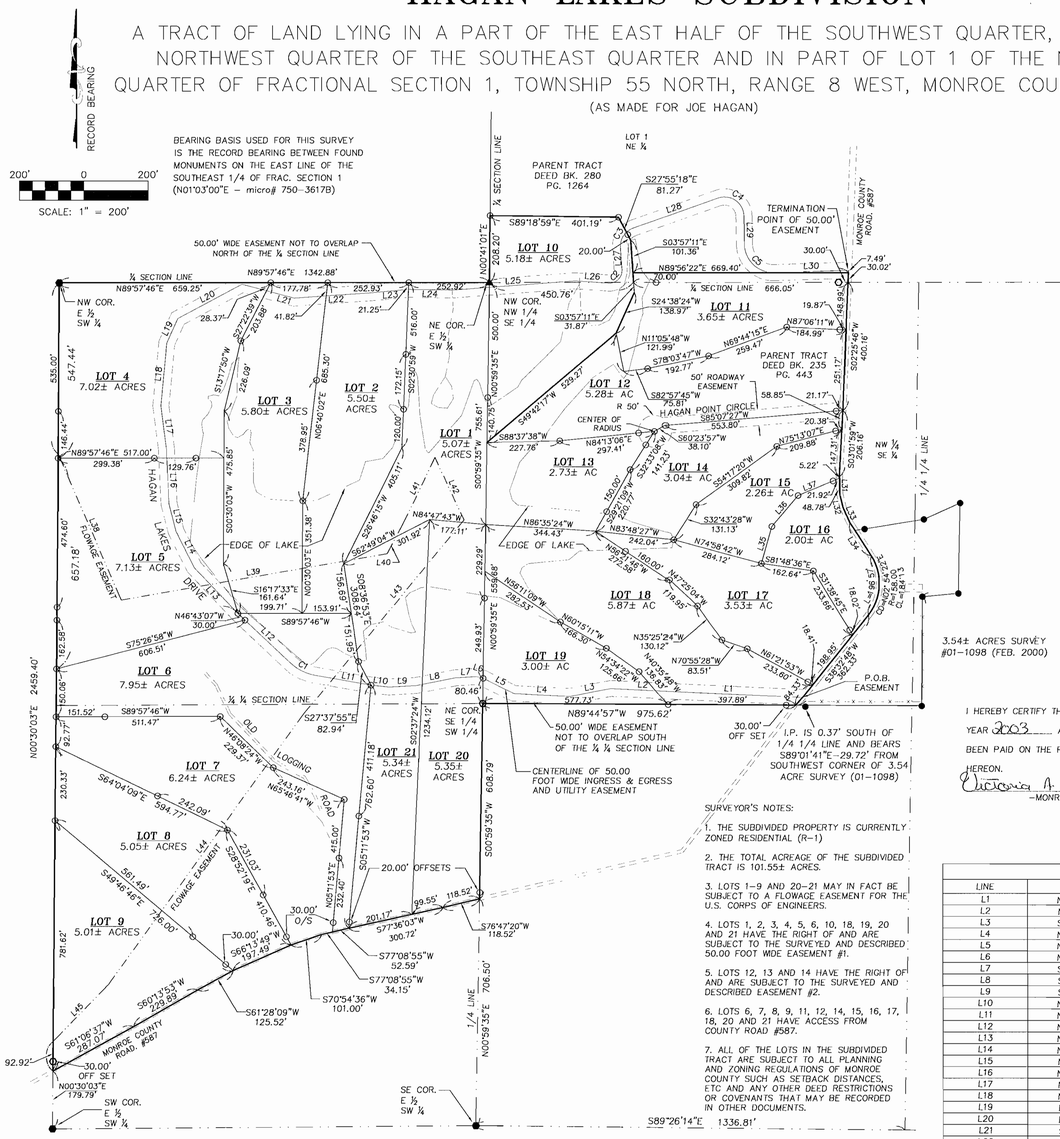
HAGAN LAKES SUBDIVISION

A TRACT OF LAND LYING IN A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN PART OF LOT 1 OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 55 NORTH, RANGE 8 WEST, MONROE COUNTY, MISSOURI

(AS MADE FOR JOE HAGAN)



ANGLES AND DISTANCES ARE IN COMPLIANCE WITH THE CLASS OF SURVEY MEASUREMENTS.

SURVEY CLASSIFICATION:
RURAL CLASS SURVEY

▲ – FOUND STONE
● – GOVERNMENT MONUMENT
● – FOUND IRON POINT
O – ALUMINUM MONUMENT SET
O – 5/8" IRON PIN SET
-X--X--X- – FENCE LINE

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY SUPERVISION DURING APRIL OF 2003 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

HAROLD R. CRANE, P.L.S. #1111– MISSOURI

STATE OF MISSOURI
COUNTY OF MONROE } ss

This instrument was duly filed for record in the Recorder's Office of the County & State aforesaid on the 20th day of August 2004, at 3 o'clock 25 minutes P.M. and has been duly recorded in Book 308 page 1317 Fees $17.
Witness my hand and the seal of said office on this day and year aforesaid.
Jerry Lee Meeks
Recorder
by: Rita Wilkerson, Dep.

This is to certify to that I, the undersigned, Lambert Joseph Hagan Jr., Being part owner of the following described tract of land and having power of attorney to act on behalf of Ruth Hagan, Brondon P. Hagan, Francis Bernard Hagan, Thomas W. Hagan, Angela Watson and Laura Mussulman, Donald L. Watson and Catherine A. Watson, Herson R. Coello and Melissa Coello, Leroy Glendel Calvert JR., Lori M. Calvert the remaining part owners of the following described tract of land lying in part of the East Half of the Southwest Quarter, part of the Northwest Quarter of the Southeast Quarter and in part of Lot 1 of the Northeast Quarter of Fractional Section 1, Township 55 North, Range 8 West, Monroe County, Missouri and being more particularly described as follows:

Commencing at a stone marking the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Fractional Section 1; thence along the West line of Lot 1 of the Northeast Quarter of Fractional Section 1, North 00 degrees, 41 minutes and 01 seconds East 208.20 feet to an iron pin; thence leaving said West line South 89 degrees, 18 minutes and 59 seconds East 401.19 feet to an iron pin; thence South 27 degrees, 55 minutes and 18 seconds East 81.27 feet to a point from which an iron pin bears North 27 degrees, 55 minutes and 18 seconds West 20.00 feet; thence South 03 degrees, 57 minutes and 11 seconds East 131.43 feet to a point on the North line of the Northwest Quarter of the Southeast Quarter of said Fractional Section 1, from which an iron pin bears North 89 degrees, 56 minutes and 22 seconds East 70.00 feet; thence along said line North 89 degrees, 56 minutes and 22 seconds East 666.05 feet to a point on the centerline of County Road #587 from which an aluminum monument bears South 89 degrees, 56 minutes and 22 seconds West 30.00 feet; thence leaving said North line and along the centerline of County Road #587 the following courses: South 02 degrees, 25 minutes and 46 seconds West 400.16 feet; thence South 03 degrees, 01 minutes and 59 seconds West 206.16 feet; thence South 01 degrees, 19 minutes and 22 seconds East 54.00 feet; thence South 13 degrees, 06 minutes and 41 seconds East 42.91 feet; thence South 23 degrees, 58 minutes and 53 seconds East 52.95 feet; thence South 32 degrees, 44 minutes and 05 seconds East 122.97 feet; thence along an arc of a curve to the right 196.57 feet, said curve having an included angle of 71 degrees, 16 minutes and 53 seconds and a radius of 158.00 feet; thence South 38 degrees, 32 minutes and 48 seconds West 362.33 feet to a point on the South line of the Northwest Quarter of the Southeast Quarter from which an iron pin bears North 89 degrees, 44 minutes and 57 seconds West 30.00 feet; thence leaving said centerline and along said South line North 89 degrees, 44 minutes and 57 seconds West 975.62 feet to an aluminum monument marking the Southwest corner of the Northwest Quarter of the Southeast Quarter, said monument also marking the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Fractional Section 1; thence along the East line of the Southeast Quarter of the Southwest Quarter South 00 degrees, 59 minutes and 35 seconds West 608.79 feet to a point on the centerline of County Road #587 from which an iron pin bears North 00 degrees, 59 minutes and 35 seconds East 20.00 feet; thence leaving said East line and along the centerline of said County Road the following courses: South 76 degrees, 47 minutes and 20 seconds West 118.52 feet; thence South 77 degrees, 36 minutes and 03 seconds West 300.72 feet; thence South 77 degrees, 08 minutes and 55 seconds West 52.59 feet; thence South 77 degrees, 08 minutes and 55 seconds West 34.15 feet; thence South 70 degrees, 54 minutes and 36 seconds West 101.00 feet; thence South 66 degrees, 13 minutes and 49 seconds West 197.49 feet; thence South 61 degrees, 28 minutes and 09 seconds West 125.52 feet; thence South 60 degrees, 13 minutes and 53 seconds West 229.89 feet; thence South 61 degrees, 06 minutes and 37 seconds West 287.07 feet to a point on the West line of the East Half of the Southwest Quarter of said Fractional Section 1 from which an aluminum monument bears North 00 degrees, 30 minutes and 03 seconds East 30.00 feet; thence leaving said centerline and along the West of said East Half North 00 degrees, 30 minutes and 03 seconds East 2459.40 feet to an Aluminum Government Monument marking the Northwest corner of the East Half of the Southwest Quarter; thence leaving said West line and along the North line of said East Half North 89 degrees, 57 minutes and 46 seconds East 1342.88 feet to the point of beginning, containing 101.55 acres, more or less and have caused the same to be surveyed and subdivided into lots 1 through 21 for the purpose of conveying the same; and said Subdivision shall henceforth be known as "HAGAN LAKES SUBDIVISION" and said subdivision shall be subject to all that part being used for County Road purposes and any easements and rights–of–way now of record or not of record, if any and also being subject to restrictions and covenants as recorded. Per Survey #02–1345C of Harold R. Crane, Professional Land Surveyor #1111–Missouri during April of 2003.

IN TESTIMONY I HAVE SET MY HANDS THIS 20th DAY OF August, 2004.

BY: Lambert Joseph Hagan Jr.
LAMBERT JOSEPH HAGAN Jr.

Limited Power of Attorney document recorded in Book 308 at page 1318–1322 of the Monroe County Records. (August 17, 2004)

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2003 AND PRIOR YEARS HAVE BEEN PAID ON THE PROPERTY AS SET OUT HEREON.

Victoria A. Polonio Deputy
–MONROE COUNTY COLLECTOR

FILED FOR RECORD IN BOOK _____ AT
PAGE _____ ON THIS _____ DAY
OF _____, 2004.

_____
– RECORDER OF DEEDS

ON THIS 20th DAY OF August 2004, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL RUDDE AND GARY G. UHLEMEYER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME TO BE THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR LAST ABOVE MENTIONED.

MY COMMISION EXPIRES 2-23-08
Janie Johnson
NOTARY PUBLIC – RALLS COUNTY, MISSOURI

JANIE JOHNSON
Notary Public - Notary Seal
State of Missouri
County of Monroe
My Commission Exp. 07/23/2008

FLOWAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L38	S23°12'00"E	495.20
L39	N80°05'30"E	842.60
L40	N27°45'30"E	107.40
L41	N26°00'00"E	228.10
L42	S24°46'30"E	214.80
L43	S39°34'30"W	784.90
L44	S35°49'30"W	1042.20
L45	S44°09'00"W	245.62

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°29'03"W	398.71
L2	N87°11'09"W	196.11
L3	S79°06'07"W	131.68
L4	N87°03'04"W	175.40
L5	N63°22'43"W	107.17
L6	N76°02'24"W	21.15
L7	S86°37'50"W	67.73
L8	S78°58'12"W	125.78
L9	S86°58'51"W	83.89
L10	N83°56'02"W	56.90
L11	N79°56'59"W	177.33
L12	N46°43'07"W	224.69
L13	N43°35'44"W	196.77
L14	N26°44'33"W	127.06
L15	N14°19'25"W	88.12
L16	N02°28'38"W	171.43
L17	N07°11'32"W	135.78
L18	N05°30'46"E	197.23
L19	N24°28'41"E	83.80
L20	N61°53'46"E	227.67
L21	S75°02'21"E	168.04
L22	N86°05'14"E	241.69
L23	N84°38'54"E	115.95
L24	S89°04'33"E	136.42
L25	N85°45'47"E	386.09
L26	S86°19'41"E	104.43
L27	N04°05'55"W	68.03
L28	N70°28'14"E	279.57
L29	S00°45'26"E	87.45
L30	N88°09'20"E	231.75
L31	S01°19'22"E	54.00
L32	S13°06'41"E	42.91
L33	S23°58'53"E	52.95
L34	S32°44'05"E	122.97'
L35	S15°46'07"W	119.94
L36	S39°50'19"W	126.11
L37	S67°31'11"W	140.59

