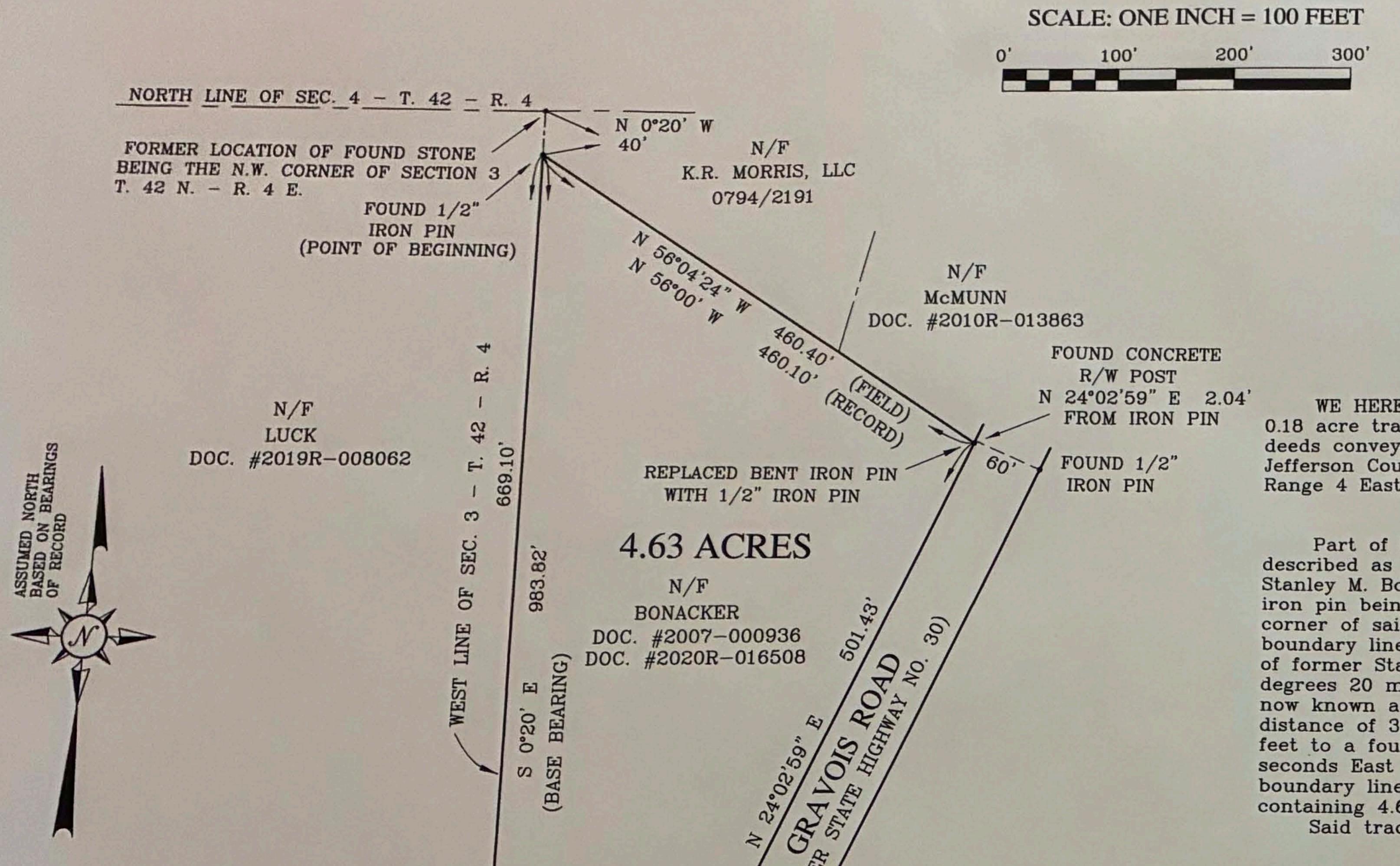
PART OF N.W. 1/4 OF FRL. SECTION 3 - T. 42 N. - R. 4 E.

JEFFERSON COUNTY, MISSOURI



SET 1/2"

IRON PIN

FOUND 3/8" \

IRON PIN

STEWART AUTOMOTIVE

DOC. #2024R-025490

FOUND 1/2"

IRON PIN

S 0°20' E 2.44'

GALLANT LADY, LLC

DOC. #2024R-008657

FOUND 5/8"

IRON PIN

(LS 2365)

INDIAN SPRINGS ROAD

(FORMER STATE HIGHWAY NO. 30)

I.P. = SET 1/2" IRON PIN

DUSABLON

WE HEREBY DECLARE That at the request of Jeff Bonacker, we have executed Property Boundary Surveys of the 4.63 and 0.18 acre tracts of land, as shown upon this plat. Said 4.63 and 0.18 acre tracts being all of the lands described in the deeds conveyed to Stanley M. Bonacker Trust recorded in Document Numbers 2020R-016508 and 2007R-000936 of the Jefferson County land records. Said tracts are located in the Northwest quarter of Fractional Section 3, Township 42 North, Range 4 East, in Jefferson County, Missouri. Said tracts are more particularly described on this plat, as follows:

