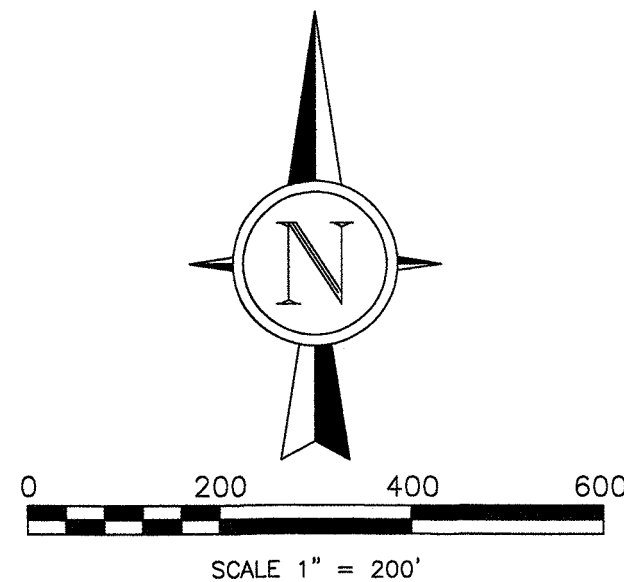


HAMILTON CREEK ESTATES

PART OF THE NORTHEAST QUARTER OF
SECTION 14, T42N, R1W OF THE 5TH P.M.,
IN FRANKLIN COUNTY, MO

JENNIFER L. METCALF
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI
DOCUMENT# 2215345
10/04/2022 03:35 PM
FEE: 69.00
PAGES: 1

