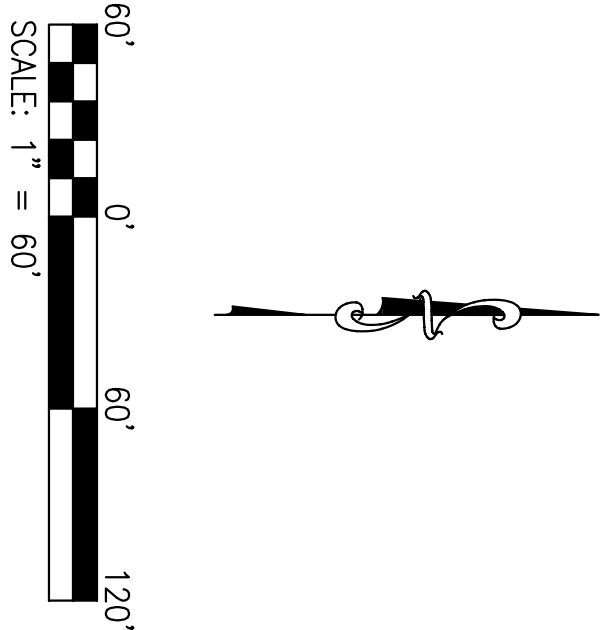


AMENDED BOUNDARY AND
SUBDIVISION SURVEY

A TRACT OF AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
OF SECTION 6; THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER
OF SECTION 7; PART OF THE WEST HALF OF THE WEST HALF OF SECTION 8; PART
OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST
QUARTER OF SECTION 18 ALL SITUATED IN TOWNSHIP 49 RANGE 2 EAST
LINCOLN COUNTY, MISSOURI

N/F
GARY F OVERALL, ETAL
DB 2415 PG 66
13-30-08-000-000-011.000
N ETHLYN RD
WINFIELD, MO 63389



GENERAL NOTES:

1. ALL BEARINGS AND DISTANCES ARE RECORD UNLESS NOTED RECORDED (R) AND SURVEYED (S).
2. BASIS OF BEARING: (CR) BEARINGS BASED ON MAG. MISSOURI EAST ZONE STATE PLANE COORDINATES, DETERMINED USING A TRIANGLE OF BEARINGS; (GCR) BEARINGS BASED ON GEODETIC COORDINATES, DETERMINED USING A TRIANGLE OF BEARINGS.
3. SURFACE OF RECORD: (C) CONTIGUOUS LOTS, (O) OPENED, (S) SURVEYED, (D) DURING THE MONTH OF SEPTEMBER, 2022.
4. CORNER OF RECORD: (R) FROM HEADQUARTER ROAD/RAIL WITH NO CAP, COMMON SECTION CORNER 5-6-7-8 TOWNSHIP 49 NORTH, RANGE 2E, EAST, LINCOLN COUNTY, MISSOURI.
5. TOTAL AREA OF BOUNDARY: 2,161,624.44 SQUARE FEET OR 494.158 ACRES, AREA IS SUBJECT TO COUNTY ROADS KNOWN AS WAGONSON ROAD, AND N. ETHELNN ROAD.
6. SITE SUBJECT TO AN EASEMENT PATH TO THE OVERALL CEMETERY, CEMETERY AND PATH SHOWN HEREON ON, SEE PAGE 6 OF 7.
7. AS DETERMINED THROUGH GRAPHIC PLACING ONLY, SUBJECT TRACT FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MISSOURI, CORRELATION AS RECORDED BY DEED IN BOOK 606, PAGE 281; GENERAL WARRANTY DEED GRANTED TO EMBERSON ELECTRIC CO., A MISSOURI CORPORATION, AS RECORDED BY DEED IN BOOK 606, PAGE 282; GENERAL WARRANTY DEED GRANTED TO EMBERSON ELECTRIC CO., A MISSOURI CORPORATION, AS RECORDED BY DEED IN BOOK 606, PAGE 283; GENERAL WARRANTY DEED GRANTED TO EMBERSON ELECTRIC CO., A MISSOURI CORPORATION, AS RECORDED BY DEED IN BOOK 286, PAGE 446; RECITES DEED GRANTED TO EMBERSON ELECTRIC CO., A MISSOURI CORPORATION, AS RECORDED BY DEED IN BOOK 2263, PAGE 335 ALL OF THE LINCOLN COUNTY, MISSOURI DEEDS OF RECORD OF THE OFFICE.
8. OVERHEAD UTILITY LINES SHOWN HEREON WITH EASEMENTS SHOWN CENTERED ON MAIN LINES, EXISTING WATER LINE EASEMENTS SHOWN HEREON.
9. EXISTING IMPROVEMENTS, LAKES AND WATER COURSES HAVE NOT BEEN LOCATED ON SURVEY HEREON.
10. LOCATED EXISTING 33 X 36" EMBEDDED AREA WITH SEWER, TREATMENT LOCATED 60 FEET WEST OF N. ETHELNN ROAD, APPROXIMATELY 170 FEET SOUTH OF STATE HIGHWAY EE.
11. CORNER DOCUMENTS FILED WITH THE MISSOURI DEPARTMENT OF AGRICULTURE - LAND SURVEY DIVISION.

