

A TRACT OF LAND BEING PART OF THE SOUTHEAST  
QUARTER OF SECTION 13 AND THE NORTHEAST  
QUARTER OF SECTION 24, TOWNSHIP 46 NORTH,  
RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
MONTGOMERY COUNTY, MISSOURI

## PROPERTY DESCRIPTION TRACT

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

THIS PROPERTY IS REFERENCED IN A TITLE COMMITMENT PROVIDED BY YORK TITLE AND ABSTRACT COMPANY, INC., COMMITMENT NO. LR2407004, NOT DATED, NO EASEMENTS MENTIONED.

BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE.

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY OF 2024, BY THE ORDER OF FRANK HANNAN AND YORK TITLE AND ABSTRACT COMPANY, INC., EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis Frozier 08/10/2024

DENNIS C. FRAZIER  
FRAZIER LAND SURVEYING SERVICES, INC.  
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247  
CORP.# 2008003911

# PROPERTY BOUNDARY SURVEY


PREPARED FOR  
FRANK HANNAN

DENNIS C. FRAZIER  
MISSOURI PROFESSIONAL  
SURVEYOR #200200024  
FRAZIER LAND SURVEYING  
SERVICES, INC.  
CORP.# 2008003911

FRAZIER LAND SURVEYING SERVICES, INC.  
116 E. PEARCE BLVD., P.O. BOX 65  
WENTZVILLE, MO. 63385  
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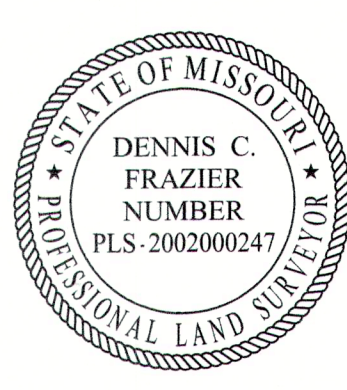
1 OF 1

SCALE : 1" = 100'



A horizontal scale bar with alternating black and white segments. Below the bar, the markings 0', 50', 100', and 200' are indicated. The bar is divided into four equal segments, each representing 50 feet.

SLR=STATE LAND RECORD



PROPERTY DESCRIPTION TRACT

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 46 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 22 MINUTES 00 SECONDS WEST 422.63 FEET TO A FOUND IRON ROD AT THE SOUTH EAST CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13, SOUTH 01 DEGREES 22 MINUTES 00 SECONDS WEST 422.63 FEET TO A FOUND IRON ROD AT THE SOUTH EAST CORNER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 709, PAGE 217, NORTH 84 DEGREES 34 MINUTES 44 SECONDS WEST 140.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452; THENCE ALONG THE NORTH 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 SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647; 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 437, PAGE 452; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES: NORTH 23 DEGREES 39 MINUTES 47 SECONDS WEST 361.18 FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 08 MINUTES 26 SECONDS WEST 361.18 FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 08 MINUTES 26 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 TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, NORTH 75 DEGREES 14 MINUTES 58 SECONDS WEST 398.63 FEET TO A SET IRON ROD AT ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID NORTH AND EAST LINES OF SAID TRACT OF LAND DESCRIBED HEREIN TO THE POINT OF BEGINNING OF SAID FOUND IRON ROD ON THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT AS DESCRIBED IN SAID BOOK 709, PAGE 217 AND SAID BOOK 461, PAGE 647; THENCE ALONG THE CENTERLINE OF SAID 40 FOOT WIDE ROAD AND UTILITY EASEMENT AS DESCRIBED IN SAID BOOK 709, PAGE 217 AND SAID BOOK 461, PAGE 647; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES: NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 06 DEGREES 37 MINUTES 32 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 06 DEGREES 37 MINUTES 32 SECONDS EAST 77.49 FEET TO A POINT; NORTH 46 DEGREES 35 MINUTES 32 SECONDS EAST 127.75 FEET TO A POINT; NORTH 39 DEGREES 46 MINUTES 31 SECONDS EAST 171.37 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 14 MINUTES 40 SECONDS EAST 381.73 FEET TO A FOUND IRON ROD; NORTH 53 DEGREES 14 MINUTES 40 SECONDS EAST 381.73 FEET TO A SET IRON ROD; THENCE LEAVING SAID CENTERLINE, SOUTH 14 DEGREES 55 MINUTES 02 SECONDS EAST 952.15 FEET TO A FOUND IRON ROD; THENCE CONTINUING AND CONTAINING THE SAME COURSE AND DISTANCE TO THE POINT OF BEGINNING OF SAID TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 452, DURING JULY OF 2024.

PROPERTY DESCRIPTION PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT FOR TRACT

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, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 WEST 422.63 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN SAID TRACT OF LAND DESCRIBED IN BOOK 647, PAGE 647 (THIRD TRACT) OF SAID RECORDS, THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 709, PAGE 217, NORTH 84 DEGREES 33 MINUTES 44 SECONDS WEST 145.10 FEET TO A FOUND IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, NORTH 84 DEGREES 34 MINUTES 14 SECONDS WEST 183.88 FEET TO A FOUND IRON ROD ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN SAID TRACT OF LAND DESCRIBED IN BOOK 647, PAGE 647 (THIRD TRACT) OF SAID RECORDS, THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS, THENCE BEING ALSO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1 AND THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 461, PAGE 647 (THIRD TRACT) OF SAID RECORDS, THENCE FOLLOWING COURSES AND DISTANCES: NORTH 23 DEGREES 39 MINUTES 47 SECONDS WEST 361.18 FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 06 MINUTES 26 SECONDS WEST 487.08 FEET TO A FOUND IRON ROD; NORTH 13 DEGREES 06 MINUTES 26 SECONDS WEST 487.08 FEET TO A FOUND IRON ROD AT THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 437, THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 437, PAGE 437, NORTH 45 DEGREES 52 MINUTES 00 SECONDS WEST 100.00 FEET TO A FOUND IRON ROD; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 711, PAGE 1, NORTH 84 DEGREES 34 MINUTES 14 SECONDS WEST 183.88 FEET TO A FOUND IRON ROD; THENCE CONTINUING ALONG SAID NORTH AND SOUTH LINES, SOUTH 75 DEGREES 04 MINUTES 58 SECONDS WEST 835.51 FEET TO A FOUND IRON ROD ON THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT, THENCE ALONG THE CENTERLINE OF SAID 40 FOOT WIDE ROAD AND UTILITY EASEMENT, BEING THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF ROAD AND UTILITY EASEMENT DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF A 40 FOOT WIDE ROAD AND UTILITY EASEMENT, BEING THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF ROAD AND UTILITY EASEMENT DESCRIBED HEREIN, THENCE FOLLOWING COURSES AND DISTANCES: NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD; NORTH 08 DEGREES 42 MINUTES 53 SECONDS WEST 109.93 FEET TO A FOUND IRON ROD AT THE TERMINATION OF THE CENTERLINE OF THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT, AS PER SURVEY BY DENNIS C. FRAZIER, PLS#2002000247, PROJECT NUMBER 2002000247.