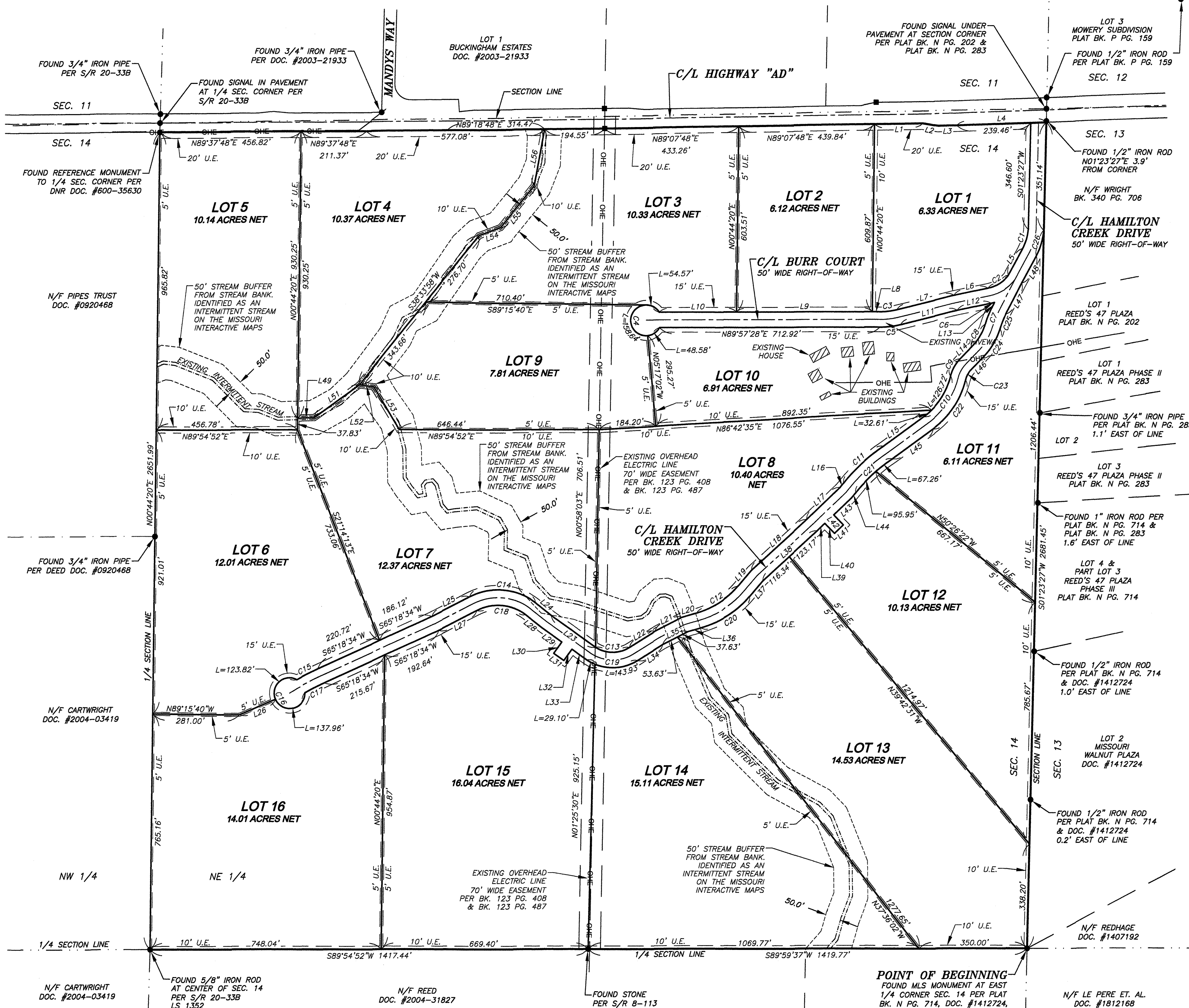


● = FOUND MONUMENT
SET 1/2" IRON ROD AT LOT CORNERS
— = FOUND RIGHT OF WAY MARKER
— = OVERHEAD ELECTRIC
— = EXISTING FENCE LINE
U.E. = UTILITY EASEMENT
(R) = RECORDED BEARING AND/OR DISTANCE
NET = PROPERTY AREA EXCLUDING ANY AREA
ENCOMPASSED WITHIN HIGHWAY "AD"
HAMILTON CREEK DRIVE AND/OR BURR COURT
ACCURACY STANDARD = RURAL PROPERTY
DEED REFERENCE DOC. #2122919
BEARINGS BASED ON MISSOURI STATE PLANE
COORDINATE SYSTEM, EAST ZONE (GRID NORTH)
TRACTS ARE CURRENTLY ZONED "W"

CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 16°39'00" E	64.46	161.94	64.89
C2	N 57°43'05" E	77.99	110.82	79.70
C3	N 82°58'01" E	54.77	225.00	54.91
C4	S 00°57'30" E	50.01	50.00	261.79
C5	S 82°58'01" W	66.94	275.00	67.11
C6	S 76°21'33" W	11.03	160.84	11.03
C7	N 21°51'51" E	59.49	325.00	59.57
C8	N 31°14'41" E	88.41	175.00	89.38
C9	N 28°48'24" E	64.23	125.00	64.96
C10	N 33°45'52" E	156.17	230.00	159.33
C11	N 47°07'38" E	176.61	592.63	177.28
C12	N 56°58'18" E	159.20	273.00	161.55
C13	S 89°47'37" E	109.06	102.00	115.07
C14	S 84°38'28" E	214.68	195.00	227.34
C15	N 62°33'58" E	76.10	795.00	76.13
C16	S 31°44'14" E	50.02	50.00	261.78
C17	S 62°37'07" W	69.96	745.00	69.98
C18	N 84°38'28" W	159.63	145.00	169.05
C19	S 89°30'02" E	163.83	152.00	173.03
C20	S 56°58'18" W	188.36	323.00	191.13
C21	S 47°10'27" W	162.59	542.63	163.21
C22	S 33°45'52" W	190.12	280.00	193.97
C23	S 28°48'24" W	38.54	75.00	38.98
C24	S 31°06'57" W	112.69	225.00	113.91
C25	S 21°51'51" W	50.34	275.00	50.41
C26	S 16°24'43" W	86.08	211.94	86.68

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 89°07'48" E	155.45
L2	S 79°33'37" E	50.99
L3	N 89°07'48" E	60.41
L4	S 87°57'48" W	289.55
L5	N 28°07'44" E	98.45
L6	N 78°20'30" E	112.90
L7	N 75°58'33" E	190.24
L8	N 89°57'28" E	24.43
L9	N 89°57'28" E	439.70
L10	N 89°57'28" E	249.59
L11	S 75°58'33" W	189.21
L12	S 78°20'30" W	111.87
L13	N 27°06'56" E	17.01
L14	N 43°41'41" E	51.41
L15	S 53°36'37" E	162.04
L16	N 38°33'27" E	17.58
L17	N 46°06'13" E	150.11
L18	N 47°30'51" E	242.17
L19	N 40°01'09" E	68.55
L20	N 73°55'25" E	48.88
L21	N 62°55'51" E	98.27
L22	N 57°53'19" E	98.26
L23	N 54°14'00" W	177.29
L24	S 51°14'33" E	64.75
L25	N 61°57'37" E	137.83
L26	S 66°21'50" W	126.25
L27	S 61°57'37" W	139.29
L28	N 51°14'33" W	66.05

