

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI

LAND DESCRIPTION PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT

A STRIP OF LAND 40 FEET WIDE AND BEING PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 88 DEGREES 37 MINUTES 27 SECONDS EAST 926.95 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST 3422.86 FEET TO A POINT; THENCE SOUTH 88 DEGREES 14 MINUTES 21 SECONDS EAST 20.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 01 MINUTES 58 SECONDS EAST 67.70 FEET TO A POINT; THENCE SOUTH 82 DEGREES 01 MINUTES 25 SECONDS EAST 379.28 FEET TO A POINT; THENCE NORTH 10 DEGREES 09 MINUTES 29 SECONDS EAST 109.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D" AND THE ACTUAL POINT OF BEGINNING OF THE 40 FOOT WIDE STRIP DESCRIBED HEREIN; THENCE SOUTH 10 DEGREES 09 MINUTES 29 SECONDS WEST 85.76 FEET TO A POINT; THENCE SOUTH 14 DEGREES 20 MINUTES 08 SECONDS EAST 142.91 FEET TO A POINT; THENCE SOUTH 08 DEGREES 00 MINUTES 50 SECONDS EAST 211.47 FEET TO A POINT; THENCE SOUTH 18 DEGREES 09 MINUTES 00 SECONDS EAST 65.17 FEET TO A POINT; THENCE SOUTH 38 DEGREES 20 MINUTES 14 SECONDS EAST 81.66 FEET TO A POINT; THENCE SOUTH 67 DEGREES 17 MINUTES 00 SECONDS EAST 78.81 FEET TO A POINT; THENCE SOUTH 75 DEGREES 51 MINUTES 17 SECONDS EAST 169.40 FEET TO A POINT; THENCE SOUTH 53 DEGREES 05 MINUTES 11 SECONDS EAST 82.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 06 MINUTES 40 SECONDS EAST 110.65 FEET TO A POINT; THENCE SOUTH 21 DEGREES 36 MINUTES 44 SECONDS EAST 227.79 FEET TO A POINT; THENCE SOUTH 60 DEGREES 55 MINUTES 40 SECONDS EAST 65.43 FEET TO A POINT; THENCE NORTH 84 DEGREES 24 MINUTES 14 SECONDS EAST 215.66 FEET TO A POINT; THENCE SOUTH 61 DEGREES 58 MINUTES 29 SECONDS EAST 66.31 FEET TO THE END OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP DESCRIBED HEREIN.