LAND DESCRIPTION TRACT 6:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, SITUED IN TOWNSHIP 49 NORTH, RANGE 2 EAST, UNCLONDED
MUSKOGEE ASSOCIATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE COMMON CORNER OF SECTIONS 5, 6, 7 AND 8 OF TOWNSHIP 49 NORTH, RANGE 2 EAST;
2076/864 FEET TO THE NORTH LINE OF SAID SECTION 8;
THE SOUTHWEST QUARTER OF SECTION 8;
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 07 MINUTES 36 SECONDS WEST, A DISTANCE OF 669.40 FEET TO THE TRUE POINT OF
BEGINNING OF THE REDEVELOPER DESCRIBED TRACT OF LAND;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTIONS 7, 8 AND 9, SOUTH 01 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 722.99 FEET TO THE
TRUCK COMPANY ROAD, ALSO KNOWN AS WEST FIRST QUARTER OF SAID SECTION 8, WITHIN THE RIGHT OF WAY OF COUNTY CD ROAD INTERSECTION;
PLOT ROAD, 685, KKK NORTH EIGHTH ROAD,
THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 605.17 FEET TO THE SOUTH LINE OF
THE REDEVELOPER DESCRIBED TRACT OF LAND;
THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 39 MINUTES 47 SECONDS WEST, A DISTANCE OF 723.0 FEET TO THE WEST LINE OF
THE REDEVELOPER DESCRIBED TRACT OF LAND;
THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 605.60 FEET TO THE TRUE POINT OF
BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 437,996 SQUARE FEET OR 10,056 ACRES IS BASED UPON AN ACTUAL URBAN CLASSIC
RECORD STREET IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY RECORDS FOR THE STATE OF MISSISSIPPI.
THE MAP DATED SEPTEMBER 2012 AND IS SUBMITTED TO ALL DOMAINS, RECORDATIONS, RECORDS, PLANS, RECORDS, RECORDS, RECORDS,
AND RECORDS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION TRACT 7:

A TRACT OF LAND BEARING OF THE SOUTHWEST QUARTER OF SECTION 8, SITUED IN TOWNSHIP 49 NORTH, RANGE 2 EAST, LONGOAK COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 5, 6, 7 AND 8 OF TOWNSHIP 49 NORTH, RANGE 2 EAST;

THENCE ALONG THE COMMON LINE OF SAID SECTIONS 7 AND 8, SOUTH 01 DEGREES 07 MINUTES 36 SECONDS WEST, A DISTANCE OF 229.654 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8;

NORTH 89 DEGREES 50 NORTH, LINE, NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF 1413.39 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, WITHIN THE RIGHT OF WAY OF COUNTY ROAD 330 (FOOT WIDE PLAZA) ROADWAY,

THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, AND THE RIGHT OF WAY OF COUNTY ROAD 330 (FOOT WIDE PLAZA) ROADWAY

BEING.