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L29	N 54°14'00" W	79.65
L30	N 35°46'00" E	45.00
L31	N 54°14'00" W	40.00
L32	S 35°46'00" W	45.00
L33	N 54°14'00" W	60.22
L34	S 57°53'19" W	96.05
L35	N 62°55'51" E	91.26
L36	S 73°55'25" W	44.07
L37	S 40°01'09" W	65.28
L38	N 47°30'51" E	239.51
L39	S 46°06'13" W	34.18
L40	N 43°53'47" W	45.00
L41	S 46°06'13" W	40.00
L42	S 43°53'47" E	45.00
L43	S 46°06'13" W	79.84
L44	S 38°33'27" W	20.87
L45	S 53°36'37" W	162.97
L46	S 43°41'41" W	50.52
L47	S 27°06'56" W	113.40
L48	S 28°07'44" W	100.09
L49	S 88°01'34" W	54.01
L50	S 53°56'43" W	180.96
L51	S 53°56'43" W	180.96
L52	N 82°09'04" W	47.29
L53	N 30°34'13" W	161.72
L54	S 69°16'14" W	74.94
L55	S 39°05'36" W	173.52
L56	S 10°26'30" W	186.94



DESCRIPTION OF SUBDIVISION:

A tract of land being part of the Northeast Quarter of Section 14, Township 42 North, Range 1 West of the 5th P.M., in Franklin County, Missouri, being more fully described as follows:

Beginning at an M.L.S. monument at the East quarter corner of said Section 14; Thence S 89° 59' 37" W on the 1/4 section line 1419.77 feet to a stone; Thence S 89° 54' 52" W on the 1/4 section line 1417.44 feet to an iron rod at the center of said section; Thence N 00° 44' 20" E on the 1/4 section line 2651.99 feet to a reference monument on the South right-of-way of Missouri Highway "AD"; Thence on said South right-of-way as follows: Thence N 89° 37' 48" E 668.19 feet; Thence N 89° 18' 48" E 771.64 feet; Thence N 89° 07' 48" E 1028.55 feet; Thence S 79° 33' 37" E 50.99 feet; Thence N 89° 07' 48" E 60.41 feet; Thence N 87° 57' 48" E 289.55 feet to the intersection with the East line of said Section 14, same being S 01° 23' 27" W 3.9 feet from an iron rod; Thence S 01° 23' 27" W on the section line for a distance of 2681.45 feet to the POINT OF BEGINNING;

Containing 174.45 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.

CERTIFICATES:

I, the undersigned Managing Member of Franklin County Land & Cattle Company, LLC, owner of the tracts of land shown hereon have caused the same to be surveyed and subdivided into lots in the manner shown hereon. Said subdivision shall be known as "HAMILTON CREEK ESTATES".

The utility easements shown hereon are hereby dedicated for the use, installation and maintenance of public utilities. The utility easements adjoining Highway "AD", Hamilton Creek Drive and Burr Court may be used for storm water drainage and roadway ditching relevant to roadway maintenance for the lots as shown hereon.

Lots 1-16 (inclusive) are hereby granted the non-exclusive right of ingress and egress over Hamilton Creek Drive and Burr Court as shown hereon. The owner reserves the right to grant the use of said easements to others.

The lots are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hands this 9th day of September, 2022.

FRANKLIN COUNTY LAND & CATTLE COMPANY, LLC

By: Kurt Unnerstall
Kurt Unnerstall, Managing Member

STATE OF Missouri

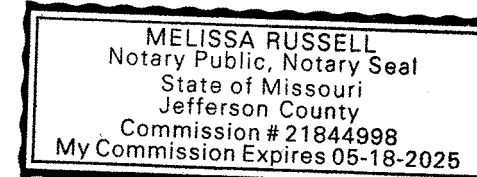
COUNTY OF Franklin

On this 9th day of September, 2022, before me personally appeared Kurt Unnerstall, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed on behalf of Franklin County Land & Cattle Company, LLC, a Missouri Limited Liability Company, on behalf of the members of said Limited Liability Company.