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	87.00	150.00
C2	68.26	40.00
C3	78.09	60.00
C4	113.91	60.00
C5	143.08	90.00

SURVEYOR'S NOTES:

1. THE SUBDIVIDED PROPERTY IS CURRENTLY ZONED RESIDENTIAL (R–1)

2. THE TOTAL ACREAGE OF THE SUBDIVIDED TRACT IS 101.55± ACRES.

3. LOTS 1–9 AND 20–21 MAY IN FACT BE SUBJECT TO A FLOWAGE EASEMENT FOR THE U.S. CORPS OF ENGINEERS.

4. LOTS 1, 2, 3, 4, 5, 6, 10, 18, 19, 20 AND 21 HAVE THE RIGHT OF AND ARE SUBJECT TO THE SURVEYED AND DESCRIBED 50.00 FOOT WIDE EASEMENT #1.

5. LOTS 12, 13 AND 14 HAVE THE RIGHT OF AND ARE SUBJECT TO THE SURVEYED AND DESCRIBED EASEMENT #2.

6. LOTS 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 20 AND 21 HAVE ACCESS FROM COUNTY ROAD #587.

7. ALL OF THE LOTS IN THE SUBDIVIDED TRACT ARE SUBJECT TO ALL PLANNING AND ZONING REGULATIONS OF MONROE COUNTY SUCH AS SETBACK DISTANCES, ETC AND ANY OTHER DEED RESTRICTIONS OR COVENANTS THAT MAY BE RECORDED IN OTHER DOCUMENTS.

HAROLD R. CRANE NUMBER 1111 MISSOURI PROFESSIONAL LAND SURVEYOR
Aug. 20, 2004

INGRESS, EGRESS & UTILITY EASEMENT DESCRIPTION #1
HAGAN LAKES DRIVE

A 50.00 foot wide easement for ingress and egress and utility purposes over, under, above and across a strip of land lying in part of the East Half of the Southwest Quarter, part of the West Half of the Southeast Quarter and in part of Lot 1 of the Northeast Quarter of Fractional Section 1, Township 55 North, Range 8 West, Monroe County, Missouri, said 50.00 foot wide ingress and egress and utility easement being 25.00 feet each side of the following described centerline:

Commencing at a Government Monument marking the Southeast Corner of the East Half of the Southwest Quarter of said Fractional Section 1; thence along the East line of said East Half North 00 degrees, 59 minutes and 35 seconds East 706.50 feet to a point on the centerline of County Road #587 from which an iron pin bears North 00 degrees, 59 minutes and 35 seconds East 20.00 feet; thence continuing along said East line North 00 degrees, 59 minutes and 35 seconds East 608.79 feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Fractional Section 1 from which an iron pin bears North 00 degrees, 59 minutes and 35 seconds East 80.46 feet; thence leaving said East line South 89 degrees, 44 minutes and 57 seconds East 975.62 feet to a point on the centerline of County Road #587 from which an iron pin bears South 89 degrees, 01 minutes and 41 seconds East 29.72 feet; thence along the centerline of said County Road North 38 degrees, 32 minutes and 48 seconds East 32.53 feet to the point of beginning of said easement; thence leaving said centerline of the County Road and along the centerline of an existing field road the following courses: North 87 degrees, 29 minutes and 03 seconds West 398.71 feet; thence North 87 degrees, 11 minutes and 09 seconds West 196.11 feet; thence South 79 degrees, 06 minutes and 07 seconds West 131.68 feet; thence North 87 degrees, 03 minutes and 04 seconds West 175.40 feet; thence North 63 degrees, 22 minutes and 43 seconds West 107.17 feet to an iron pin; thence North 76 degrees, 02 minutes and 24 seconds West 21.15 feet; thence South 86 degrees, 37 minutes and 50 seconds West 67.73 feet; thence South 78 degrees, 58 minutes and 12 seconds West 125.78 feet; thence South 86 degrees, 58 minutes and 51 seconds West 83.89 feet; thence North 83 degrees, 56 minutes and 02 seconds West 56.90 feet to an iron pin on the West line of a 10.69 acre tract of land as surveyed and shown on Survey #02–1345 of Harold R. Crane, Professional Land Surveyor #1111–Missouri during April of 2002; thence continuing along said existing field road the following courses: North 79 degrees, 56 minutes and 59 seconds West 177.33 feet; thence along a curve to the right 87.00 feet, said curve having a radius of 150.00 feet; thence North 46 degrees, 43 minutes and 07 seconds West 224.69 feet; thence North 43 degrees, 35 minutes and 44 seconds West 196.77 feet; thence North 26 degrees, 44 minutes and 33 seconds West 127.06 feet; thence North 14 degrees, 19 minutes and 25 seconds West 88.12 feet; thence North 02 degrees, 28 minutes and 38 seconds West 171.43 feet; thence North 07 degrees, 11 minutes and 32 seconds West 135.78 feet; thence North 05 degrees, 30 minutes and 46 seconds East 197.23 feet; thence North 24 degrees, 28 minutes and 41 seconds East 83.80 feet; thence North 61 degrees, 53 minutes and 46 seconds East 227.67 feet; thence South 75 degrees, 02 minutes and 21 seconds East 168.04 feet; thence North 86 degrees, 05 minutes and 14 seconds East 241.69 feet; thence North 84 degrees, 38 minutes and 54 seconds East 115.95 feet; thence South 89 degrees, 04 minutes and 33 seconds East 136.42 feet; thence North 85 degrees, 45 minutes and 47 seconds East 386.09 feet; thence South 86 degrees, 19 minutes and 41 seconds East 104.43 feet; thence along a curve to the left 68.26 feet, said curve having a radius of 40.00 feet; thence North 04 degrees, 05 minutes and 55 seconds West 68.03 feet; thence along a curve to the right 78.09 feet, said curve having a radius of 60.00 feet; thence North 70 degrees, 28 minutes and 14 seconds East 279.57 feet; thence along a curve to the right 113.91 feet, said curve having a radius of 60.00 feet; thence South 00 degrees, 45 minutes and 26 seconds East 87.45 feet; thence along a curve to the left 143.08 feet, said curve having a radius of 90.00 feet; thence North 88 degrees, 09 minutes and 20 seconds East 231.75 feet to a point on the centerline of the aforementioned County Road #587, said point marking the point of termination of said easement. Per Survey #02–1345A of Harold R. Crane, Professional Land Surveyor #1111–Missouri during December of 2002 and January of 2003.

