

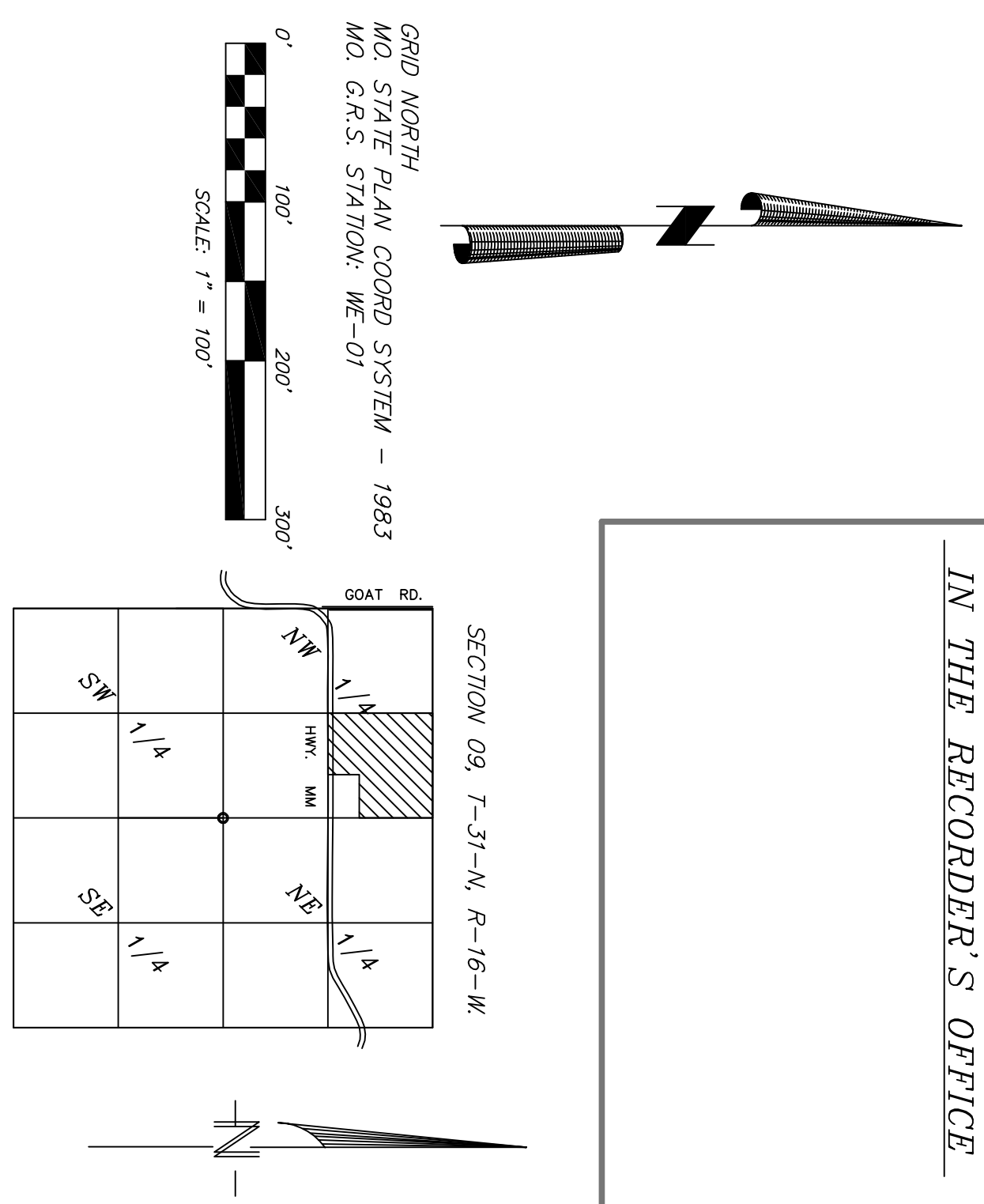
SOURCE OF DESCRIPTION
BOOK 2025 PAGE 0633

TOTAL AREA
34.75 ACRES
1,513.753 SQ. FT.

RESOURCE MATERIALS USED
FOR BOUNDARY DETERMINATION
HWY. "MM" R/W PLANS (1967),
SCARBOROUGH #1053 (1978),
SCARBOROUGH #1414 (1980),
SRB 13, PG. 100 (2002),
SRB 15, PG. 012 (2005),
SRB 15, PG. 021 (2005),
SRB 01, PG. 449 (2020).

