

ALTA/NSPS LAND TITLE SURVEY
ALL OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 40 NORTH, RANGE 1 WEST OF THE 5TH P.M.,
WASHINGTON COUNTY, MISSOURI

TOPOGRAPHIC LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND TELEPHONE	UT
OFFSITE PROPERTY LINE	
PROPERTY LINE	
WIRE FENCE	X
UTILITY POLE	•
WELL	o
TELEPHONE BOX	☐

0 200' 400'
SCALE: 1" = 200'

NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by Buescher Frankenberg Associates, Inc. on June 11, 2018.
M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
R = Indicates recorded outboundary information as per plat of Maramec Park Reservoir Boundary by the United States Department of the Interior Bureau of Land Management dated July 27, 1977.
S = Indicates recorded outboundary information as per "Sleepy Hollow Acres", recorded on October 26, 1964 in Plat Book "M", Page 994 in the Franklin County Recorder of Deeds Office.
G = Indicates recorded outboundary information as per GLO Plat recorded on April 12, 1855 in Book 41, Page 18 in the Office of the Surveyor General for Illinois and Missouri.
P = Indicates recorded outboundary information as per a survey by Richard Ramstein on March 24, 2008 in Book 24, Page 52 of the Washington County Recorder of Deeds Office.
- Outboundary, easements, and setbacks as shown herein as per Quit Claim Deed recorded on May 22, 2017 in Book 2017, Page 1642 and Affidavit of Scrivener's Error recorded on May 22, 2017 in Book 2017, Page 1643 of the Washington County Recorder of Deeds Office.
- This site is located in Zone "X", as per Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 29055C01250, effective date 05/20/2010.

EASEMENT NOTES, as per First American Title Insurance Company, Title Insurance Commitment, File No. NCS-908847-STLO, Edective Date: June 15, 2018, Schedule Bli - Exceptions:

Item 11: Subject to existing easements for public road, highways, public utilities, railroads, and pipeline and any other rights that may be outstanding according to the instruments recorded in Book 202 at page 978 and in Book 206 at page 857. Affects subject property in the northwest quarter of the southwest quarter.

Item 14: Subject to a 30'-Foot wide easement for ingress and egress according to the instrument recorded in Book 2012, Paged 3793. Easement lies to the east does not affects subject property.

DESCRIPTION:

A tract of land being all of the southwest quarter of Section 18, Township 40 North, Range 1 West of the 5th P.M., Washington County, Missouri to wit:

Beginning at a found BLM monument at the west quarter corner of said section; thence along the north line of said southwest quarter S85°-07'-33"E 1452.63 ft. to a found BLM monument at the northeast corner of the northwest quarter of said southwest quarter, continue thence along said north line S89°-10'-33"E 1351.22 ft. to a found BLM monument at the center section corner of said section 18; thence leaving said quarter section line along the east line of said southwest quarter S04°-51'-18"E 1301.47 ft. to a found BLM monument at the southeast corner of the northeast quarter of said southwest quarter, continue thence along said east line S00°-31'-42"W 1343.95 ft. to a found BLM monument at the south quarter corner of said section 18; thence leaving said quarter section line along the south line of said southwest quarter N89°-04'-49"W 1343.64 ft. to a found BLM monument at the southwest corner of the southeast quarter of said southwest quarter, continue thence along said south line N89°-56'-57"W 1543.70 ft. to a found BLM monument at the southwest corner of said section 18; thence leaving said quarter section line along the west line of said southwest quarter N00°-26'-29"E 71.91 ft. to a found BLM monument at the southeast corner of section 13, continue thence along said west line N00°-16'-42"W 1276.97 ft. to the northwest corner of the southwest quarter of said southwest quarter, continue thence along west line N00°-16'-42"W 62.16 ft. to a found BLM monument at the northeast corner of the southeast quart of the southeast corner of said section 13, continue thence along said west line N00°-17'-56"W 1338.41 ft. to the point of beginning, containing 174.94 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

RECORDED LEGAL DESCRIPTION: Book 2017, Page 1642

Tract 1

All of the North half of Lot One (1) of the Southwest qr. of Section 18, Township 40 North, Range 1 West of the 5th P.M., Washington County, Missouri.