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 605.17 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREMETER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 668.10 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREMETER DESCRIBED TRACT OF LAND;

THENCE COMMUNING ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 668.10 FEET TO THE SOUTH LINE OF THE HEREMETER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 814.02 FEET TO THE WEST LINE OF THE HEREMETER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID WEST LINE, THE FOLLOWING COURSES AND DISTANCES, NORTH 01 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE OF 54.55 FEET AND NORTH 35 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 148.91 FEET TO THE NORTH LINE OF THE HEREMETER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 39 MINUTES 47 SECONDS EAST, A DISTANCE OF 723.30 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 534,461 SQUARE FEET OR 12.28 ACRES IS BASED UPON AN ACTUAL URBAN CLASSIFIED BOUNDARY SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI, CONDUCTED BY THE WORK OF SEPTEMBER 2012 AND IS SUBJECT TO ALL DEDICATIONS, RESERVATIONS, ENCUMBRANCES, EASEMENTS AND CONDITIONS OF RECORD IN ANY.

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CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORITY #000266

TERRY D. WESTERMAN
PROFESSIONAL LAND SURVEYOR PLS 2363

DATE:



THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327, 411 RSMc) ANY RESPONSIBILITY FOR ALL OTHER PLANS, (PURSUANT TO SECTION 327, 411 RSMc) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

DEVELOPER/OWNER:

EMERSON ELECTRIC
8000 WEST FLORISSANT AVENUE
ST. LOUIS, MO 63136
PHONE: 314-553-1953

EMERSON WINFIELD
BOUNDARY - SUBDIVISION

1461 HWY EE
WINFIELD, MO 63389

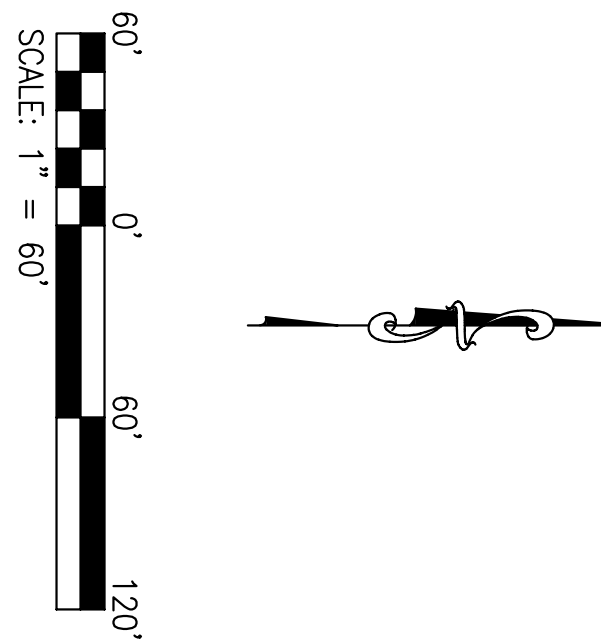
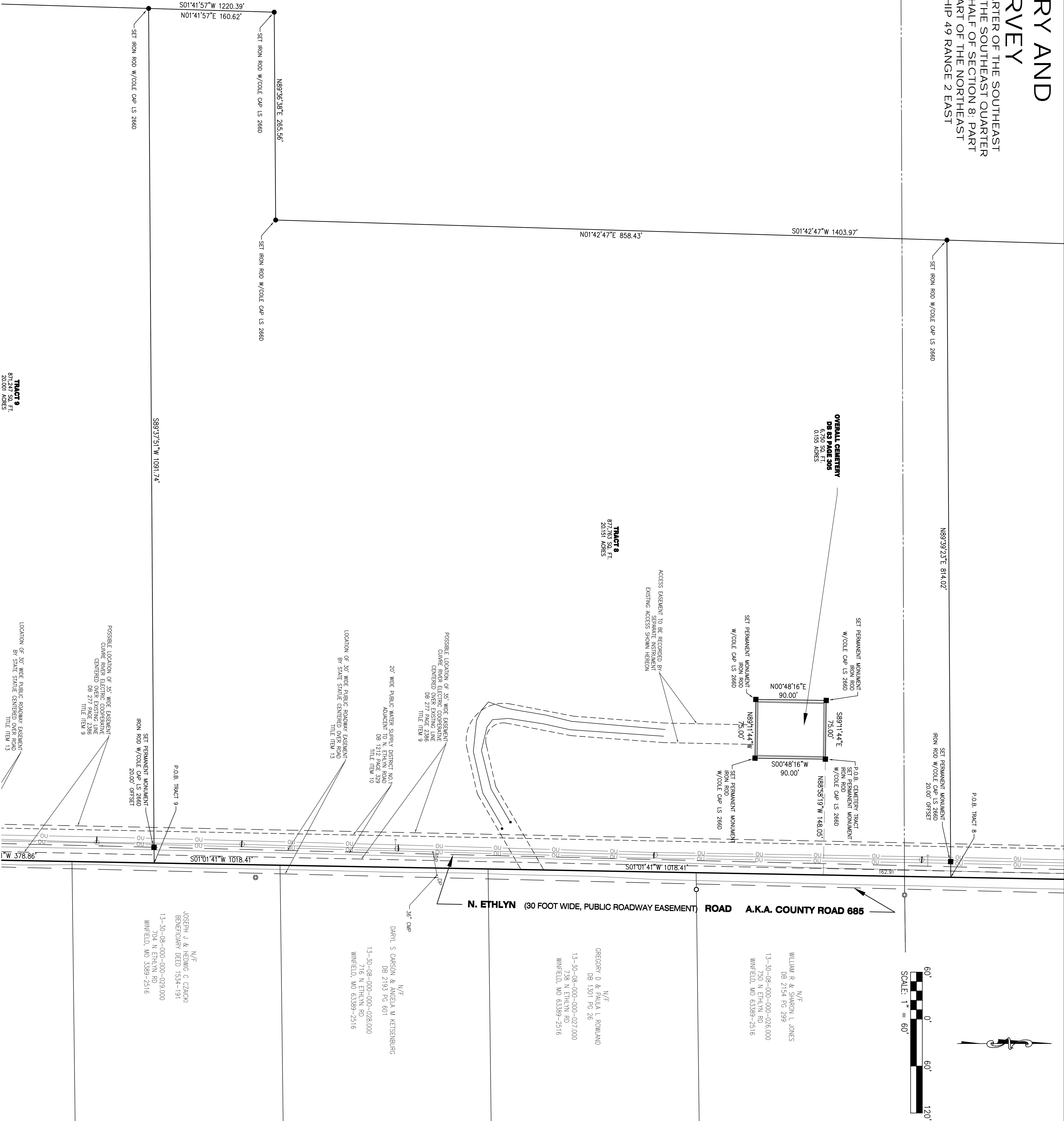
12/07/2022	1	CLIENT COMMENTS
DATE	NO	REVISION DESCRIPTION