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

My term expires: 5-18-2025

Melissa Russell
Notary Public



I, hereby certify that the subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in compliance with the Unified Land Use Regulations of Franklin County, Missouri, and that therefore this plat has been approved by the Planning Director, subject to its being recorded in the Office of County Recorder of Deeds within 60 days of the date below.

Scottie C. Eagan 10-4-22
Scottie C. Eagan, Planning Director Date

NOTES:

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.

Fence line encroachments will not necessarily be shown.

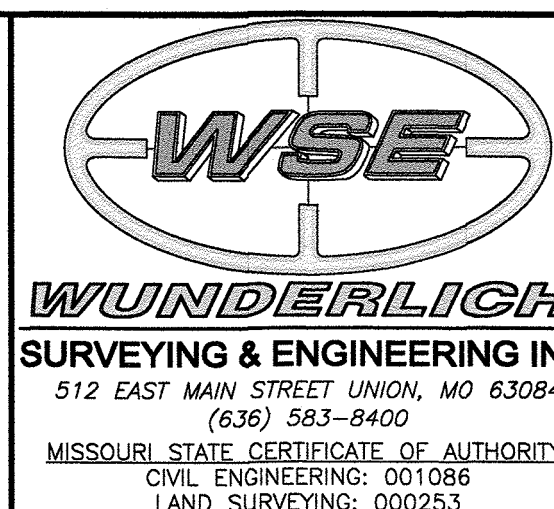
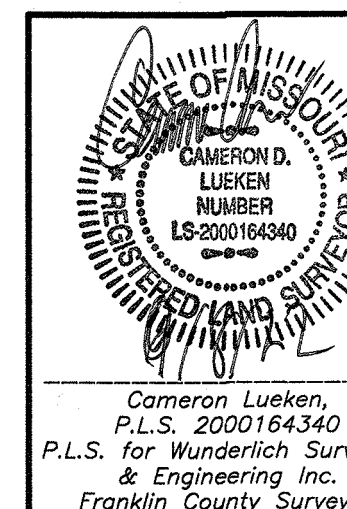
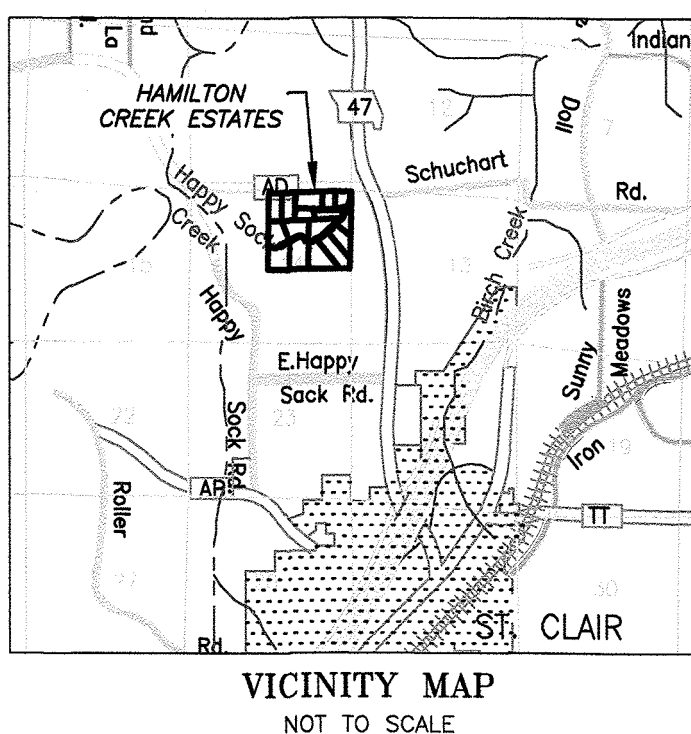
Line stakes will not be provided unless specifically requested.

Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown hereon are correct.

Anything not visible from the surface is not certified to.

Conveyance by deed shall follow recordation of plat to change ownership.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.



HAMILTON CREEK ESTATES	
P & Z REVIEW 220205	
PART OF THE NORTHEAST QUARTER OF SECTION 14, T42N, R1W OF THE 5TH P.M., IN FRANKLIN COUNTY, MO	
SCALE: 1"=200'	SHEET
JOB: 7753.1	
DATE: 9-7-2022	
SC: RC	REV:
DWN: MR	REV:
S: 7753	REV: