

LAND DESCRIPTION TRACT 1:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 49, RANGE 2 EAST, TOWNSHIP 49 NORTH, 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 SECTIONS 6 AND 7, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 371.27 FEET TO THE WEST LINE OF THE HEREWATER DESCRIBED TRACT 1;

THENCE CONTINUING ALONG SAID COMMON SECTION LINE, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 372.38 FEET TO THE EAST LINE OF SAID COMMON SECTION LINE, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 372.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREWATER DESCRIBED TRACT 1;

THENCE ALONG SAID EAST LINE, NORTH 01 DEGREES 15 MINUTES 48 SECONDS EAST, A DISTANCE OF 360.62 FEET TO THE SOUTH LINE OF SAID EATON LAND;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 44 MINUTES 12 SECONDS EAST, A DISTANCE OF 372.38 FEET TO THE EAST LINE OF THE HEREWATER DESCRIBED TRACT 1;

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 360.62 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 134.489 SQUARE FEET OR 3.083 ACRES IS BASED UPON AN ACTUAL, URBAN CLASS BOUNDARY SURVEY CONDUCTED BY DOUGLAS DEWANE & CAROLYN EATON IN SEPTEMBER 2022 IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR THE STATE OF MISSOURI AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION TRACT 2:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 49, RANGE 2 EAST, TOWNSHIP 49 NORTH, 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 SECTIONS 6 AND 7, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 371.27 FEET TO THE WEST LINE OF THE HEREWATER DESCRIBED TRACT 1;

THENCE CONTINUING ALONG SAID COMMON SECTION LINE, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 372.38 FEET TO THE EAST LINE OF SAID COMMON SECTION LINE, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 372.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREWATER DESCRIBED TRACT 2;

THENCE ALONG SAID PARALLEL LINE, NORTH 01 DEGREES 15 MINUTES 48 SECONDS EAST, A DISTANCE OF 360.62 FEET TO THE SOUTH LINE OF SAID EATON LAND;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 44 MINUTES 12 SECONDS EAST, A DISTANCE OF 372.38 FEET TO THE EAST LINE OF THE HEREWATER DESCRIBED TRACT 2;

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 360.62 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 134.352 SQUARE FEET OR 3.084 ACRES IS BASED UPON AN ACTUAL, URBAN CLASS BOUNDARY SURVEY CONDUCTED BY DOUGLAS DEWANE & CAROLYN EATON IN SEPTEMBER 2022 IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR THE STATE OF MISSOURI AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

LAND DESCRIPTION TRACT 3:

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 49, RANGE 2 EAST, TOWNSHIP 49 NORTH, 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 SECTIONS 6 AND 7, NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 371.27 FEET TO THE WEST LINE OF THE HEREWATER DESCRIBED TRACT 3, BEING A NOW OR FORMERLY OF DOUGLAS DEWANE EATON & CAROLYN EATON AS CONNECTED BY DEED RECORDED IN BOOK 2349 PAGE 229 OF THE LINCOLN COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID PARALLEL LINE, NORTH 01 DEGREES 15 MINUTES 48 SECONDS EAST, A DISTANCE OF 360.62 FEET;

THENCE DEPARTING SAID PARALLEL LINE, CONTINUING ALONG THE EAST LINE OF SAID EATON LAND, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 372.38 FEET TO THE SOUTH LINE OF SAID EATON LAND, NOW OR FORMERLY OF MICHAEL J. EATON & ELIZABETH M. EATON AS CONNECTED BY DEED RECORDED IN BOOK 2349 PAGE 229 OF THE LINCOLN COUNTY, MISSOURI RECORDER'S OFFICE;

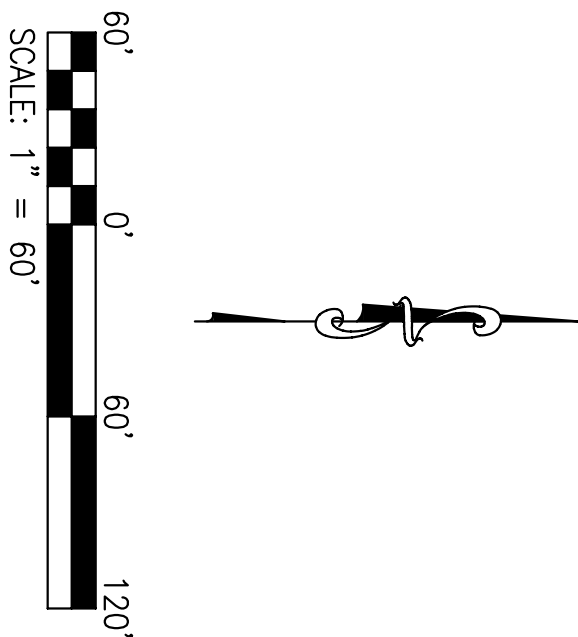
THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 44 MINUTES 12 SECONDS EAST, A DISTANCE OF 360.62 FEET TO THE WEST LINE OF SAID HIGHWAY EE;

THENCE ALONG SAID WEST LINE OF SAID HIGHWAY EE, SOUTH 01 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 360.62 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 283.895 SQUARE FEET OR 6.534 ACRES IS BASED UPON AN ACTUAL, URBAN CLASS BOUNDARY SURVEY CONDUCTED BY DOUGLAS DEWANE & CAROLYN EATON IN SEPTEMBER 2022 IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR THE STATE OF MISSOURI AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

AMENDED BOUNDARY AND SUBDIVISION SURVEY

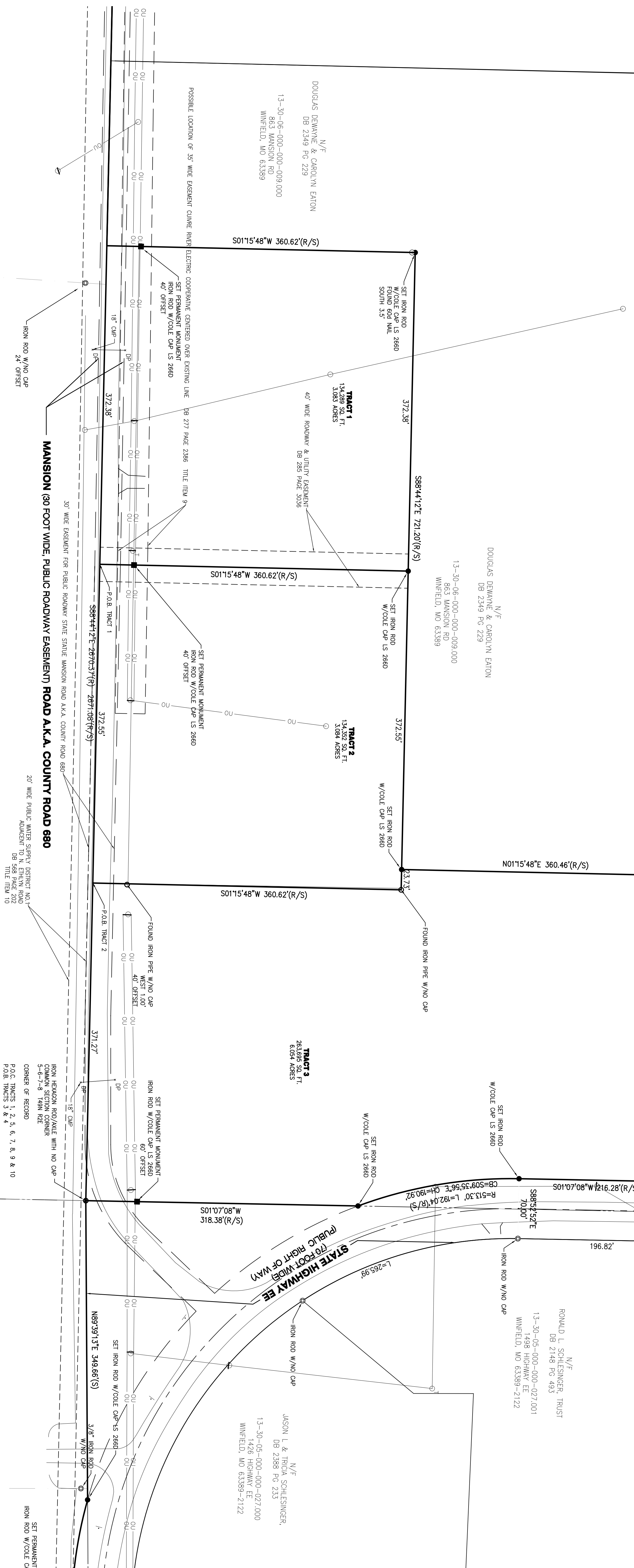
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 7; PART OF THE WEST HALF OF THE WEST HALF OF SECTION 8; PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION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