LAND DESCRIPTION 5.55 ACRES

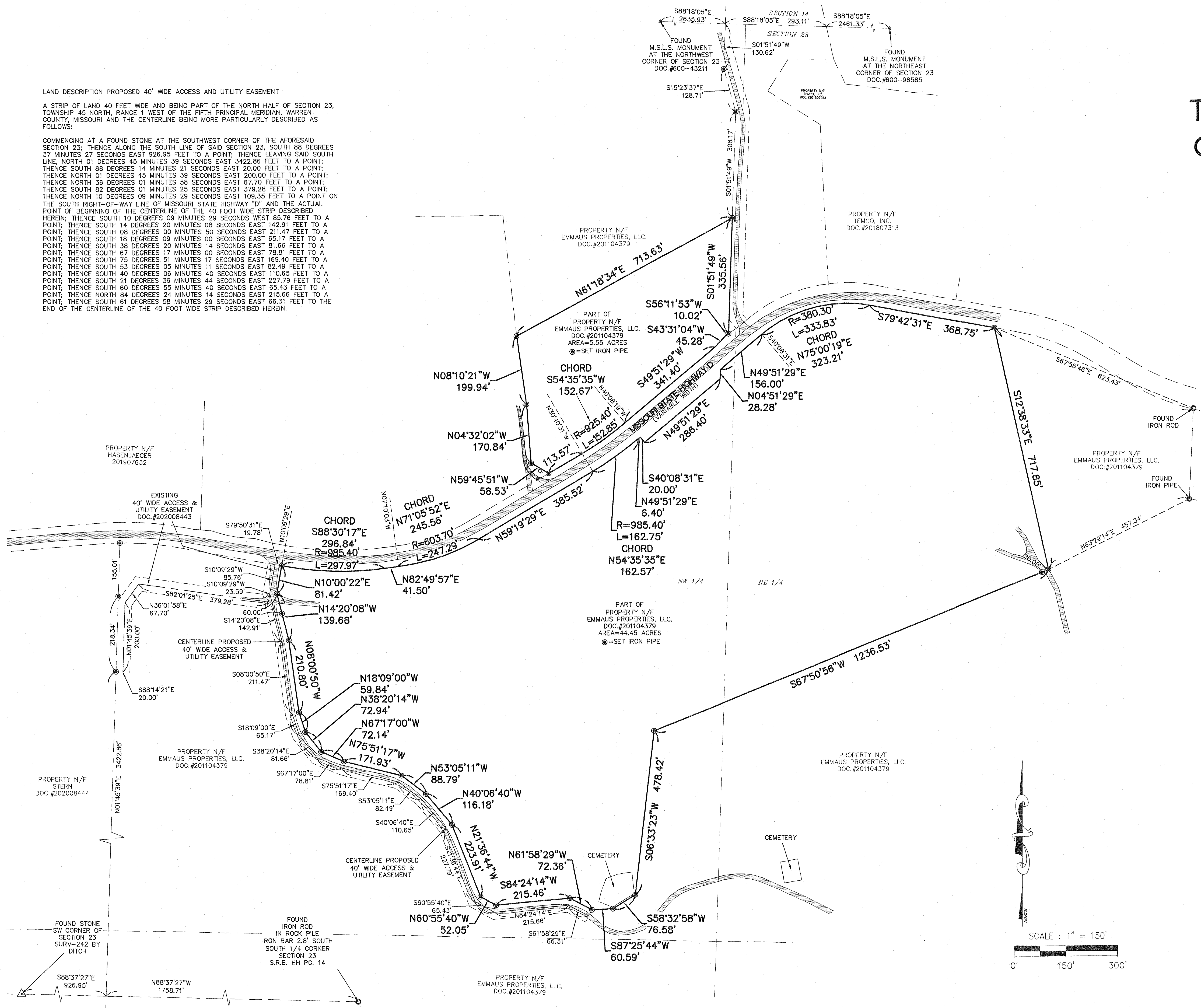
A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID SECTION 23, SOUTH 88 DEGREES 18 MINUTES 05 SECONDS EAST 2635.93 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 51 MINUTES 49 SECONDS WEST 130.82 FEET TO A SET IRON PIPE; THENCE SOUTH 15 DEGREES 23 MINUTES 37 SECONDS EAST 128.71 FEET TO A SET IRON PIPE; THENCE SOUTH 01 DEGREES 51 MINUTES 49 SECONDS WEST 335.56 FEET TO A SET IRON PIPE ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D" THE FOLLOWING COURSES AND DISTANCES: SOUTH 56 DEGREES 11 MINUTES 53 SECONDS WEST 10.02 FEET TO A POINT; SOUTH 43 DEGREES 31 MINUTES 04 SECONDS WEST 45.28 FEET TO A POINT; SOUTH 49 DEGREES 51 MINUTES 29 SECONDS WEST 341.40 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINTS BEARS NORTH 40 DEGREES 08 MINUTES 19 SECONDS WEST 925.40 FEET AND WHOSE CHORD BEARS SOUTH 54 DEGREES 35 MINUTES 35 SECONDS WEST 152.67, AN ARC LENGTH DISTANCE OF 152.85 FEET TO A POINT; AND SOUTH 59 DEGREES 19 MINUTES 29 SECONDS WEST 113.57 FEET TO A SET IRON PIPE; THENCE NORTH 59 DEGREES 45 MINUTES 51 SECONDS WEST 58.53 FEET TO A SET IRON PIPE; THENCE NORTH 04 DEGREES 32 MINUTES 02 SECONDS WEST 170.84 FEET TO A SET IRON PIPE; THENCE NORTH 08 DEGREES 10 MINUTES 21 SECONDS WEST 199.94 FEET TO A SET IRON PIPE; THENCE NORTH 61 DEGREES 18 MINUTES 34 SECONDS EAST 713.63 TO THE POINT OF BEGINNING AND CONTAINING 5.55 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING NOVEMBER 2020. BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983.

