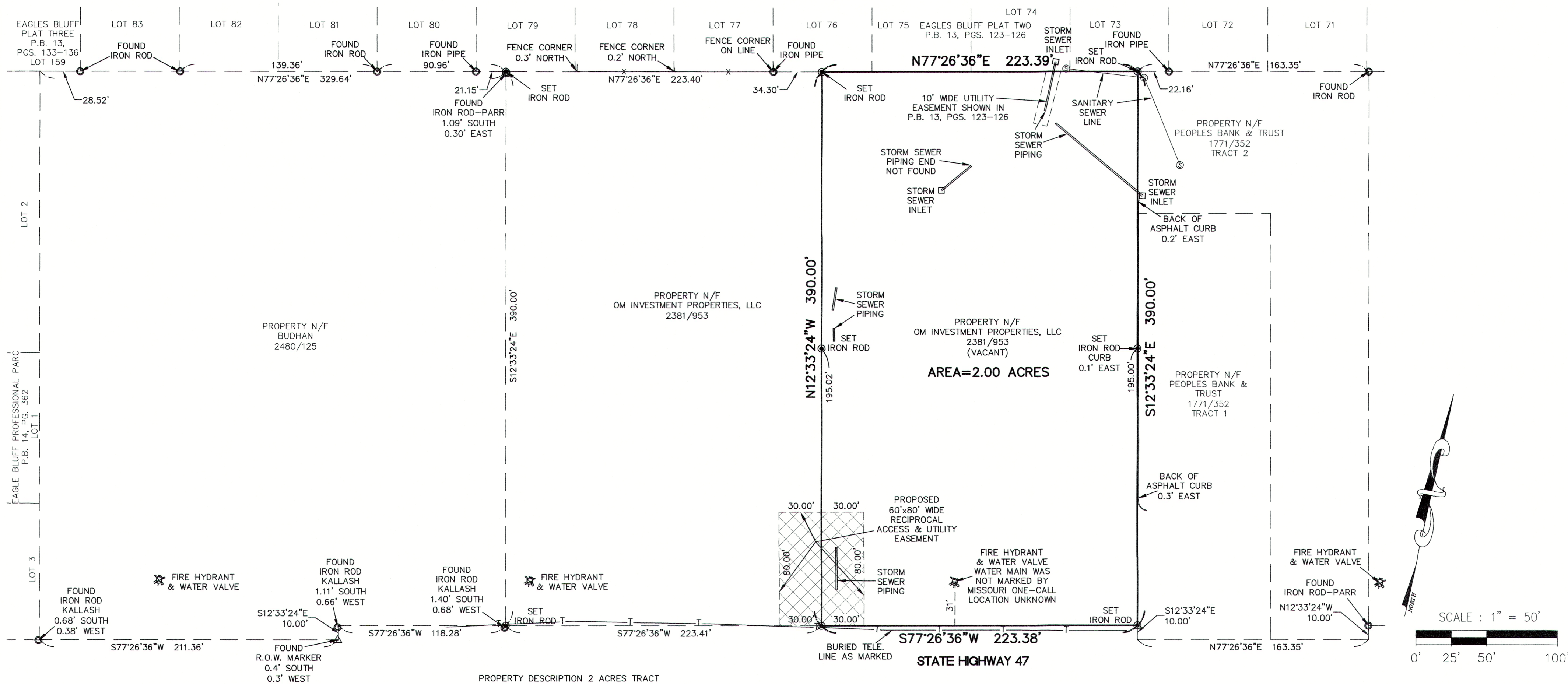


A TRACT OF LAND BEING PART OF U.S. SURVEY 1816,
TOWNSHIP 49 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
LINCOLN COUNTY, MISSOURI



PROPERTY DESCRIPTION 2 ACRES TRACT

A TRACT OF LAND BEING PART OF U.S. SURVEY 1816, TOWNSHIP 49 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2381, PAGE 953 OF THE LINCOLN COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF LOT 73 OF "EAGLES BLUFF PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 123-126 OF SAID RECORDS, DISTANT SOUTH 77 DEGREES 26 MINUTES 36 SECONDS WEST 22.16 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 73; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2381, PAGE 953, SOUTH 12 DEGREES 33 MINUTES 24 SECONDS EAST 390.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47, SOUTH 77 DEGREES 26 MINUTES 36 SECONDS WEST 223.38 FEET TO A SET IRON ROD; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47, NORTH 12 DEGREES 33 MINUTES 24 SECONDS WEST 390.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 76 OF SAID "EAGLES BLUFF PLAT TWO"; THENCE ALONG THE SOUTH LINE OF SAID "EAGLES BLUFF PLAT TWO", NORTH 77 DEGREES 26 MINUTES 36 SECONDS EAST 223.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES.

GENERAL NOTES:

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 ISSUED BY INVESTORS TITLE COMPANY, FILE NO. 756919, DATED JULY 13, 2023 AT 9:00AM. EASEMENTS RECORDED IN B1220 P63, B923 P306 & B1748 P13 ARE NOT LOCATED ON THE SUBJECT TRACT. EASEMENTS RECORDED IN B2051 P949, B1815 P112, B250 P431, B288 P186, B238 P232 & B280 P1210 ARE NOT PLOTTABLE. UTILITIES SHOWN BASED ON ABOVE GROUND VISIBLE EVIDENCE AND MARKINGS BY MISSOURI ONE CALL TICKET #232332798, OTHERS MAY EXIST, AREAS OF SITE OVERGROWN WITH BRUSH AND WEEDS/GRASS, GROUND VISIBILITY VERY POOR.

BASIS OF BEARINGS, MISSOURI COORDINATE SYSTEM 1983, EAST ZONE-GRID NORTH.

PROPERTY DESCRIPTION PROPOSED 60'x80' WIDE RECIPROCAL ACCESS & UTILITY EASEMENT

A TRACT OF LAND BEING PART OF U.S. SURVEY 1816, TOWNSHIP 49 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2381, PAGE 953 OF THE LINCOLN COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF LOT 73 OF "EAGLES BLUFF PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 123-126 OF SAID RECORDS, DISTANT SOUTH 77 DEGREES 26 MINUTES 36 SECONDS WEST 22.16 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 73; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2381, PAGE 953, SOUTH 12 DEGREES 33 MINUTES 24 SECONDS EAST 390.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47, SOUTH 77 DEGREES 26 MINUTES 36 SECONDS WEST 223.38 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47, SOUTH 77 DEGREES 26 MINUTES 36 SECONDS WEST 60.00 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 47, NORTH 12 DEGREES 33 MINUTES 24 SECONDS WEST 80.00 FEET TO A POINT; THENCE NORTH 77 DEGREES 26 MINUTES 36 SECONDS EAST 60.00 FEET TO A POINT; THENCE SOUTH 12 DEGREES 33 MINUTES 24 SECONDS EAST 80.00 FEET TO THE POINT OF BEGINNING.

SLR=STATE LAND RECORDS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF AUGUST OF 2023, BY THE ORDER OF MATTHEW AND SHEILA DAVIS AND INVESTORS TITLE COMPANY, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF U.S. SURVEY 1816, TOWNSHIP 49 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LINCOLN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

Dennis C. Frazier 08/29/2023

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



PREPARED FOR:
MATTHEW AND SHEILA DAVIS

DATE: 08/01/23
SCALE: 1"=50'
PROJECT NO: 23-8086
FILE NAME: 23-8086.DWG

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

REV-1:
REV-2:
REV-3:
REV-4:

PROPERTY BOUNDARY SURVEY

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

1 OF 1
SHEET