FOUND A TRACT OF LAND BEING PART OF THE SOUTHEAST IRON ROD IRON ROD N03°16'42"E IRON ROD N03'48'30"W N00°23'47"E QUARTER OF SECTION 13 AND THE NORTHEAST 96.88 QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, N00'09'33"W 109.02' RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NE 1/4-SE 1/4 NW 1/4-SE 1/4 IRON ROD MONTGOMERY COUNTY, MISSOURI 1 STORY FRAME PROPERTY N/F 24.3'x30.2' 868/65 N64'45'19"E A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND THE IRON ROD NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE ROAD & UTILITY ESMT. & SPIGOT PARTICULARLY DESCRIBED AS FOLLOWS: PROPERTY N/F S34'41'45"E 461/647, 709/217 & FREDRICK IRON BAR COMMENCING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID EASEMENT 2 S.R.B. R-10/23/91 SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 01 DEGREES 28 S.R.B. R-10/23/91 SLR DOC.#2190663B MINUTES OO SECONDS WEST 422.63 FEET TO A FOUND IRON ROD AT THE SOUTH EAST IRON ROD. SLR DOC.#2190663B D D PLANTER CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 709, PAGE 217 OF THE PROPANE (MONTGOMERY COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 709, PAGE 217, NORTH 84 DEGREES 34 MINUTES 44 SECONDS WEST 145.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 OF SAID RECORDS AND BEING THE ACTUAL POINT BRICK & FRAME OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, NORTH 84 DEGREES 34 MINUTES 44 SECONDS WEST 183.88 FEET TO A FOUND IRON ROD ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS AND BEING ALSO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 71 FOUND PAGE 1: THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS AND BEING ALSO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452 OF SAID RECORDS THE FOLLOWING COURSES AND DISTANCES: NORTH 23 DEGREES 39 MINUTES 47 SECONDS WEST 361. FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 06 MINUTES 26 SECONDS WEST 487.08 FEET TO A FOUND IRON ROD; AND NORTH 19 DEGREES 49 MINUTES 57 SECONDS WEST 282.17 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452; THENCE ALONG THE NORTH LINE OF SAID PONDTRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452 AND THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, SOUTH 75 DEGREES 04 MINUTES 58 PROPOSED 40' WIDE ●=SET IRON ROD SECONDS WEST 398.63 FEET TO A SET IRON ROD: THENCE LEAVING SAID SOUTH AND ROAD & UTILITY ESMT FOR TRACT 2 NORTH LINES. NORTH 14 DEGREES 55 MINUTES 02 SECONDS WEST 952.15 FEET TO A PROPERTY N/F POINT ON THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT AS HANNAN DESCRIBED IN SAID BOOK 709, PAGE 217; THENCE ALONG THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT AS DESCRIBED IN SAID BOOK 709, PAGE 217 SW 1/4-SE 1/4 THE FOLLOWING COURSES AND DISTANCES: NORTH 64 DEGREES 45 MINUTES 19 SECONDS SE 1/4-SE 1/4 EAST 69.38 FEET TO A SET IRON ROD: NORTH 73 DEGREES 11 MINUTES 19 SECONDS FOUND TRACT 1 EAST 96.88 FEET TO A SET IRON ROD: NORTH 87 DEGREES 22 MINUTES 19 SECONDS IRON RO EAST 52.14 FEET TO A SET IRON ROD; SOUTH 73 DEGREES 10 MINUTES 41 SECONDS AREA=15.02 ACRES EAST 48.00 FEET TO A FOUND IRON ROD; AND SOUTH 58 DEGREES 32 MINUTES 41 SECONDS EAST 49.60 FEET TO A FOUND IRON ROD AT THE TERMINATION OF SAID CENTERLINE: THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED II BOOK 711, PAGE 1 AND THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK TRACT 2 709, PAGE 217 THE FOLLOWING COURSES AND DISTANCES: SOUTH 71 DEGREES 16 AREA=22.89 ACRES MINUTES 41 SECONDS EAST 364.85 FEET TO A FOUND IRON ROD; SOUTH 64 DEGREES 53 MINUTES 32 SECONDS EAST 141.87 FEET TO A FOUND IRON ROD; SOUTH 34 DEGREES 41 MINUTES 45 SECONDS EAST 84.47 FEET TO A FOUND IRON ROD: SOUTH 20 DEGREES 04 MINUTES 44 SECONDS EAST 139.98 FEET TO A FOUND IRON ROD: SOUTH 25 DEGREES 35 MINUTES 15 SECONDS EAST 269.99 FEET TO A FOUND IRON ROD; SOUTH DEGREES 45 MINUTES 55 SECONDS EAST 231.02 FEET TO A FOUND IRON ROD; SOUTH 04 DEGREES 31 MINUTES 04 SECONDS EAST 128.20 FEET TO A FOUND IRON ROD; SOUTH 11 DEGREES 26 MINUTES 32 SECONDS EAST 395.84 FEET TO A FOUND IRON ROD: SOUTH 15 DEGREES 01 MINUTES 14 SECONDS EAST 101.78 FEET TO A FOUND IRON ROD SOUTH FOUND 00 DEGREES 09 MINUTES 33 SECONDS EAST 103.14 FEET TO A FOUND IRON ROD: SOUTH IRON ROD 23 DEGREES 47 MINUTES 29 SECONDS EAST 91.01 FEET TO A FOUND IRON ROD; SOUTH 08 DEGREES 50 MINUTES 27 SECONDS EAST 73.00 FEET TO A FOUND IRON ROD: AND SOUTH 09 DEGREES 56 MINUTES 44 SECONDS WEST 210.