INGRESS, EGRESS & UTILITY EASEMENT DESCRIPTION #2
HAGAN POINT CIRCLE

A 50.00 foot wide easement for ingress and egress and utility purposes over, under, above and across a strip of land lying in part of the Northwest Quarter of the Southeast Quarter of Fractional Section 1, Township 55 North, Range 8 West, Monroe County, Missouri, said 50.00 foot wide ingress and egress and utility easement being 25.00 feet each side of the following described centerline:

Commencing at a stone marking the Northwest corner of the Northwest Quarter of the Southeast Quarter of Fractional Section 1; thence along the North line of said quarter quarter section North 89 degrees, 56 minutes and 22 seconds East 1116.81 feet to a point on the centerline of County Road #587 from which an aluminum monument bears South 89 degrees, 56 minutes and 22 seconds West 30.00 feet; thence leaving said North line and along the centerline of County Road #587 South 02 degrees, 25 minutes and 46 seconds West 400.16 feet to the point of beginning of said easement from which an iron pin bears South 85 degrees, 07 minutes and 27 seconds West 21.17 feet; thence leaving said County Road centerline and along the centerline of said easement South 85 degrees, 07 minutes and 27 seconds West 553.80 feet to an iron pin; thence South 60 degrees, 23 minutes and 57 seconds West 38.10 feet to an iron pin marking the radius point of a 50.00 foot wide culdesac in said easement, said iron pin also marking the point of termination of said easement. Per Survey #02–1345C of Harold R. Crane, Professional Land Surveyor #1111–Missouri during April of 2003.

REVISED

1016 WEST ADAMS
P.O. BOX 28
PERRY COUNTY, MO 63334
PHONE: (573) 324–6868

108 NORTH 3RD ST.
P.O. BOX 1258
HANNIBAL, MO 63401
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GREAT RIVER ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

JOE HAGAN
205 5TH STREET
MONROE CITY, MISSOURI 63456

SHEET TITLE:
PLAT OF SUBDIVISION
MONROE COUNTY, MISSOURI

FILE NAME	01–1098_PROJ
DRAWN BY	TRD–MTW
CHECKED BY	HRC
PROJECT ENGINEER	N/A
CONTACT OFFICE	BOWLING GREEN
DATE	8–20–04
JOB NUMBER	02–1345A
SHEET NUMBER	1 OF 1