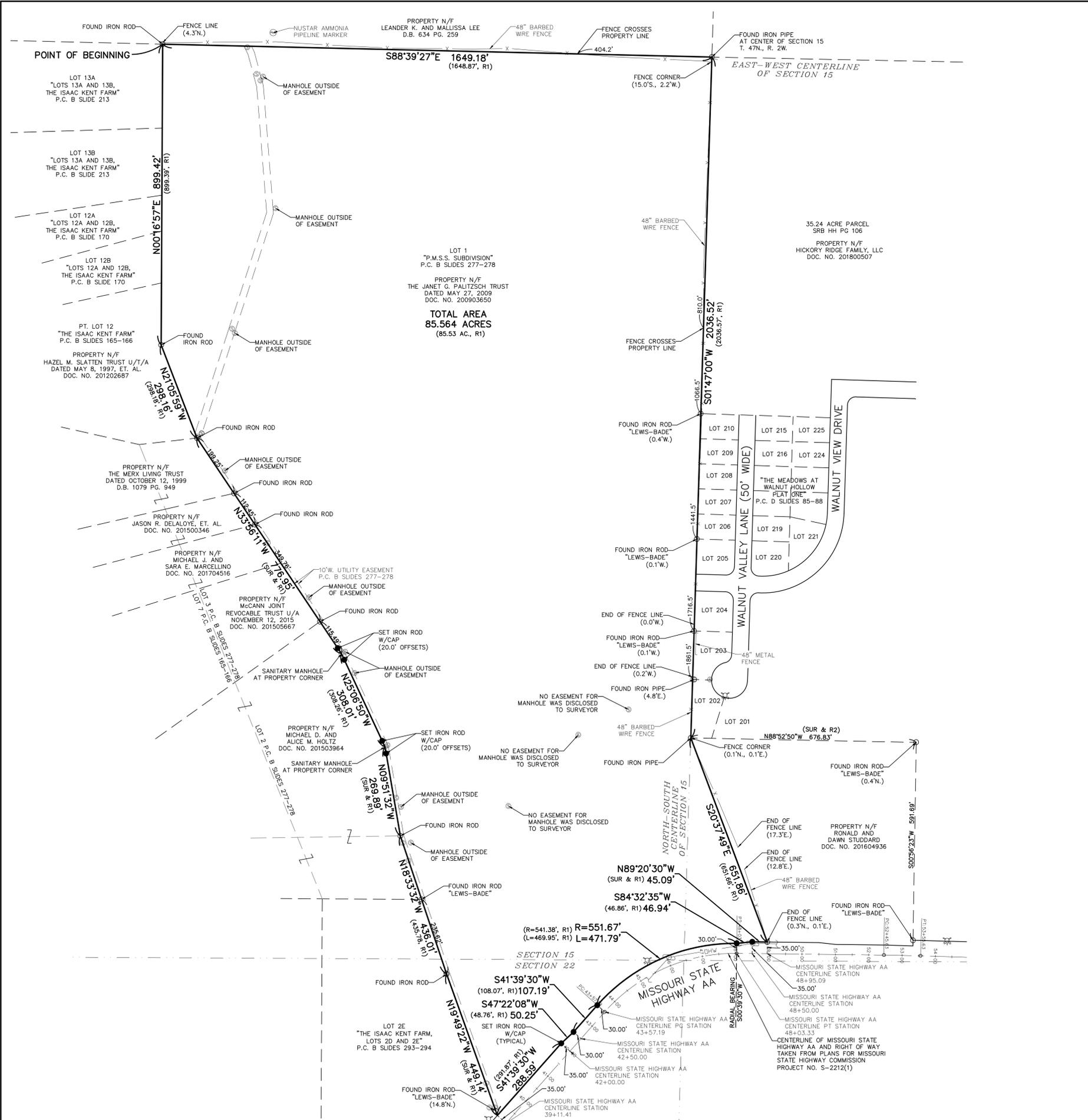


**BOUNDARY SURVEY
A TRACT OF LAND BEING
ALL OF LOT 1 OF
"P.M.S.S. SUBDIVISION"
PLAT CABINET B SLIDES 277-278
IN SECTION 15 AND SECTION 22
TOWNSHIP 47 NORTH, RANGE 2 WEST
CITY OF WARRENTON,
WARREN COUNTY, MISSOURI**