LAND DESCRIPTION 44.45 ACRES

A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

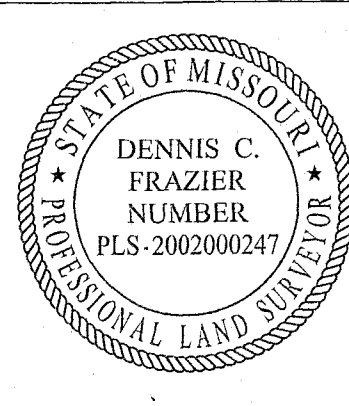
COMMENCING AT A FOUND STONE AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, SOUTH 88 DEGREES 37 MINUTES 27 SECONDS EAST 926.95 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST 3422.86 FEET TO A POINT; THENCE SOUTH 88 DEGREES 14 MINUTES 21 SECONDS EAST 20.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 01 MINUTES 58 SECONDS EAST 67.70 FEET TO A POINT; THENCE SOUTH 82 DEGREES 01 MINUTES 25 SECONDS EAST 379.28 FEET TO A POINT; THENCE NORTH 10 DEGREES 09 MINUTES 29 SECONDS EAST 109.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D"; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D" THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS NORTH 10 DEGREES 09 MINUTES 29 SECONDS EAST 985.40 FEET AND WHOSE CHORD BEARS SOUTH 88 DEGREES 30 MINUTES 17 SECONDS EAST 296.84, AN ARC LENGTH DISTANCE OF 297.97 FEET TO A POINT; NORTH 82 DEGREES 49 MINUTES 57 SECONDS EAST 41.50 FEET TO A POINT; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINTS BEARS NORTH 07 DEGREES 10 MINUTES 03 SECONDS WEST 603.70 FEET AND WHOSE CHORD BEARS NORTH 71 DEGREES 05 MINUTES 52 SECONDS EAST 245.56 FEET, AN ARC LENGTH DISTANCE OF 247.29 FEET TO A POINT; NORTH 59 DEGREES 19 MINUTES 29 SECONDS EAST 385.52 FEET TO A POINT; ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 30 DEGREES 40 MINUTES 31 SECONDS WEST 985.40 FEET AND WHOSE CHORD BEARS NORTH 54 DEGREES 35 MINUTES 35 SECONDS EAST 162.57, AN ARC LENGTH DISTANCE OF 162.75 FEET TO A POINT; NORTH 49 DEGREES 51 MINUTES 29 SECONDS EAST 6.40 FEET TO A POINT; SOUTH 40 DEGREES 08 MINUTES 19 SECONDS EAST 20.00 FEET TO A POINT; NORTH 49 DEGREES 51 MINUTES 29 SECONDS EAST 28.28 FEET TO A POINT; NORTH 49 DEGREES 51 MINUTES 29 SECONDS EAST 156.00 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 40 DEGREES 08 MINUTES 31 SECONDS EAST 380.30 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 00 MINUTES 19 SECONDS EAST 323.21 FEET, AN ARC LENGTH DISTANCE OF 333.83 FEET; AND SOUTH 79 DEGREES 42 MINUTES 31 SECONDS WEST 368.75 FEET TO A SET IRON PIPE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "D", SOUTH 12 DEGREES 38 MINUTES 33 SECONDS WEST 717.85 FEET TO A SET IRON PIPE; THENCE SOUTH 67 DEGREES 50 MINUTES 56 SECONDS WEST 1236.53 FEET TO A SET IRON PIPE; THENCE SOUTH 06 DEGREES 33 MINUTES 23 SECONDS WEST 478.42 FEET TO A SET IRON PIPE; THENCE SOUTH 58 DEGREES 32 MINUTES 58 SECONDS WEST 76.58 FEET TO A SET IRON PIPE; THENCE SOUTH 87 DEGREES 25 MINUTES 44 SECONDS WEST 60.59 FEET TO A SET IRON PIPE ON THE EAST LINE OF A PROPOSED 40 FOOT WIDE ACCESS AND UTILITY EASEMENT; THENCE ALONG THE EAST LINE OF SAID PROPOSED 40 FOOT WIDE ACCESS AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 61 DEGREES 58 MINUTES 29 SECONDS WEST 72.36 FEET TO A SET IRON PIPE; SOUTH 84 DEGREES 24 MINUTES 14 SECONDS WEST 215.46 FEET TO A SET IRON PIPE; NORTH 60 DEGREES 55 MINUTES 40 SECONDS WEST 52.05 FEET TO A SET IRON PIPE; NORTH 21 DEGREES 36 MINUTES 44 SECONDS WEST 223.91 FEET TO A SET IRON PIPE; NORTH 40 DEGREES 06 MINUTES 40 SECONDS WEST 116.18 FEET TO A SET IRON PIPE; NORTH 53 DEGREES 05 MINUTES 11 SECONDS WEST 88.79 FEET TO A SET IRON PIPE; NORTH 75 DEGREES 00 MINUTES 19 SECONDS WEST 72.14 FEET TO A SET IRON PIPE; NORTH 67 DEGREES 17 MINUTES 00 SECONDS WEST 72.94 FEET TO A SET IRON PIPE; NORTH 38 DEGREES 20 MINUTES 14 SECONDS WEST 23.59 FEET TO A SET IRON PIPE; NORTH 36 DEGREES 01 MINUTES 58 SECONDS EAST 67.70 FEET TO A SET IRON PIPE; THENCE LEAVING SAID EAST LINE, NORTH 10 DEGREES 09 MINUTES 29 SECONDS EAST 81.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.45 ACRES ACCORDING TO A SURVEY BY FRAZIER LAND SURVEYING DURING NOVEMBER 2020. BASIS OF BEARINGS IS THE MISSOURI COORDINATE SYSTEM OF 1983.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2020, BY THE ORDER OF MATTHEW HOVEN AND OR ASSIGNS AND EMMAUS PROPERTIES, LLC., EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