N/F
MICHAEL J & ELIZABETH M EATON
DB 2349 PG 229
13-30-06-000-000-009.002
1531HIGHWAY EE
WINFIELD, MO 63389-2129

N/F
RONALD L SCHLESINGER, TRUST
DB 2148 PG 493
13-30-05-000-000-027.001
1498 HIGHWAY EE
WINFIELD, MO 63389-2122

N/F
JASON L & TRICIA SCHLESINGER,
DB 2388 PG 233
13-30-05-000-000-027.000
1426 HIGHWAY EE
WINFIELD, MO 63389-2122

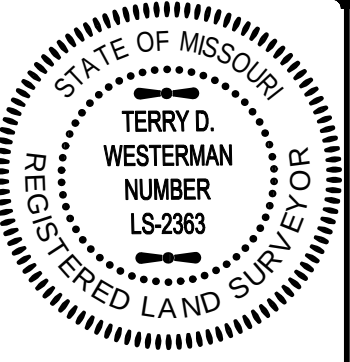


DATE	NO	REVISION DESCRIPTION
12/07/2022	1	CLIENT COMMENTS

EMERSON ELECTRIC
8000 WEST FLORISSANT AVENUE
ST. LOUIS, MO 63136
PHONE: 314-533-1953

EMERSON WINFIELD
BOUNDARY - SUBDIVISION

1461 HWY EE
WINFIELD, MO 63389



COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORITY #002026

TERRY D. WESTERMAN
PROFESSIONAL LAND SURVEYOR PLS 2363

DATE:

cole

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

Cole & Associates, Inc. is a Missouri Corporation d.b.a. Cole Design Group, Inc. In Arizona & Texas herein referred to as "Cole"

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1520 S. Fifth Street
St. Charles, MO 63303
636.978.7508 tel
www.colest.com

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BROWN BT
TOW

CHECKED BY
TAR

DRAWING SCALE
1"=60'

DATE
09/09/2022

Job Number
22-0182

Sheet Number
2 of 7

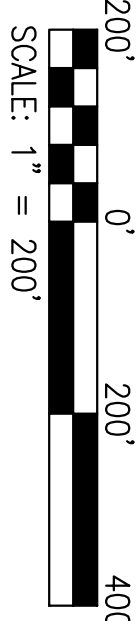
A TRACT OF LAND BEING ALL OF THE NORTH HALF OF SECTION 7, AND PART OF THE NORTHWEST QUARTER OF SECTION 8, ALL SITUATED IN TOWNSHIP 49 NORTH, RANGE 2 EAST, LINCOLN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 1989.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 81,912.88 SQUARE FEET OR 2,464.69 ACRES IS BEING SOWN, IN ACTUAL, URBAN, CLASSIFIED ZONING DISTRICT IN ACCORDANCE WITH THE CITY OF KANSAS CITY ZONING ORDINANCES FOR PRESENT BUREAU OF LAND SURVEY FOR THE STATE OF KANSAS, AS CONDUCTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF SEPTEMBER 2022 AND IS SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESERVATIONS AND REMEDIALS, IF ANY.

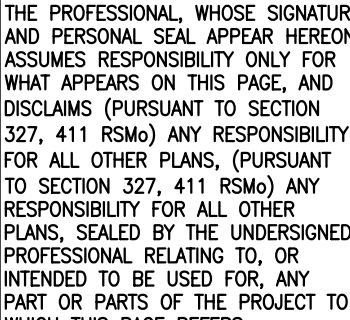
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6; PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7; PART OF THE WEST HALF OF THE WEST HALF OF SECTION 8; PART OF THE NORTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION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