LEGEND

	PIPELINE MARKER
	OVERHEAD UTILITIES
	FENCE LINE
	POWER POLE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	FOUND MONUMENT
	SET MONUMENT
	SURVEYED DISTANCE
	P.C. B SLIDES 277-278
	P.C. D SLIDES 85-88

PROPERTY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1 OF "P.M.S.S. SUBDIVISION", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT CABINET B SLIDES 277-278 OF THE WARREN COUNTY RECORDS, IN SECTION 15 AND SECTION 22, TOWNSHIP 47 NORTH, RANGE 2 WEST, CITY OF WARRENTON, WARREN COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13A OF "LOTS 13A AND 13B, THE ISAAC KENT FARM", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT CABINET B SLIDE 213 OF SAID RECORDS, SAID POINT ALSO BEING IN THE SOUTH LINE OF PROPERTY CONVEYED TO LEANDER K. AND MARISSA LEE ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 634 PAGE 259 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE OF THE LEE PROPERTY, SOUTH 88 DEGREES 39 MINUTES 27 SECONDS EAST 1649.18 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO HICKORY RIDGE FAMILY, LLC ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201800507 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE HICKORY RIDGE PROPERTY AND ALONG THE WEST LINE OF "THE MEADOWS AT WALNUT HOLLOW PLAT ONE", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT CABINET D SLIDES 85-88 OF SAID RECORDS, SOUTH 01 DEGREES 47 MINUTES 00 SECONDS WEST 2036.52 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO RONALD AND DAWN STUDDARD ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201604936 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE STUDDARD PROPERTY, SOUTH 20 DEGREES 37 MINUTES 49 SECONDS EAST 651.86 FEET TO THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY AA, SAID POINT BEING 35.00 FEET PERPENDICULARLY DISTANT NORTH OF MISSOURI STATE HIGHWAY AA CENTERLINE STATION 48+95.09; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY AA THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 20 MINUTES 30 SECONDS WEST 45.09 FEET TO A POINT BEING 35.00 FEET PERPENDICULARLY DISTANT NORTH OF MISSOURI STATE HIGHWAY AA CENTERLINE STATION 48+50.00; SOUTH 84 DEGREES 32 MINUTES 35 SECONDS WEST 46.94 FEET TO A POINT BEING 30.00 FEET RADIIALLY DISTANT NORTH OF MISSOURI STATE HIGHWAY AA CENTERLINE PT STATION 48+03.33; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 00 DEGREES 39 MINUTES 30 SECONDS WEST 551.67 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 471.79 FEET TO A POINT BEING 30.00 FEET RADIIALLY DISTANT NORTHWEST OF MISSOURI STATE HIGHWAY AA CENTERLINE PC STATION 43+57.19; SOUTH 41 DEGREES 39 MINUTES 30 SECONDS WEST 107.19 FEET TO A POINT BEING 30.00 FEET PERPENDICULARLY DISTANT NORTHWEST OF MISSOURI STATE HIGHWAY AA CENTERLINE STATION 42+50.00; SOUTH 47 DEGREES 22 MINUTES 08 SECONDS WEST 50.25 FEET TO A POINT BEING 35.00 FEET PERPENDICULARLY DISTANT NORTHWEST OF MISSOURI STATE HIGHWAY AA CENTERLINE STATION 42+00.00; AND SOUTH 41 DEGREES 39 MINUTES 30 SECONDS WEST 288.59 FEET TO A POINT BEING 35.00 FEET PERPENDICULARLY DISTANT NORTHWEST OF MISSOURI STATE HIGHWAY AA CENTERLINE STATION 39+11.41; SAID POINT ALSO BEING IN THE EAST LINE OF LOT 2E OF "THE ISAAC KENT FARM, LOTS 2D AND 2E", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT CABINET B SLIDES 293-294 OF SAID RECORDS; THENCE ALONG SAID EAST LINE OF LOT 2E AND ALONG THE EAST LINE OF PROPERTY CONVEYED TO MICHAEL D. AND ALICE M. HOLTZ ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201503964 OF SAID RECORDS, THE FOLLOWING COURSES AND DISTANCES: NORTH 19 DEGREES 49 MINUTES 22 SECONDS WEST 449.14 FEET; NORTH 18 DEGREES 33 MINUTES 32 SECONDS WEST 436.01 FEET; NORTH 09 DEGREES 51 MINUTES 32 SECONDS WEST 269.89 FEET; AND NORTH 25 DEGREES 06 MINUTES 50 SECONDS WEST 308.01 FEET TO A POINT; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 1 PROPERTY AND ALONG THE NORTHEAST LINES OF THE FOLLOWS: MCCANN JOINT REVOCABLE TRUST U/A DATED NOVEMBER 12, 2015 ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201505667; MICHAEL J. AND SARA E. MARCELLINO ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201704516; JASON DELALOYE, ET. AL. ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201500346; AND THE MERX LIVING TRUST DATED OCTOBER 12, 1999 ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 1079 PAGE 949, ALL OF THE WARREN COUNTY RECORDS, NORTH 33 DEGREES 56 MINUTES 11 SECONDS WEST 776.95 FEET TO THE EAST LINE OF PROPERTY CONVEYED TO HAZEL M. SLATTEN TRUST U/A DATED MAY 8, 1997, ET. AL. ACCORDING TO THE INSTRUMENT RECORDED AS DOCUMENT NUMBER 201202687 OF SAID RECORDS; THENCE ALONG SAID EAST LINE OF THE SLATTEN PROPERTY, ALONG THE EAST LINES OF LOTS 12A AND 12B OF "LOTS 12A AND 12B, THE ISAAC KENT FARM", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT CABINET B SLIDE 170 OF SAID RECORDS, AND ALONG THE EAST LINES OF AFORESAID LOTS 13A AND LOT 13B OF "LOTS 13A AND 13B, THE ISAAC KENT FARM", THE FOLLOWING COURSES AND DISTANCES: NORTH 21 DEGREES 05 MINUTES 59 SECONDS WEST 298.16 FEET; AND NORTH 00 DEGREES 16 MINUTES 57 SECONDS EAST 899.42 FEET.