Dennis C. Frazier  
FRAZIER LAND SURVEYING SERVICES, INC.  
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247  
CORP.#200800391



PREPARED FOR: MATTHEW HOVEN	DATE: 11/25/20		PROPERTY BOUNDARY SURVEY
	SCALE: 1"=150'		
	PROJECT NO. 20-6690		
	FILE NAME: 20-6690.DWG		
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.#2008003911	REV-1	FRAZIER LAND SURVEYING SERVICES, INC. 116 E. PEARCE BLVD., P.O. BOX 65 WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710	
	REV-2		
	REV-3		
	REV-4		
		1 OF 1	SHEET

GENERAL NOTES:  
THIS SURVEY IS SUBJECT TO, EASEMENTS OF RECORD, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS 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. EASEMENTS WERE CONVEYED FOR CROSS-ACCESS AND WATER-SEWAGE TO EMMAUS PROPERTIES, LLC THROUGH THE TEMCO TRACT BY DOCUMENT NUMBER 201807314 OF THE WARREN COUNTY RECORDS. THE ENTIRETY OF THE EXISTING IMPROVEMENTS ARE NOT SHOWN HEREON.  
RIGHT OF WAY OF MISSOURI STATE HIGHWAY "D" ESTABLISHED BY USING A BEST FIT OF THE FOUND EXISTING RIGHT OF WAY POST FOUND THROUGHOUT SECTION 23.  
BASIS OF BEARINGS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983.