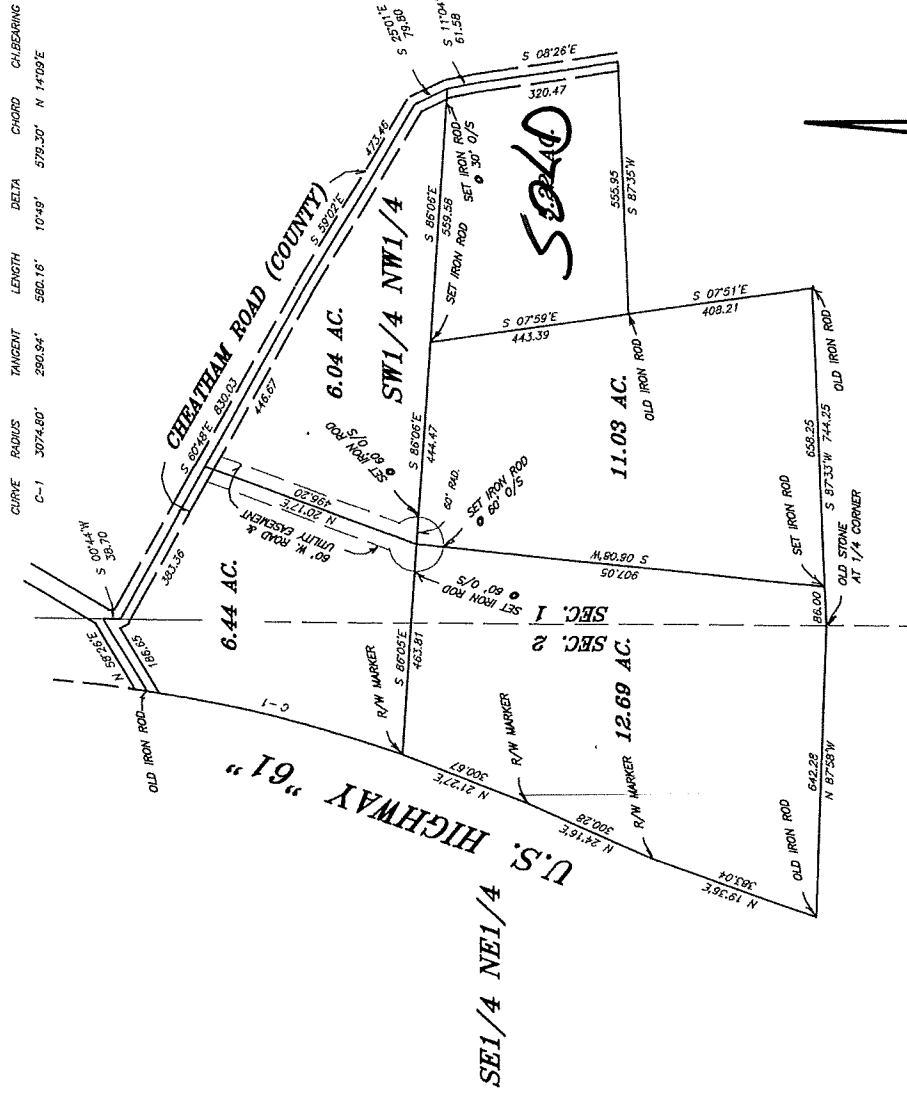
In testimony whereof, I set my hand and affixed my official seal in the City or County and State aforesaid, on the day and year above written.

Christa Pierce

Notary Public



SECTION 1 AND 2
TOWNSHIP 49 NORTH
RANGE 1 WEST
LINCOLN COUNTY, MO.



BOUNDARY SURVEY

CLASS OF SURVEY--RURAL
SUBJECT TO EASEMENTS OF RECORD

Lewis-Bade Inc., ss-312
Professional Land Surveyors
and Professional Engineers

PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63393

SURVEYED BY
MAX COREY
DATE
MARCH-APRIL 2024

STATION
DRAWN BY:
LAWY

CHECKED BY:
LAWY

SCALE
1"=200'

FILE 23182-4