Tract 11

Part of the South half of the Southeast qr. of Section 18, Township 40 North, Range 1 West of the 5th P.M., Washington County, Missouri, described as follows: Beginning at the Northwest corner of said South half of the Southeast qr., thence South 84 degrees 05 minutes 26 seconds East on the North line thereof 1,613.45 feet to a point in the centerline of the County Road, thence with said road centerline South 11 degrees 15 minutes East 205 feet and South 1 degree 37 minutes East 314.6 feet, thence North 65 degrees 03 minutes 18 seconds West 1,646.18 feet to a point in the West line of said qr. section, thence North 1 degree 27 minutes 25 seconds West on said West line 540 feet to the point of beginning, and according to plat of survey made by Ewing A. Mueller, Registered Land Surveyor, containing 20 acres, more or less.

Tract 111

Together with an easement for ingress and egress, described as follows: Part of the Northwest qr. of the Southeast qr. in Section 18, Township 40 North, Range 1 West of the 5th P.M., beginning at the Southwest corner thereof, thence East on the South line thereof 30 feet, thence on a curve to the left, having a radius of 30 feet, to a point in the West line of said qr. section, thence South on said West line 30 feet to the point of beginning.

TRACT IV

A tract of land being part of the North half of Lot Two (2) of the Southwest qr. of Section 18, Township 40 North, Range 1 West of the 5th P.M., Washington County, Missouri, containing 39.67 acres, more or less. A17366-1202

Subject to building lines, easements and restrictions of record, if any.

RECORDED LEGAL DESCRIPTION: Book 2017, Page 1643

Tract No. 157

A tract of land situated in the County of Washington, State of Missouri, being the south half of Lot 1 and the south half of Lot 2 of the southwest quarter of section 18 Township 40 north, Range 1 west of the 5th Principal Meridian, containing 88.36 acres, more or less.

Also: A 30 foot wide perpetual easement for ingress and egress to the above-described Tract No. 157, the center line of said easement being more particularly described as follows:

From the intersection of the center line of State Route 185 and an existing roadway and being eastwardly 700.0 feet, more or less, from the State Route 185 Bridge and Mercemec River, Section 13, Township 40 north, Range 2 West; thence southeasterly, 1,675.0 feet, more or less, following said existing roadway to a fork in the road; thence southwardly 500.0 feet, more or less, with the right fork; thence continuing with said roadway to a fork in the road; thence southwardly, 350.0 feet continuing with the right fork of said roadway to a point on the northerly line of Tract No. 126-2, the point of beginning of a 30.0-foot wide perpetual easement for ingress and egress to above-mentioned Tract No. 157, the center line of said easement being more particularly described as follows:

Beginning at a point on the center line of the above mentioned existing roadway on the north line of Tract No. 126-2; thence Southeastwardly, 1,800.0 feet, more or less, along the center line, with the meanders of said roadway to a point on the easterly line of said Tract No. 126-2, the point of ending of the center line of the easement for ingress and egress described herein.

the described easement contains 1.24 acres, more or less.

Subject to existing easements for public roads and highways, public utilities, railroads and pipelines; and subject to any other rights that may be outstanding in third parties.

SURVEYORS CERTIFICATION:

To Ancel Trust dated November 30, 2007, Bussey Bank, ISADA and First American Title Insurance Company and its successors and assigns. This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on June 11, 2018.

Date of Plat or Map 6/22/18

Mark R Frankenberg P.L.S. #2365
State of Missouri
Professional Land Surveyor for
Buescher Frankenberg Associates,
Incorporated Land Surveying Corporation #000096



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DRAWN
C.R.H.
CHECKED
M.R.F.
DATE
06-21-2018
SCALE
1" = 200'
JOB No.
5218

ALTA/NSPS
LAND TITLE
SURVEY

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BFA
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