AMENDED BOUNDARY AND
SUBDIVISION SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
OF SECTION 6; THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER
OF SECTION 7; PART OF THE WEST HALF OF SECTION 8; PART
OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST
QUARTER OF SECTION 18 ALL SITUATED IN TOWNSHIP 49 RANGE 2 EAST
LINCOLN COUNTY, MISSOURI

LAND DESCRIPTION TRACT 8:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, SITUATED IN TOWNSHIP 49
NORTH, RANGE 2 EAST, LINCOLN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE COMMON CORNER OF SECTIONS 5, 6, 7 AND 8 OF TOWNSHIP 49 NORTH, RANGE 2
EAST;
THENCE ALONG THE COMMON LINE OF SAID SECTIONS 7 AND 8, SOUTH 01 DEGREES 07 MINUTES 36
SECONDS WEST, A DISTANCE OF 2,676.64 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 8;
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF
1413.39 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8,
WHICH THE RIGHT OF WAY OF COUNTY (30 FOOT WIDE PUBLIC) ROAD 686, A.K.A. NORTH ETHLYN ROAD;
THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF
1271.27 FEET TO THE TRUE POINT OF BEGINNING OF THE HERETIMBER DESCRIBED TRACT OF LAND;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A
DISTANCE OF 1018.41 FEET TO THE SOUTH LINE OF THE HERETIMBER DESCRIBED TRACT OF LAND;
THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE OF
1091.14 FEET TO THE WEST LINE OF THE HERETIMBER DESCRIBED TRACT OF LAND;
THENCE ALONG SAID WEST LINE, THE FOLLOWING CURVES AND DISTANCES: NORTH 01 DEGREES 41
MINUTES 52 SECONDS WEST, A DISTANCE OF 100.00 FEET; NORTH 01 DEGREES 41 MINUTES 52 SECONDS
WEST, A DISTANCE OF 265.56 FEET AND NORTH 01 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE
OF 898.43 FEET TO THE NORTH LINE OF THE HERETIMBER DESCRIBED TRACT OF LAND;
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 39 MINUTES 23 SECONDS EAST, A DISTANCE OF
814.02 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPTING THEREFROM A CEMETERY TRACT OF LAND AS RECORDED BY DEED IN BOOK 63 PAGE
236, LINCOLN COUNTY, MISSOURI, BEING 6,726 SQ. FT. 0.153 ACRES,
COMMENCING AT THE INTERSECTION OF THE NORTH LINE AND EAST LINE OF THE ABOVE DESCRIBED TRACT;
THENCE ALONG THE EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF
182.91 FEET;
THENCE DEPARTING SAID EAST LINE, NORTH 88 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF
148.03 FEET TO THE TRUE POINT OF BEGINNING OF THE HERETIMBER CEMETERY TRACT;
THENCE ALONG SAID CEMETERY TRACT, THE FOLLOWING CURVES AND DISTANCES: SOUTH 00 DEGREES 48
MINUTES 16 SECONDS WEST, A DISTANCE OF 90.00 FEET; NORTH 89 DEGREES 11 MINUTES 44 SECONDS
WEST, A DISTANCE OF 75.00 FEET; NORTH 89 DEGREES 18 SECONDS EAST, A DISTANCE OF
75.00 FEET; SOUTH 00 DEGREES 48 MINUTES 16 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE
POINT OF BEGINNING OF THE HERETIMBER DESCRIBED CEMETERY.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 877,763 SQUARE FEET OR 20.151 ACRES IS PASSED
UPON AN ACTUAL URBAN CLASS BOUNDARY SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR
PROPERTY BOUNDARY SURVEY FOR THE STATE OF MISSOURI, EXECUTED BY COLE AND ASSOCIATES, INC.
DURING THE MONTH OF SEPTEMBER 2022 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS,
RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.



N/E
WILLIAM R. & SHARON L. JONES
DB 2154 PG 299
13-30-08-000-000-026.000
750 N ETHLYN RD
WINFIELD, MO 63389-2516

N/E
GREGORY D. & PAULA L. ROWLAND
DB 1301 PG 26
13-30-08-000-000-027.000
738 N ETHLYN RD
WINFIELD, MO 63389-2516

N/E
DARLE S. CARSON & ANGELA M. KETSOBORG
DB 2153 PG 601
13-30-08-000-000-028.000
716 N ETHLYN RD
WINFIELD, MO 63389-2516

N/E
JOSEPH J. & HEUNG C. CZACKI
BENEFICIARY DEED 1534-191
13-30-08-000-000-029.000
704 N ETHLYN RD
WINFIELD, MO 63389-2516

cole

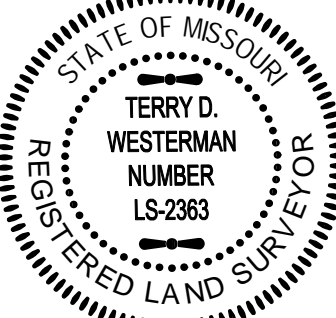
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+ ST. CHARLES
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COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORITY #002266

TERRY D. WESTERMAN
PROFESSIONAL LAND SURVEYOR PLS 2363

DATE:



THE PROFESSIONAL, WHOSE SIGNATURE
AND PERSONAL SEAL APPEAR HEREON
ASSUMES RESPONSIBILITY ONLY FOR
WHAT APPEARS ON THIS PAGE AND
DISCLAIMS (PURSUANT TO SECTION
327, 411 RSMo) ANY RESPONSIBILITY
FOR ALL OTHER PLANS, (PURSUANT
TO SECTION 327, 411 RSMo) ANY
RESPONSIBILITY FOR ALL OTHER
PLANS, SEALED BY THE UNDERSIGNED
PROFESSIONAL RELATING TO, OR
INTENDED TO BE USED FOR, ANY
PART OR PARTS OF THE PROJECT TO
WHICH THIS PAGE REFERS.