MA —



DETAIL LOWER LEFT CORNER
OF SHEET



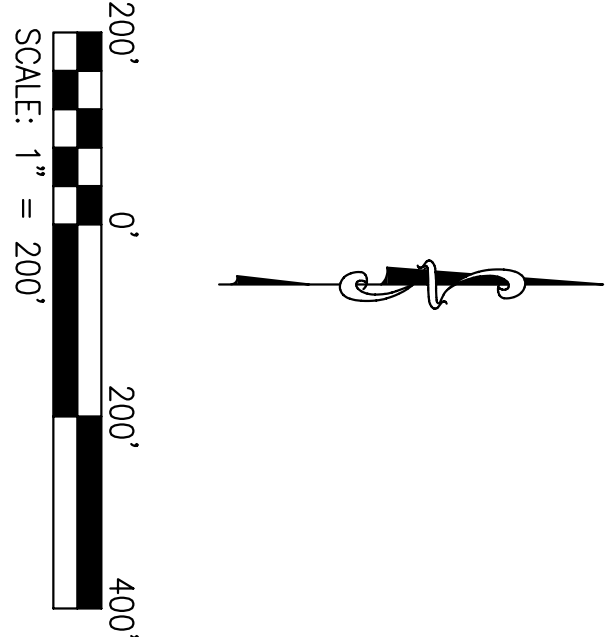
**EMERSON WINFIELD
BOUNDARY - SUBDIVISION**

12/07/2022	1	CLIENT COMMENTS

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

BOUNDARY SURVEY
PRIVATE SURVEY BOOK PS2 PAGE 83



1. UNLESS OTHERWISE NOTED, ALL WIDE EASEMENTS
CLINQUE RIVER ELECTRIC COOPERATIVE
GENERATED OVER EXISTING LINE
DB 277 PAGE 238
TITLE ITEM 9

N01°07'36"E 2676.84'(S)
FROM COMMON SECTION CORNER 5-6-7-8
TO COMMON QUARTER CORNER OF SECTIONS 7 & 8
N01°07'36"E 5347.95'(S)
FROM COMMON SECTION CORNER 5-6-7-8
TO COMMON SECTION CORNER 7-8-17-18

S88°49'12"E 2694.73'

N89°42'14"E 1433.39'

723.99'

689.40'

N00°55'53"E 1331.82'(R) 1331.86'(S)

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

EMERSON ELECTRIC
8000 WEST FLORISSANT AVENUE
ST. LOUIS, MO 63136
PHONE: 314-533-1853

EMERSON WINFIELD
BOUNDARY - SUBDIVISION

1461 HWY EE
WINFIELD, MO 63389

DEVELOPER/OWNER:

THE PROFESSIONAL, WHOSE SIGNATURE
AND PERSONAL SEAL APPEAR HEREON
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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.



COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORITY #000286

TERRY D. WESTERMAN
PROFESSIONAL LAND SURVEYOR PLS 2363

DATE: _____

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CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
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St. Charles, MO 63303
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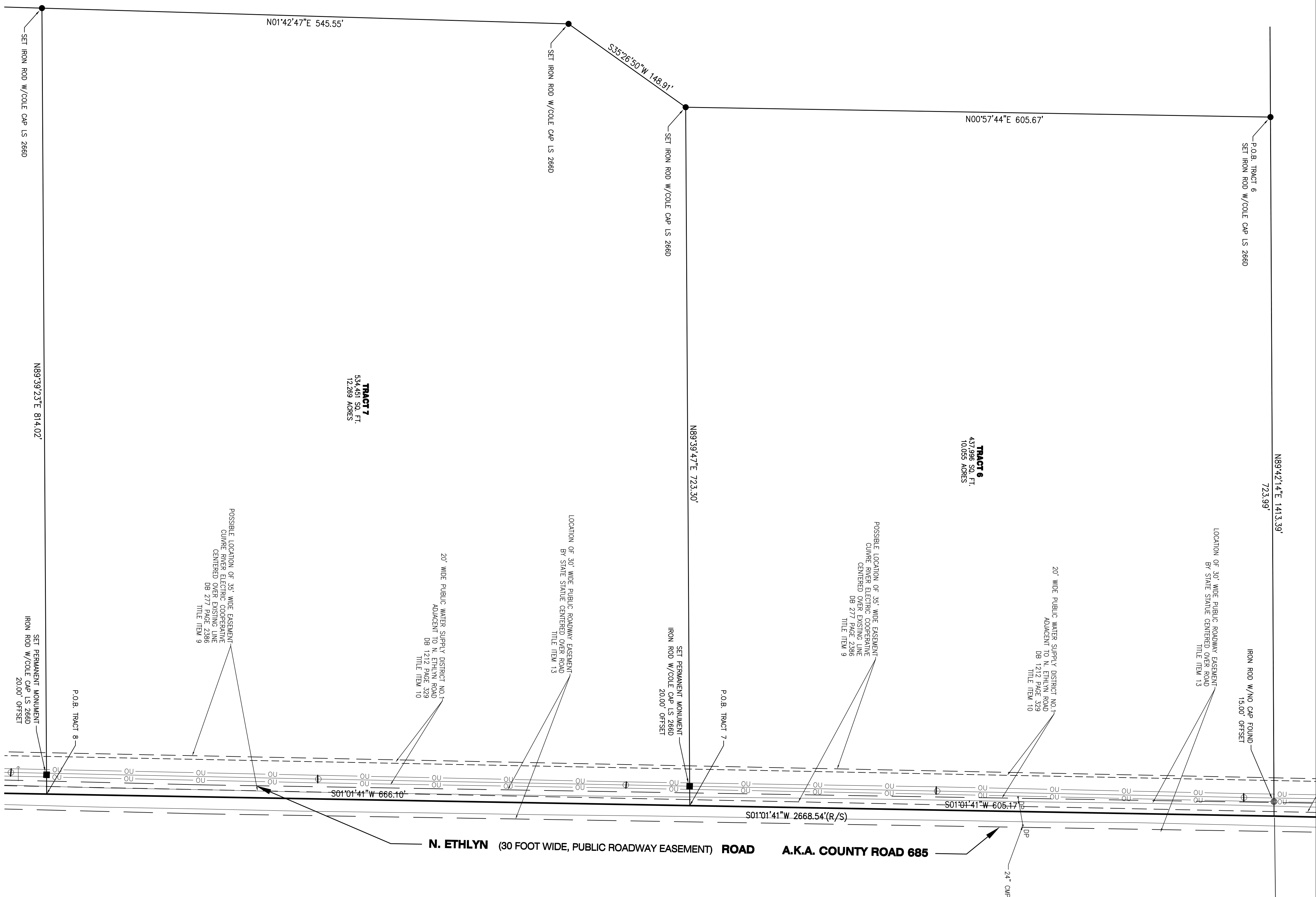
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DATE