LEGEND

- 1/2" = EXISTING IRON PIN, CAPPED AS NOTED.
- 5/8" IRON PIN SET CAPPED PLS-2260'.
- ✱ EXCEPT AS NOTED.
- EXCESS CUT IN CONCRETE.
- EXIST. SURVEY MARKER.
- EXIST. SURVEY STONE.
- SLAB FOUNDATION MONUMENT.
- WIRE FENCE.
- WOOD FENCE.
- SANITARY SEWER.
- GAS LINE.
- WATER LINE.
- OVERHEAD ELECTRIC.
- TELEPHONE LINE.
- FIBER OPTICS.
- POWER POLE.
- WATER VALVE.
- WATER METER.
- FIRE HYDRANT.
- GAS METER.
- TELEPHONE RISER.
- SEWER MANHOLE.
- SEWER CLEAN-OUT.
- DRAINAGE MANHOLE.
- IRRIGATION CONTROL VALVE.
- ELECTRIC TRANSFORMER.
- STREET/PARKING LIGHT.
- ROCK OUTCROPPING.



TRACT 1 DESCRIPTION

ALL THE WEST TEN (10.00) ACRES OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NW1/4) OF SECTION 9, TOWNSHIP-31-NORTH (T-31-N), RANGE-16-WEST (R-16-W) OF THE FIFTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, MISSOURI, SUBJECT TO EASEMENTS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY AND THAT PART DEEDED, TAKEN, OR USED FOR ROADWAY PURPOSES ALONG THE SOUTH SIDE THEREOF.

TRACT 2 DESCRIPTION

ALL THE EAST TEN (10.00) ACRES OF THE WEST TWENTY (20.00) ACRES OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 9, TOWNSHIP-31-NORTH (T-31-N), RANGE-16-WEST (R-16-W) OF THE FIFTH PRINCIPAL MERIDIAN, WEBSTER COUNTY, MISSOURI, SUBJECT TO EASEMENTS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY AND THAT PART DEEDED, TAKEN, OR USED FOR ROADWAY PURPOSES ALONG THE SOUTH SIDE THEREOF.

TRACT 3 DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 9, TOWNSHIP-31-NORTH (T-31-N), RANGE-16-WEST (R-16-W) OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING TENT PEG MARKING THE NORTHEAST CORNER OF SAID NE1/4-NW1/4 OF SECTION 9; THENCE S.00°52'58"W., ALONG THE EAST LINE OF SAID NE1/4-NW1/4, A DISTANCE OF 938.96 FEET TO AN EXISTING IRON PIN CAPPED "PLS-2260"; THENCE N.88°45'24"W., A DISTANCE OF 545.00 FEET TO AN EXISTING IRON PIN CAPPED "PLS-2260"; THENCE S.00°52'57"W., A DISTANCE OF 194.53 FEET TO AN EXISTING IRON PIN CAPPED "PLS-2260"; THENCE S.87°01'23"W., A DISTANCE OF 15.03 FEET TO AN EXISTING IRON PIN CAPPED "PLS-2260"; THENCE S.00°52'57"W., A DISTANCE OF 198.52 FEET TO A POINT ON THE SOUTH LINE OF SAID NE1/4-NW1/4; THENCE N.88°45'24"W., ALONG SAID SOUTH LINE, A DISTANCE OF 88.59 FEET; THENCE N.01°02'52"E., ALONG THE EAST LINE OF THE WEST 20.00 ACRES OF SAID 1/4-1/4 AND PARALLEL TO THE WEST LINE OF SAID 1/4-1/4, A DISTANCE OF 1327.79 FEET TO AN IRON PIN SET AND CAPPED "PLS-2260" BEING ON THE NORTH LINE OF SAID 1/4-1/4; THENCE S.99°13'42"E., ALONG SAID NORTH LINE, A DISTANCE OF 644.75 FEET TO THE POINT OF BEGINNING.

ALL BEING IN WEBSTER COUNTY, MISSOURI AND CONTAINING 14.75 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY AND THAT PART DEEDED, TAKEN, OR USED FOR ROADWAY PURPOSES ALONG THE SOUTH SIDE THEREOF.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY:
THAT THE INFORMATION CONTAINED HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED ABOVE, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE CURRENT JOINT MINIMUM STANDARDS IN EFFECT FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF MISSOURI, BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND WITH THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM AND BASED ON INFORMATION PROVIDED BY OTHERS.
MONUMENTS AND PINS SHOWN AS SET, WERE PLACED UNDER MY DIRECT PERSONAL SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS AS SHOWN ARE FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE THOSE BASED ON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

3 JULY 2025
DATE
GARY A. DRENNAN P.L.S. 2260
FORMER WEBSTER COUNTY SURVEYOR