DEVELOPER/OWNER:

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8000 WEST FLORISSANT AVENUE
ST. LOUIS, MO 63136
PHONE: 314-553-1953

EMERSON WINFIELD
BOUNDARY - SUBDIVISION

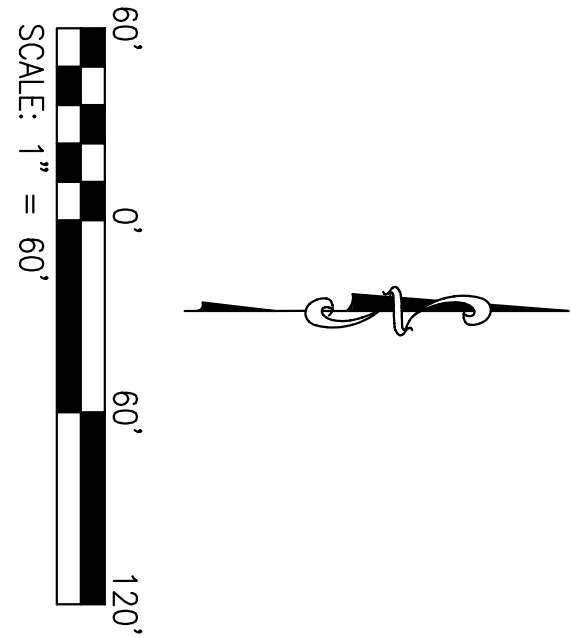
1461 HWY EE
WINFIELD, MO 63389

12/07/2022 1 CLIENT COMMENTS
DATE NO REVISION DESCRIPTION

DESIGN/DRAWN BY
TOW
CHECKED BY
TAR
DRAWING SCALE
1"=60'
DATE
09/09/2022
Job Number
22-0182
Sheet Number
6 of 7

AMENDED BOUNDARY AND
SUBDIVISION SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
OF SECTION 6; THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER
OF SECTION 7; PART OF THE WEST HALF OF THE WEST HALF OF SECTION 8; PART
OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST
QUARTER OF SECTION 18 ALL SITUATED IN TOWNSHIP 49 RANGE 2 EAST
LINCOLN COUNTY, MISSOURI



OLD STONE FOUND AT COMMON SECTION CORNER
SECTIONS 7-8-17-18

S01°49'10"W 673.52'(R/S)

S01°41'57"W 1220.39'
N01°41'57"E 1059.77'

SET IRON ROD W/COLE CAP LS 2660

S89°37'51"W 1091.74'

TRACT 9
87,743 SQ. FT.
20,001 ACRES

POSSIBLE LOCATION OF 35' WIDE EASEMENT CURVE RIVER ELECTRIC COOPERATIVE
CENTERED OVER EXISTING LINE
DB 1743 PAGE 128
TITLE ITEM 9

POSSIBLE LOCATION OF 35' WIDE EASEMENT
CURVE RIVER ELECTRIC COOPERATIVE
CENTERED OVER EXISTING LINE
DB 1743 PAGE 128
TITLE ITEM 9