Job Number
22-0182

Sheet Number

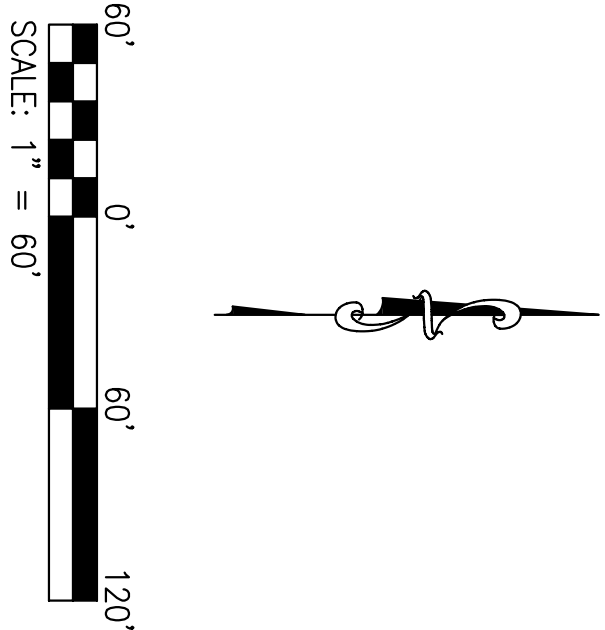
4 of 7



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

AMENDED BOUNDARY AND
SUBDIVISION SURVEY

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 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



GENERAL NOTES:

- [illegible]

LAND DESCRIPTION TRACT 6:

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

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

2076764 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8;

ALONG THE COMMON LINE OF SAID SECTIONS 7, 8 AND 9, SOUTH 01 DEGREES 07 MINUTES 36 SECONDS WEST A DISTANCE OF

THE INTERSECTION OF THE FOREWATER DESCRIBED PART OF LAND.

BEGINNING OF THE FOREWATER DESCRIBED PART OF LAND.

THENCE CONTINUING ALONG THE NORTH LINE, NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF 699.40 FEET TO THE TRUE POINT OF

THE CORNER, COMMENCING ALONG THE NORTH LINE, NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF 722.99 FEET TO THE

PLOT, ROAD 685, K&K NORTH EIGHTH ROAD,

THE INTERSECTION DESCRIBED TRACT OF LAND.

THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 07 MINUTES 41 SECONDS WEST, A DISTANCE OF 605.17 FEET TO THE SOUTH LINE OF

THE FOREWATER 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 FOREWATER 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 SURVEY FOR THE STATE OF MISSOURI.

