

A TRACT OF LAND LYING IN A PART OF THE EAST HALF OF THE SOUTHWEST
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN PART OF L
QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 55 NORTH, RANGE 8 WEST,
(AS MADE FOR JOE HAGAN)

BEARING BASIS USED FOR THIS SURVEY
IS THE RECORD BEARING BETWEEN FOUND
MONUMENTS ON THE EAST LINE OF THE
SOUTHEAST 1/4 OF FRAC. SECTION 1
(N01°3'00"E - micro# 750-3617B)

SCALE: 1" = 200'

SURVEYOR'S NOTES:

- THE SUBDIVIDED PROPERTY IS CURRENTLY ZONED RESIDENTIAL (R-1)
- THE TOTAL ACRES OF THE SUBDIVIDED TRACT IS 101.55± ACRES.
- LOTS 1-9 AND 20-21 MAY IN FACT BE SUBJECT TO A FLOWAGE EASEMENT FOR THE U.S. CORPS OF ENGINEERS.
- LOTS 1, 2, 3, 4, 5, 6, 10, 18, 19, 20 AND 21 HAVE THE RIGHT OF AND ARE SUBJECT TO THE SURVEYED AND DESCRIBED 50.00 FOOT WIDE EASEMENT #1.
- LOTS 12, 13 AND 14 HAVE THE RIGHT OF AND ARE SUBJECT TO THE SURVEYED AND DESCRIBED EASEMENT #2.
- LOTS 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 20 AND 21 HAVE ACCESS FROM COUNTY ROAD #587.
- ALL OF THE LOTS IN THE SUBDIVIDED TRACT ARE SUBJECT TO ALL PLANNING AND ZONING REGULATIONS OF MONROE COUNTY SUCH AS SETBACK DISTANCES, ETC AND ANY OTHER DEED RESTRICTIONS OR COVENANTS THAT MAY BE RECORDED IN OTHER DOCUMENTS.

LINE	BEARING	LENGTH
L38	S23°12'00"E	495.20
L39	N80°05'30"E	842.60
L40	N27°45'30"E	107.40
L41	N26°00'00"E	228.10
L42	S24°46'30"E	214.80
L43	S39°34'30"W	784.90
L44	S35°49'30"W	1042.20
L45	S44°08'00"W	245.62

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2003 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

HAROLD R. CRANE
JULY 15-1111
Aug. 20, 2004

STATE OF MISSOURI
COUNTY OF MONROE

This instrument was duly filed for record in the Recorder's Office of the County & State aforesaid on the 20th day of August, 2014, at 2 o'clock 25 minutes P.M. and has been duly recorded in Book 366 of Records 417.

Witness my hand and the seal of said office on the day and year aforesaid.

Mary Sue Meals
Recorder

by: *Kate Wilkerson, Jr.*

IN TESTIMONY I HAVE SET MY HANDS THIS 20th DAY OF August, 2004.

BY Lambert Joseph Hagan Jr.
LAMBERT JOSEPH HAGAN JR.

Limited Power of Attorney document recorded in Book 308 at page 1318-1322 of the Monroe County Records.
(August 17, 2004)

FILED FOR RECORD IN BOOK _____, A
PAGE _____ ON THIS _____, DA
OF _____, 2004

- RECORDER OF DEEDS

ON THIS 20th DAY OF August
2004, BEFORE ME, A NOTARY PUBLIC,
PERSONALLY APPEARED MICHAEL BUDDE AND
CARY G. UHLEMEYER TO ME KNOWN TO BE
THE PERSONS DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THAT THEY EXECUTED THE
SAME TO BE THEIR FREE ACT AND DEED.

JANIE JOHNSON
Notary Public - Notary Seal
State of Missouri
County of Monroe
My Commission Exp. 07/23/2008

MY COMMISSION EXPIRES 7-23-08
Janie Johnson
NOTARY PUBLIC - RALLS COUNTY, MISSOURI

A 50.00 foot wide easement for ingress and egress and utility purpose over, under, above and across a strip of land lying in part of the East Half of the Southwest Quarter, part of the West Half of the Southeast Quarter and in part of Lot 1 of the Northeast Quarter of Fractional Section 1, Township 35 North, Range 8 West, Monroe County, Missouri, said 50.00 foot wide ingress and egress and utility easement being 25.00 feet wide on each side of the centerline of said strip of land.