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.89 ACRES AS PER SURVEY BY DENNIS C. FRAZIER, PLS#2002000247, PROJECT NUMBER 24-8448, DURING JULY OF 2024. PROPERTY N/F 868/65 HOUSE DETAIL IRON ROD S.R.B. R-10/23/9 SLR DOC.#2190663B IRON ROD 40' WIDE -ROAD & UTILITY ESMT FENCE FREDRICK 22' WEST 461/647 & EASEMENT 2 S.R.B. R-10/23/9 IRON ROD-SLR DOC.#2190663B N08'42'35"W 437/452 PROPERTY N/F LEICHT 437/452 SECTION 19 FOUND STONE IRON RODS NW COR. SEC. 19 S.R.B. R-10/23/91 T46N R4W 19.91' SLR DOC.#2190663B S.R.B. R-10/23/91 SLR DOC.#2190663B PROPERTY N/F FREDRICK FENCE -461/647 26' WEST EASEMENT 2 GENERAL NOTES: PROPERTY N/F FOUND THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED FREDRICK PROPERTY DESCRIPTION TRACT 1 IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION 461/647 NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, PARCEL 2 A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS. 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, PROPERTY DESCRIPTION PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT FOR TRACT 2 MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT PROVIDED BY YORK TITLE AND ABSTRACT COMPANY, INC., COMMITMENT NO. LR2407004, NOT DATED, NO A STRIP OF LAND 40 FEET WIDE BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, COMMENCING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 01 DEGREES 28 MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: MINUTES OO SECONDS WEST 422.63 FEET TO A FOUND IRON ROD AT THE SOUTH EAST BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE. IRON ROD CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 709, PAGE 217 OF THE COMMENCING AT A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 01 DEGREES 28 MINUTES 00 SECONDS J SE COR. SEC. 13 MONTGOMERY COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF ---T46N R5W LAND DESCRIBED IN BOOK 709, PAGE 217, NORTH 84 DEGREES 34 MINUTES 44 SECONDS WEST 422.63 FEET TO A FOUND IRON ROD AT THE SOUTH EAST CORNER OF A TRACT OF LAND S.R.B. R-10/23/91 WEST 145.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF IRON ROD DESCRIBED IN BOOK 709, PAGE 217 OF THE MONTGOMERY COUNTY RECORDS; THENCE ALONG THE LAND DESCRIBED IN BOOK 711, PAGE 1 OF SAID RECORDS; THENCE ALONG THE SOUTH SLR DOC.#2190663B SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 709, PAGE 217, NORTH 84 DEGREES 34 S.R.B. R-10/23/91 LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, NORTH 84 DEGREES 34 SLR DOC.#2190663B~ MINUTES 44 SECONDS WEST 145.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF SURVEYOR'S CERTIFICATE MINUTES 44 SECONDS WEST 183.88 FEET TO A FOUND IRON ROD ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 OF SAID RECORDS; THENCE ALONG THE SOUTH S23'47'29"E A TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS FENCE/ LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, NORTH 84 DEGREES 34 MINUTES AND BEING ALSO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711 11' WEST THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY OF 2024, BY THE 44 SECONDS WEST 183.88 FEET TO A FOUND IRON ROD ON THE EAST LINE OF A TRACT OF LAND PAGE 1; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK ORDER OF FRANK HANNAN AND YORK TITLE AND ABSTRACT COMPANY, INC., EXECUTED A DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS AND BEING ALSO THE WEST 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS AND BEING ALSO THE WEST LINE OF PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE SOUTHEAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1; THENCE ALONG THE EAST LINE SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 AND THE EAST LINE OF A TRACT QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS OF LAND DESCRIBED IN BOOK 437, PAGE 452 OF SAID RECORDS THE FOLLOWING FENCE -NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, AND BEING ALSO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 AND MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI COURSES AND DISTANCES: NORTH 23 DEGREES 39 MINUTES 47 SECONDS WEST 361.18 12' WEST THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452 OF SAID RECORDS THE FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 