THE MONUMENTS ARE PLACED ON THE CORNERS OF THE LOTS. THE MONUMENTS WERE SET ON SEPTEMBER 2012 AND IS SUBMITTED TO ALL DOMAINS, RECORDATIONS

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, IN LOCALLY KNOWN AS THE "MOUNTAIN VIEW" TRACT, 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 2,676.84 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 1,133.9 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 320 (FOOT WIDE PAVED) ROADWAY 665, AKA NORTH ELYNN ROAD;
 THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 41 SECONDS WEST, A DISTANCE OF 603.17 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREMETER DESCRIBED TRACT OF LAND;
 THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 41 SECONDS WEST, A DISTANCE OF 663.10 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 666.10 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 CORNERS AND DISTANCES, NORTH 01 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE OF 545.55 FEET AND WEST LINE, 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 AERIAL SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF MISSOURI, CONDUCTED BY THE FIRM OF BERTRAND 2012 AND IS SUBJECT TO ALL DEDICATIONS, RESERVATIONS, EASEMENTS AND CONDITIONS OF RECORD IN ANY.

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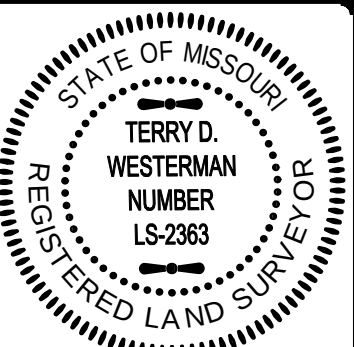
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COLE AND ASSOCIATES, INC.
CORPORATE PROFESSIONAL LAND SURVEYORS
CERTIFICATE OF AUTHORITY #000266

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 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 HERETOFOR 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 HERETOFOR DESCRIBED TRACT OF LAND;

THENCE ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 37 MINUTES 51 SECONDS WEST, A DISTANCE OF
1091.74 FEET TO THE WEST LINE OF THE HERETOFOR DESCRIBED TRACT OF LAND;

THENCE ALONG SAID WEST LINE, THE FOLLOWING CURVES AND DISTANCES: NORTH 01 DEGREES 41
MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET; NORTH 89 DEGREES 42 MINUTES 14 SECONDS
EAST, A DISTANCE OF 265.56 FEET AND NORTH 01 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE
OF 858.43 FEET TO THE NORTH LINE OF THE HERETOFOR 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;