GENERAL NOTES

1. BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE (GRID NORTH).
2. ALL TIES SHOWN HEREON ARE PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED UNLESS NOTED OTHERWISE.
3. TITLE COMMITMENTS, EASEMENT SEARCHES OR LETTER REPORTS FOR SUBJECT PROPERTY WERE NOT PROVIDED FOR OUR USE. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAY DEDICATIONS AND OTHER MATTERS OF RECORD.
4. NOT ALL IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE, BAX ENGINEERING COMPANY, HAVE DURING JUNE, 2022, BY ORDER OF BOONESLICK INVESTMENTS, LLC, PREPARED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING ALL OF LOT 1 OF "P.M.S.S. SUBDIVISION", A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT CABINET B SLIDES 277-278 OF THE WARREN COUNTY RECORDS, IN SECTION 15 AND SECTION 22, TOWNSHIP 47 NORTH, RANGE 2 WEST, CITY OF WARRENTON, WARREN COUNTY, MISSOURI" AND THE RESULTS ARE SHOWN HEREON. THIS BOUNDARY SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF COMMERCE AND INSURANCE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR A TYPE "URBAN" PROPERTY.



ANDY D. BECK
MISSOURI PROFESSIONAL
LAND SURVEYOR #2015017835

PREPARED FOR:
BOONESLICK INVESTMENTS LLC - HEATH SELLENRIEK
IN CARE OF: RACHEL BERGSEKER
ELITE REAL ESTATE ADVISORS
P.O. BOX 278
NEW MELLE, MO 63365

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than these authenticated by my seal.

REVISIONS



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Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

06-08-22	DATE
22-18713	PROJECT NUMBER
1 of 1	SHEET OF
18713_BND.DWG	FILE NAME
ADB MEC	DRAWN CHECKED
MV	06-2022
	SURVEY BY DATE