4.63 ACRES

Part of the Northwest quarter of Fractional Section 3, Township 42 North, Range 4 East, in Jefferson County, Missouri, described as follows: Beginning at a found iron pin which marks the most northern corner of a tract of land conveyed to Stanley M. Bonacker Trust by deed recorded in Document Number 2020R-016508 of the Jefferson County land records, said iron pin being located South 0 degrees 20 minutes East, 40 feet distant from a found stone which marks the northwest corner of said Section 3; proceed thence with the eastern boundary line of said Bonacker tract, also being the western boundary line of said Section 3, South 0 degrees 20 minutes East 983.82 feet to a point in the northern right-of-way line of former State Highway No. 30, now known as Indian Springs Road, from which point a found iron pin bears South 0 degrees 20 minutes East 2.44 feet distant; thence with the northwestern right-of-way line of former State Highway No. 30, now known as Gravois Road, Northeastwardly and to the left with a curve having a radius of 1044.70 feet and an arc distance of 320.46 feet to a set iron pin at a point of tangent; thence North 24 degrees 02 minutes 59 seconds East 501.43 feet to a found iron pin, from which point a found concrete right-of-way post bears North 24 degrees 02 minutes 59 seconds East 2.04 feet distant; thence departing from said highway right-of-way line and running with the northeastern boundary line of said Bonacker tract, North 56 degrees 04 minutes 24 seconds West 460.40 feet to the place of beginning, containing 4.63 acres, as surveyed by Jeffco Surveying, LLC in May of 2025.

Said tract being subject to all easements and conditions of record, pertaining to the same.

Part of the Northwest quarter of Fractional Section 3, Township 42 North, Range 4 East, in Jefferson County, Missouri, described as follows: Beginning at a found iron pin in the western boundary line of said Section 3, said iron pin being the northwest corner of a tract of land described in the second paragraph of a deed conveyed to Stanley M. Bonacker Trust dated December 20, 2006 recorded in Document Number 2007R-000936 of the Jefferson County land records; proceed thence with the western boundary line of said Bonacker tract, also being the western boundary line of said Section 3, South 0 degfrees 20 minutes East 135.90 feet to a set iron pin; thence with the south line of said Bonacker tract, based on found monumentation, South 63 degrees 30 minutes 19 seconds East 23.53 feet to a found iron pin; thence with the eastern boundary lines of said Bonacker tract, based on found monumentation, North 13 degrees 35 minutes 14 seconds East 203.69 feet to a set iron pin; thence North 8 degrees 47 minutes 44 seconds East 33.00 feet to a found iron pin in the southern right-of-way line of former State Highway No. 30, now known as Indian Springs Road; thence with said right-of-way line, Southwestwardly and to the right with a curve having a radius of 1104.70 feet and an arc distance of 112.60 feet to the place of beginning, containing 0.18 acre, as surveyed by Jeffco Surveying, LLC in May of 2025.

Said tract being subject to all easements and conditions of record, pertaining to the same.

This survey is classified as Rural Property according to the Missouri Standards for Property Boundary Surveys. The base bearing for this survey is South 0 degrees 20 minutes East, as shown hereon. Said bearing is derived from the deed recorded in Document Number 2007R-000936.

I also declare that under my direct supervision and to the best of my ability and professional judgment that the results shown hereon are correct and are made in accordance with the Missouri Standards for Property Boundary Surveys. IN WITNESS WHEREOF, We have hereunto set our firm name at our office in Hillsboro, Missouri, this 22nd day of May

SURVEYOR'S NOTE

THESE TRACTS ARE IDENTIFIED AS PARCEL NUMBER 07-2.0-03.0-0-001-021 IN THE JEFFERSON COUNTY LAND RECORDS. FIELD DATA WAS OBTAINED BY GPS - NAD83 - MO - EAST. THE SURVEYOR WAS NOT PROVIDED A TITLE COMMITMENT AT THE TIME OF THIS SURVEY. THE OWNER OF THIS PROPERTY IS: STANLEY M. BONACKER TRUST, 7095 BURGESS FORD ROAD, CEDAR HILL, MISSOURI 63016. THE HIGHWAY RIGHT-OF-WAY LINES SHOWN HEREON WERE DERIVED FROM FOUND MONUMENTATION AND FROM PREVIOUS SURVEY WORK PERFORMED BY JEFFERSON COUNTY SURVEYING COMPANY ON THE EAST SIDE OF THE HIGHWAY. SAID SURVEY WORK WAS PERFORMED IN AUGUST OF 1960. THE PROPERTY BOUNDARY INFORMATION SHOWN ON THIS PLAT IS DERIVED FROM FIELD MEASUREMENTS TO EXISTING MONUMENTS. THE RECORD BEARINGS AND DISTANCES CAN BE FOUND IN THE DEED RECORDED IN DOCUMENT NUMBER 2007R-000936.

JEFFCO SURVEYING, LLC LS-2016000383 (Certificate of Authority)

William T. Hurtgen LS 2141 Professional Land Surveyor LS 2141 9759 East Vista, Hillsboro, Missouri 63050

314-277-2818 (Phone) jeffcosurvey@gmail.com

JOB #050525 BONACKER