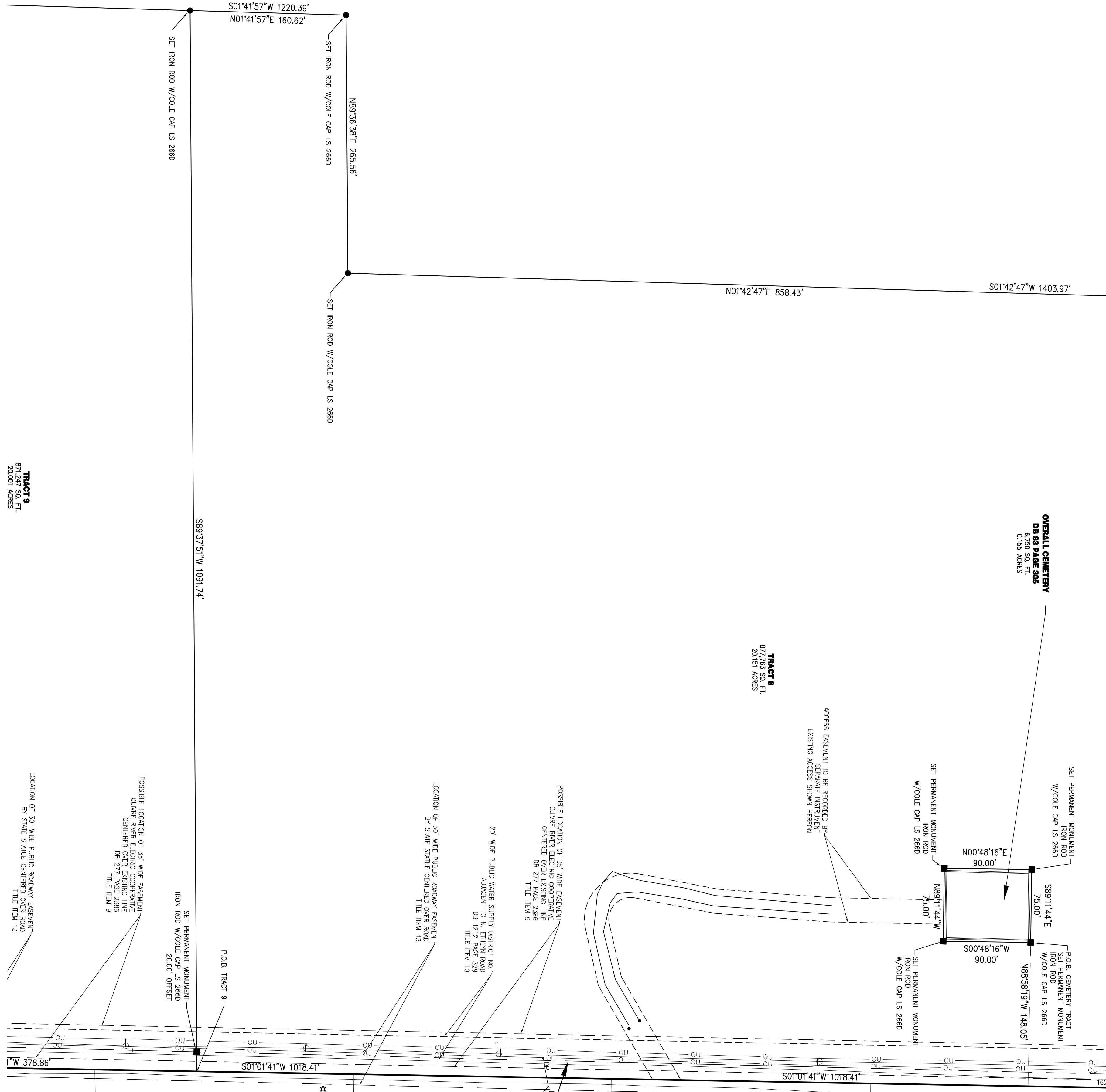
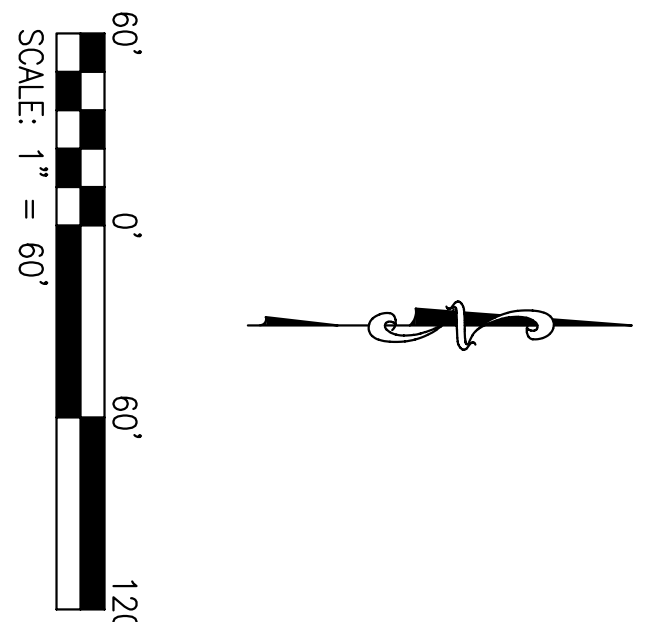
EXCEPTING THEREFROM A CEMETERY TRACT OF LAND AS RECORDED BY DEED IN BOOK 63 PAGE
285 AND A PORTION OF SAID CEMETERY TRACT OF LAND AS RECORDED BY DEED IN BOOK 63 PAGE
285, BOTH OF WHICH ARE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF MISSOURI, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

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
148.05 FEET TO THE TRUE POINT OF BEGINNING OF THE HERETOFOR 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 48 MINUTES 18 SECONDS EAST, A DISTANCE OF
75.00 FEET; NORTH 01 DEGREES 41 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE
POINT OF BEGINNING OF THE HERETOFOR 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.