06 MINUTES 26 SECONDS WEST STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY. FOLLOWING COURSES AND DISTANCES: NORTH 23 DEGREES 39 MINUTES 47 SECONDS WEST 361.18 IRON ROD SCALE : 1" = 100'487.08 FEET TO A FOUND IRON ROD; AND NORTH 19 DEGREES 49 MINUTES 57 SECONDS FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 06 MINUTES 26 SECONDS WEST 487.08 FEET TO WEST 282.17 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT A FOUND IRON ROD; AND NORTH 19 DEGREES 49 MINUTES 57 SECONDS WEST 282.17 FEET TO A OF LAND DESCRIBED IN BOOK 437, PAGE 452; THENCE ALONG THE NORTH LINE OF SAID FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 437, TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452 AND THE SOUTH LINE OF SAID PROPERTY N/F PAGE 452; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 437. TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, SOUTH 75 DEGREES 04 MINUTES 58 PAGE 452 AND THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 461/647 SECONDS WEST 398.63 FEET TO A SET IRON ROD AT ACTUAL POINT OF BEGINNING OF SOUTH 75 DEGREES 04 MINUTES 58 SECONDS WEST 398.63 FEET TO A SET IRON ROD; THENCI THE TRACT OF LAND DESCRIBED HEREIN: THENCE CONTINUING ALONG SAID NORTH AND PARCEL 3 FRAZIER LAND SURVEYING SERVICES, INC. CONTINUING ALONG SAID NORTH AND SOUTH LINES, SOUTH 75 DEGREES 04 MINUTES 58 SECONDS SOUTH LINES, SOUTH 75 DEGREES 04 MINUTES 58 SECONDS WEST 933.51 FEET TO A MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 WEST 933.51 FEET TO A FOUND IRON ROD ON THE CENTERLINE OF A 40 FOOT WIDE ROAD AND SLR=STATE LAND RECORDS FOUND IRON ROD ON THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT CORP.# 2008003911 UTILITY EASEMENT AS DESCRIBED IN SAID BOOK 709, PAGE 217 AND SAID BOOK 461, PAGE 647 AS DESCRIBED IN SAID BOOK 709, PAGE 217 AND SAID BOOK 461, PAGE 647; THENCE AND BEING THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF ALONG THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT AS DATE: 07/30/24 LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY PREPARED FOR: DESCRIBED IN SAID BOOK 709, PAGE 217 AND SAID BOOK 461, PAGE 647 THE EASEMENT AS DESCRIBED IN SAID BOOK 709, PAGE 217, SAID BOOK 461, PAGE 647 AND THE SCALE: 1"=100' FOLLOWING COURSES AND DISTANCES: NORTH 08 DEGREES 42 MINUTES 53 SECONDS FRANK HANNAN PROPERTY BOUNDARY PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: S.R.B. R-10/23/91 WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 06 DEGREES 37 MINUTES 32 NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH SECONDS EAST 511.94 FEET TO A POINT; NORTH 32 DEGREES 51 MINUTES 32 SECONDS SLR DOC.#2190663B SURVEY 06 DEGREES 37 MINUTES 32 SECONDS EAST 511.94 FEET TO A POINT; NORTH 32 DEGREES 51 24-8448 EAST 77.49 FEET TO A POINT; NORTH 46 DEGREES 35 MINUTES 32 SECOND EAST 127.51 DENNIS C MINUTES 32 SECONDS EAST 77.49 FEET TO A POINT; NORTH 46 DEGREES 35 MINUTES 32 SECOND FEET TO A POINT; NORTH 39 DEGREES 46 MINUTES 31 SECONDS EAST 171.37 FEET TO A FILE NAME: 24-8448.DWG EAST 127.51 FEET TO A POINT; NORTH 39 DEGREES 46 MINUTES 31 SECONDS EAST 171.37 FEET **FRAZIER** N84'34'44"W FOUND IRON ROD; NORTH 53 DEGREES 14 MINUTES 49 SECONDS EAST 381.73 FEET TO A TO A FOUND IRON ROD: NORTH 53 DEGREES 14 MINUTES 49 SECONDS EAST 381.73 FEET TO A NUMBER FOUND IRON ROD; AND NORTH 64 DEGREES 45 MINUTES 19 SECONDS EAST 71.15 FEET N84'34'44"W FOUND IRON ROD; AND NORTH 64 DEGREES 45 MINUTES 19 SECONDS EAST 71.15 FEET TO A SET FRAZIER LAND SURVEYING SERVICES. INC. DENNIS C. FRAZIER TO A SET IRON ROD; THENCE LEAVING SAID CENTERLINE, SOUTH 14 DEGREES 55 **FENCE** 183.88 S\PLS-2002000247 IRON ROD AT THE TERMINATION OF THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND 145.10' MISSOURI PROFESSIONAL LAND REV-2: 116 E. PEARCE BLVD., P.O. BOX 65 MINUTES 02 SECONDS EAST 952.15 FEET TO THE POINT OF BEGINNING AND CONTAINING PROPERTY N/F UTILITY EASEMENT. AS PER SURVEY BY DENNIS C. FRAZIER, PLS#2002000247, PROJECT NUMBER IRON ROD SURVEYOR #2002000247 15.02 ACRES AS PER SURVEY BY DENNIS C. FRAZIER, PLS#2002000247, PROJECT WENTZVILLE, MO. 63385 24-8448, DURING JULY OF 2024. S.R.B. R-10/23/91 FRAZIER LAND SURVEYING NUMBER 24-8448, DURING JULY OF 2024. SLR DOC.#2190663B SERVICES, INC. PHONE: 636-332-0610 PARCEL 1 CORP.# 2008003911 FAX: 636-332-0710