

DESCRIPTION – 10,497 SQUARE FEET TRACT #1

A TRACT OF LAND LYING IN LOTS 11 & 12 OF BLOCK 3 OF WARNER'S ADDITION TO MONROE CITY, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF BLOCK 3 OF SAID WARNER'S ADDITION TO MONROE CITY; THENCE NORTH 12 DEGREES, 34 MINUTES AND 44 SECONDS WEST ALONG THE EAST LINE OF BERKLEY STREET 140.47 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 3; THENCE NORTH 77 DEGREES, 27 MINUTES AND 08 SECONDS EAST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF A 20.00 FEET WIDE ALLEY 74.76 FEET TO A 5/8" IRON PIN; THENCE SOUTH 12 DEGREES, 31 MINUTES AND 55 SECONDS EAST LEAVING SAID SOUTH LINE 140.57 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF FIRST STREET; THENCE SOUTH 77 DEGREES, 31 MINUTES AND 41 SECONDS WEST ALONG SAID NORTH LINE 74.64 FEET TO THE POINT OF BEGINNING, CONTAINING 10,497 SQUARE FEET, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY 2016-004377 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING JUNE OF 2016.

DESCRIPTION – 10,546 SQUARE FEET TRACT #2

A TRACT OF LAND LYING IN LOTS 12 & 13 OF BLOCK 3 OF WARNER'S ADDITION TO MONROE CITY, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF BLOCK 3 OF SAID WARNER'S ADDITION TO MONROE CITY; THENCE NORTH 77 DEGREES, 31 MINUTES AND 41 SECONDS EAST ALONG THE NORTH LINE OF FIRST STREET 74.64 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 12 DEGREES, 31 MINUTES AND 55 SECONDS WEST LEAVING SAID NORTH LINE 140.57 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF A 20.00 FEET WIDE ALLEY; THENCE NORTH 77 DEGREES, 27 MINUTES AND 08 SECONDS EAST ALONG SAID SOUTH LINE 75.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 12 DEGREES, 31 MINUTES AND 55 SECONDS EAST LEAVING SAID SOUTH LINE 140.66 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF FIRST STREET; THENCE SOUTH 77 DEGREES, 31 MINUTES AND 41 SECONDS WEST ALONG SAID NORTH LINE 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,546 SQUARE FEET, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY 2016-004377 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING JUNE OF 2016.

DESCRIPTION – 10,554 SQUARE FEET TRACT #3

A TRACT OF LAND LYING IN LOTS 13, 14 & 15 OF BLOCK 3 OF WARNER'S ADDITION TO MONROE CITY, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF BLOCK 3 OF SAID WARNER'S ADDITION TO MONROE CITY; THENCE NORTH 77 DEGREES, 31 MINUTES AND 41 SECONDS EAST ALONG THE NORTH LINE OF FIRST STREET 74.64 FEET TO A 5/8" IRON PIN; THENCE CONTINUE NORTH 77 DEGREES, 31 MINUTES AND 41 SECONDS EAST ALONG SAID NORTH LINE 75.00 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 12 DEGREES, 31 MINUTES AND 55 SECONDS WEST LEAVING SAID NORTH LINE 140.66 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF A 20.00 FEET WIDE ALLEY; THENCE NORTH 77 DEGREES, 27 MINUTES AND 08 SECONDS EAST ALONG SAID SOUTH LINE 75.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 12 DEGREES, 31 MINUTES AND 55 SECONDS EAST LEAVING SAID SOUTH LINE 140.76 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF FIRST STREET; THENCE SOUTH 77 DEGREES, 31 MINUTES AND 41 SECONDS WEST ALONG SAID NORTH LINE 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,554 SQUARE FEET, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY 2016-004377 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING JUNE OF 2016.



DESCRIPTION – 10,561 SQUARE FEET TRACT #4

A TRACT OF LAND LYING IN LOTS 15 & 16 OF BLOCK 3 OF WARNER'S ADDITION TO MONROE CITY, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF BLOCK 3 OF SAID WARNER'S ADDITION TO MONROE CITY; THENCE NORTH 77 DEGREES, 31 MINUTES AND 41 SECONDS EAST ALONG THE NORTH LINE OF FIRST STREET 74.64 FEET TO A 5/8" IRON PIN; THENCE CONTINUE NORTH 77 DEGREES, 31 MINUTES AND 41 SECONDS EAST ALONG SAID NORTH LINE 75.00 FEET; THENCE CONTINUE NORTH 77 DEGREES, 31 MINUTES AND 41 SECONDS EAST ALONG SAID NORTH LINE 75.00 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 12 DEGREES, 31 MINUTES AND 55 SECONDS WEST LEAVING SAID NORTH LINE 140.76 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF A 20.00 FEET WIDE ALLEY; THENCE NORTH 77 DEGREES, 27 MINUTES AND 08 SECONDS EAST ALONG SAID SOUTH LINE 75.00 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF LOT 16; THENCE SOUTH 12 DEGREES, 31 MINUTES AND 55 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 140.86 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 77 DEGREES, 31 MINUTES AND 41 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF FIRST STREET 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10,561 SQUARE FEET, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY 2016-004377 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING JUNE OF 2016.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JUNE 24, 2016 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

*Doug Walker* 6-24-16  
DOUG WALKER, P.L.S. #2014000200 – MISSOURI

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|  <p>JANES SURVEYING, INC.<br/>MISSOURI STATE CERTIFICATE<br/>OF AUTHORITY #000342<br/>RENEWAL: 12-31-17</p> | A TRACT OF LAND LYING IN LOTS 11, 12, 13, 14, 15 & 16 OF<br>BLOCK 3 OF WARNER'S ADDITION TO MONROE CITY,<br>MONROE COUNTY, MISSOURI. |  | <h1>BOUNDARY SURVEY</h1> <p>(AS MADE FOR BWW, LLC)</p> |  |  <p>DOUG WALKER, SURVEYOR<br/>MO# PLS-2014000200</p> <p>JSI PROJECT NO.<br/>2016-004377</p> <p>FIELD BOOK NO: --</p> <p>FIELD: LUKE<br/>DRAWN: TYLER<br/>CHECKED: DOUG<br/>REVISED:<br/>REVISED:</p> |
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