LOCATION OF 30' WIDE PUBLIC ROADWAY EASEMENT
BY STATE STATUTE CENTERED OVER ROAD
TITLE ITEM 13

20' WIDE PUBLIC WATER SUPPLY DISTRICT NO. 1
ADJACENT TO N. ETHLYN ROAD
DB 1212 PAGE 329
TITLE ITEM 10

P.O.B. TRACT 9

N/F
JOSEPH L & HELEN C CZAJKA
BENEFICIARY DEED 1534-191
13--40--08--000--009.000
704 N ETHLYN RD
WINFIELD, MO 63389-2516

N/F
BRUCE H & JULIA BALZELL
DB 291 PG 184
13--40--08--000--030.000
WINFIELD, MO 63389-2515

N/F
JOHN STEVEN & JOYCE ELANE ASARO
DB 2417 PG 14
13--40--17--000--005.001
672 N ETHLYN RD
WINFIELD, MO 63389-2514

N/F
JOHN S & JOYCE E ASARO
DB 1530 PG 482
13--40--17--000--005.002
668 N ETHLYN RD
WINFIELD, MO 63389-2514

N/F
THOMAS L & PAMELA MILLER
DB 933 PG 317
13--40--17--000--006.000
640 N ETHLYN RD
WINFIELD, MO 63389-2514

3' x 9' BOX CULVERT

IRON ROD W/NO CAP
FOUND BENT TO NW

SET PERMANENT MONUMENT
IRON ROD W/COLE CAP LS 2660
20.00' OFFSET

10' WIDE WATERLINE EASEMENT
DB 1743 PAGE 128
TITLE ITEM 10

N. ETHLYN ROAD 30 FOOT WIDE PUBLIC ROADWAY EASEMENT ROAD A.K.A. COUNTY ROAD 685

S89°01'43"W 763.26'(R/S)

SET PERMANENT MONUMENT
IRON ROD W/COLE CAP LS 2660
20.00' OFFSET

10' WIDE WATERLINE EASEMENT
DB 1743 PAGE 128
TITLE ITEM 10

SET PERMANENT MONUMENT
IRON ROD W/COLE CAP LS 2660
20.00' OFFSET

DRIVEWAY EASEMENT
DB 2459 PAGE 18
TITLE ITEM 12

3/8" IRON ROD W/NO CAP

N/F
ROBERT D & BEVERLY JEANETTE MARZULLO
DB 2419 PG 306
13--40--17--000--008.000
N ETHLYN RD
WINFIELD, MO 63389

LAND DESCRIPTION TRACT 9:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8 AND PART OF THE NORTHWEST QUARTER OF SECTION 17, ALL SITUATED IN TOWNSHIP 49 NORTH, RANGE 2 EAST, LINCOLN COUNTY, MISSOURI, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 5, 6, 7 AND 8 OF TOWNSHIP 49 NORTH, RANGE 2 EAST;

THENCE ALONG THE COMMON LINE OF SAID SECTIONS 7 AND 8, SOUTH 01 DEGREES 07 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,676.84 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF 1,413.39 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 8, WITHIN THE RIGHT OF WAY OF COUNTY (50 FOOT WIDE PUBLIC) ROAD 685, A.K.A. NORTH ETHLYN ROAD;

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 2,289.88 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINFTER DESCRIBED TRACT OF LAND;

THENCE COMMENCING ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 378.86 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, WITHIN THE RIGHT OF WAY OF COUNTY (50 FOOT WIDE PUBLIC) ROAD 685, A.K.A. NORTH ETHLYN ROAD;

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 01 MINUTES 41 SECONDS WEST, A DISTANCE OF 286.07 FEET TO THE NORTH LINE OF THE HEREINFTER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 763.26 FEET TO THE WEST LINE OF SAID MILLER LAND;

THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREES 33 MINUTES 32 SECONDS WEST, A DISTANCE OF 383.52 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, WITHIN THE RIGHT OF WAY OF COUNTY (50 FOOT WIDE PUBLIC) ROAD 685, A.K.A. NORTH ETHLYN ROAD;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 11 MINUTES 24 SECONDS WEST, A DISTANCE OF 334.26 FEET TO THE WEST LINE OF THE HEREINFTER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 41 MINUTES 57 SECONDS EAST, A DISTANCE OF 1,099.77 FEET TO THE NORTH LINE OF THE HEREINFTER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 37 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,091.74 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 871,247 SQUARE FEET OR 20,001 ACRES IS BASED UPON AN ACTUAL, URBAN CLASS BOUNDARY SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR THE STATE OF MISSOURI, EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF SEPTEMBER 2022 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

cole

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www.colestll.com

COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORITY #000266

TERRY D. WESTERMAN
PROFESSIONAL LAND SURVEYOR PLS 2383

DATE:



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DEVELOPER/OWNER:

EMERSON ELECTRIC
8000 WEST FLORISSANT AVENUE
ST. LOUIS, MO 63136
PHONE: 314-553-1853

EMERSON WINFIELD
BOUNDARY - SUBDIVISION

1461 HWY EE
WINFIELD, MO 63389

12/07/2022	1	CLIENT COMMENTS
DATE	NO	REVISION DESCRIPTION