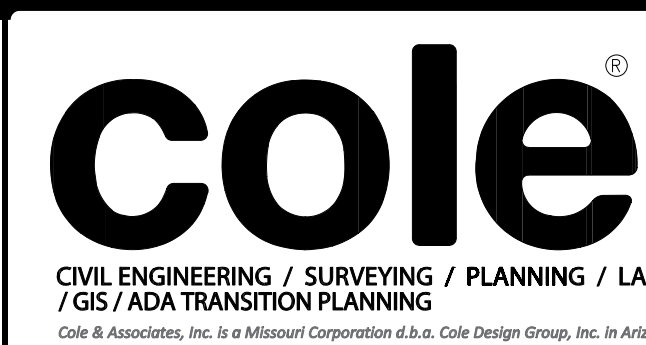


WILLIAM R. & SHARON L. JONES
DB 2154 PG 299
13-30-08-000-000-026.000
750 N ETHLYN RD
WINFIELD, MO 63389-2516

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

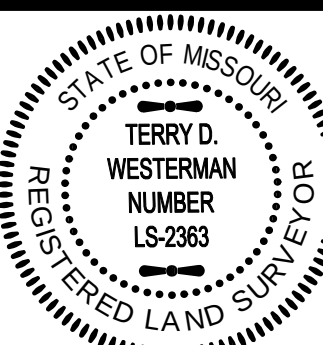
N/E
DARLE S. CARSON & ANGELA M. KETSOBORG
DB 2153 PG 601
13-30-08-000-000-028.000
716 N ETHLYN RD
WINFIELD, MO 63389-2516

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



+ ST. CHARLES
1520 S. Fifth Street
Suite 315
St. Charles, MO 63303
636.978.7508 tel
www.colestl.com

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
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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.

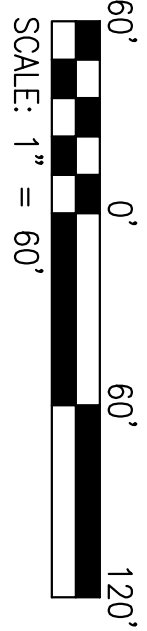
DEVELOPER/OWNER:
EMERSON ELECTRIC
8000 WEST FLORISSANT AVENUE
ST. LOUIS, MO 63136
PHONE: 314-553-1953
EMERSON WINFIELD
BOUNDARY - SUBDIVISION
1461 HWY EE
WINFIELD, MO 63389

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

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 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 2712 PAGE 329
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

POSSIBLE LOCATION OF 35' WIDE EASEMENT
CURVE RIVER ELECTRIC COOPERATIVE
CENTERED OVER EXISTING LINE
DB 2712 PAGE 329
TITLE ITEM 9

SET PERMANENT MONUMENT
IRON ROD W/COLE CAP LS 2660
20,00' OFFSET

N/F
JOSEPH L & HELEN C CZAJKA
BENEFICIARY DEED 1534-191
13-40-08-000-000-029.000
704 N ETHLYN RD
WINFIELD, MO 63389-2516

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

S01°40'17"W 296.07'(R/S)
N. ETHLYN ROAD
(30 FOOT WIDE, PUBLIC ROADWAY EASEMENT)
A.K.A. COUNTY ROAD 685

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

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

N/F
THOMAS L & PAMELA MILLER
DB 933 PG 317
13-40-17-000-000-006.000
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

S01°33'32"W 383.52'(R/S)

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

SET PERMANENT MONUMENT
IRON ROD W/COLE CAP LS 2660
20,00' OFFSET

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

322.292

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

N89°11'24"W 651.25'(R/S)

N89°11'24"W 334.28'

SET PERMANENT MONUMENT
IRON ROD W/COLE CAP LS 2660
20,00' OFFSET

13-40-17-000-000-008.000

N ETHLYN RD

WINFIELD, MO 63389

ROBERT D & BEVERLY JEANETTE MARZULLO

DB 2419 PG 306

N/F

13-40-17-000-000-008.000

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

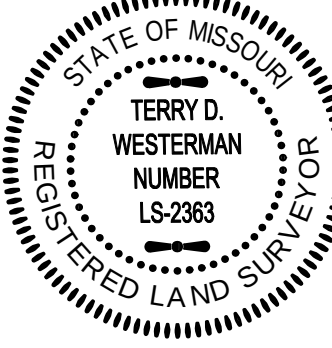
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

+ ST. CHARLES
1520 S. Fifth Street
Suite 105
St. Charles, MO 63303
636.978.7508 tel
www.colestl.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

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

DESIGN/CHECK BY
TOW

CHECKED BY
TAR

DRAWING SCALE
1" = 60'

DATE
09/09/2022

Job Number
22-0182

Sheet Number
7 of 7