Commencing at a Government Monument marking the Southeast Corner of the East Half of the Southwest Quarter of said Fractional Section 1; thence along the East line of said East Half North 00 degrees, 59 minutes and 35 seconds East 706.50 feet to a point on the centerline of County Road #587 from which an iron pin bears North 00 degrees, 59 minutes and 35 seconds East 20.00 feet; thence continuing North 00 degrees, 59 minutes and 35 seconds East 10.00 feet to the centerline of the County Road #587; thence along the East line of the Southwest Quarter of said Fractional Section 1 from which an iron pin bears North 00 degrees, 59 minutes and 35 seconds East 80.46 feet; thence leaving said East line South 89 degrees, 44 minutes and 57 seconds East 975.62 feet to a point on the centerline of County Road #587 from which an iron pin bears South 89 degrees, 01 minutes and 41 seconds East 29.72 feet; thence along the centerline of said County Road #587 North 00 degrees, 59 minutes and 35 seconds East 10.00 feet to the centerline of the County Road #587; thence along the centerline of the County Road and along the centerline of an existing field road the following courses: North 87 degrees, 29 minutes and 03 seconds West 398.71 feet; thence North 87 degrees, 11 minutes and 09 seconds West 196.11 feet; thence South 79 degrees, 06 minutes and 07 seconds West 107.17 feet to an iron pin; thence North 00 degrees, 59 minutes and 35 seconds East 175.40 feet; thence North 63 degrees, 22 minutes and 43 seconds West 107.17 feet to an iron pin; thence North 00 degrees, 59 minutes and 35 seconds East 175.40 feet; thence North 00 degrees, 59 minutes and 35 seconds West 67.73 feet; thence South 78 degrees, 58 minutes and 12 seconds West 125.78 feet; thence South 86 degrees, 58 minutes and 51 seconds West 83.89 feet; thence North 83 degrees, 55 minutes and 02 seconds West 56.90 feet to an iron pin on the West line of a 0.60 acre parcel of land owned by the State of Missouri; thence continuing along said existing field road the following courses: North 79 degrees, 06 minutes and 07 seconds West 171.43 feet; thence along a curve to the right 87.00 feet, said curve having a radius of 150.00 feet; thence North 46 degrees, 43 minutes and 07 seconds West 224.69 feet; thence North 43 degrees, 35 minutes and 44 seconds West 196.77 feet; thence North 26 degrees, 44 minutes and 33 seconds West 171.43 feet; thence North 00 degrees, 59 minutes and 35 seconds East 175.40 feet; thence North 00 degrees, 59 minutes and 35 seconds West 171.43 feet; thence North 07 degrees, 11 minutes and 32 seconds West 135.78 feet; thence North 05 degrees, 30 minutes and 46 seconds East 197.23 feet; thence North 24 degrees, 28 minutes and 41 seconds East 83.80 feet; thence North 61 degrees, 33 minutes and 46 seconds East 227.67 feet; thence South 75 degrees, 02 minutes and 21 seconds East 168.04 feet; thence North 88 degrees, 05 minutes and 46 seconds East 104.43 feet; thence North 00 degrees, 59 minutes and 35 seconds East 10.00 feet; thence North 00 degrees, 59 minutes and 35 seconds East 136.42 feet; thence North 85 degrees, 45 minutes and 47 seconds East 386.09 feet; thence South 86 degrees, 19 minutes and 41 seconds East 104.43 feet; thence along a curve to the left 68.26 feet, said curve having a radius of 40.00 feet; thence North 04 degrees, 59 minutes and 35 seconds West 68.26 feet; thence along a curve to the right 78.09 feet, said curve having a radius of 60.00 feet; thence North 00 degrees, 59 minutes and 35 seconds East 175.40 feet; thence North 00 degrees, 59 minutes and 35 seconds East 175.40 feet to an iron pin on the centerline of County Road #587; thence North 00 degrees, 59 minutes and 35 seconds East 279.00 feet to an iron pin on the centerline of County Road #587; thence North 00 degrees, 59 minutes and 35 seconds East 78.45 feet; thence along a curve to the left 143.08 feet, said curve having a radius of 90.00 feet; thence North 88 degrees, 09 minutes and 20 seconds East 231.75 feet to a point on the centerline of the County Road #587; thence North 00 degrees, 59 minutes and 35 seconds East 10.00 feet to the Government Monument.

Professional Land Surveyor #111-Missouri during December of 2002 and January of 2003.

A 50.00 foot wide easement for ingress and egress and utility purposes over, under, above and across a strip of land lying in part of the Northwest Quarter of the Southeast Quarter of Fractional Section 1, Township 55 North, Range 8 West, Monroe County, Missouri, said 50.00 foot wide ingress and egress and utility easement being 25.00 feet each side of the following described centerline:

Commencing at a stone marking the Northwest corner of the Northwest Quarter of the Southeast Quarter of Fractional Section 1; thence along the North line of said quarter section North 89 degrees, 56 minutes and 22 seconds East 116.61 feet to a point on the centerline of County Road #3 from which an aluminum monument bears South 89 degrees, 56 minutes and 22 seconds West 100.00 feet; thence leaving said North line and along the centerline of County Road #3 South 02 degrees, 02 minutes and 27 seconds West 100.00 feet to the centerline of County Road centerline and along the centerline of said road North 85 degrees, 07 minutes and 27 seconds West 21.17 feet; thence leaving said County Road centerline and along the centerline of said easement South 85 degrees, 07 minutes and 27 seconds West 553.80 feet to an iron pin; thence South 60 degrees, 23 minutes and 57 seconds West 38.10 feet to an iron pin marking the radius point of a 50.00 foot wide additional easement for ingress and egress and utility purposes to the point of termination of said easement. Per Survey #02-1345C of Harold R. Crone, Professional Land Surveyor #1111-Missouri during April of 2003.

1015 WEST ADAMS P.O. BOX 29 GROWLING GREEN, MO 63334 PHONE: (573) 324-6868	08 NORTH 3RD ST. P.O. BOX 1259 HANNIBAL, MO 63401 PHONE: (573) 221-8443
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**GREAT POWER
ENGINEERING, INC.**
CONSULTING ENGINEERS LAND SURVEYORS

JOE HAGAN
205 5TH STREET
MONROE CITY, MISSOURI 63456

SHEET TITLE:
PLAT OF SUBDIVISION
MONROE COUNTY MISSOURI

FILE NAME
01-1098_PROJ
DRAWN BY
TRD-MTW
CHECKED BY
HRC
PROJECT ENGINEER
N/A
CONTACT OFFICE
BOWLING GREEN
DATE
8-20-04
JOB NUMBER
02-1345A

SHEET NUMBER