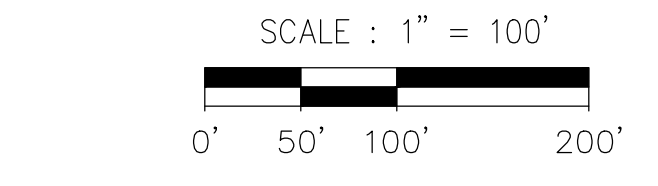
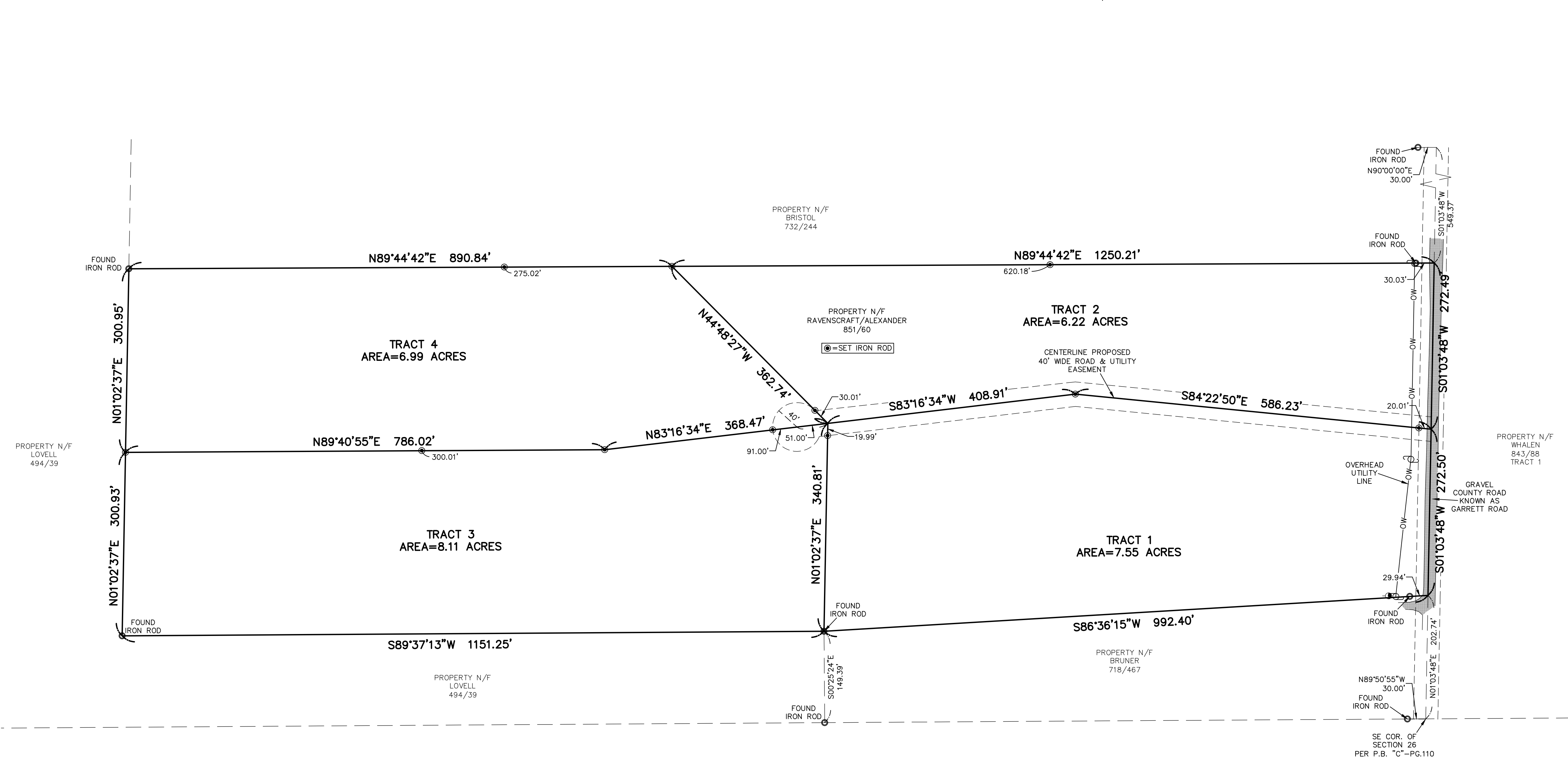


**A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
MONTGOMERY COUNTY, MISSOURI**



THIS FINAL PLAT MAJOR/MINOR, CLASS 1 2 3 SUBDIVISION OF \_\_\_\_\_ ZONED GROUND IS HEREBY APPROVED BY THE MONTGOMERY COUNTY PLANNING AND ZONING COMMISSION. DATED \_\_\_\_\_ WITH SUBDIVISION RESTRICTIONS BELOW:

SIGNED THIS DATE: \_\_\_\_\_  
 \_\_\_\_\_ CHAIR OF COMMISSION  
 \_\_\_\_\_ SECRETARY OF COMMISSION

THIS FINAL PLAT MAJOR/MINOR, CLASS 1 2 3 SUBDIVISION OF \_\_\_\_\_ ZONED GROUND IS HEREBY APPROVED BY THE MONTGOMERY COUNTY COMMISSION. DATED \_\_\_\_\_ WITH SUBDIVISION RESTRICTIONS BELOW:

\_\_\_\_\_  
 MONTGOMERY COUNTY PRESIDING COMMISSIONER

**PROPERTY DESCRIPTION TRACT 1**

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, NORTH 01 DEGREES 03 MINUTES 48 SECONDS EAST 475.24 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60 OF THE MONTGOMERY COUNTY RECORDS, SOUTH 86 DEGREES 36 MINUTES 15 SECONDS WEST 992.40 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 02 MINUTES 37 SECONDS EAST 340.81 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT, NORTH 83 DEGREES 16 MINUTES 34 SECONDS EAST 408.91 FEET TO A POINT AND SOUTH 84 DEGREES 22 MINUTES 50 SECONDS EAST 586.23 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, SOUTH 01 DEGREES 03 MINUTES 48 SECONDS WEST 272.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.55 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING DECEMBER OF 2022.

**PROPERTY DESCRIPTION TRACT 3**

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, NORTH 01 DEGREES 03 MINUTES 48 SECONDS EAST 202.74 FEET TO A POINT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60 OF THE MONTGOMERY COUNTY RECORDS, SOUTH 86 DEGREES 36 MINUTES 15 SECONDS WEST 992.40 FEET TO A FOUND IRON ROD AT THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 37 MINUTES 13 SECONDS WEST 1151.25 FEET TO A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60, NORTH 01 DEGREES 02 MINUTES 37 SECONDS EAST 300.93 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 40 MINUTES 55 SECONDS EAST 786.02 FEET TO A POINT; THENCE NORTH 83 DEGREES 16 MINUTES 34 SECONDS EAST 368.47 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE SOUTH 01 DEGREES 02 MINUTES 37 SECONDS WEST 340.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.11 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING DECEMBER OF 2022.

**PROPERTY DESCRIPTION TRACT 2**

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, NORTH 01 DEGREES 03 MINUTES 48 SECONDS EAST 475.24 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN BEING ALSO ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE ALONG THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT, NORTH 84 DEGREES 22 MINUTES 50 SECONDS WEST 586.23 FEET TO A POINT AND SOUTH 83 DEGREES 16 MINUTES 34 SECONDS WEST 408.91 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 44 DEGREES 48 MINUTES 27 SECONDS WEST 362.74 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60 OF THE MONTGOMERY COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 44 MINUTES 42 SECONDS EAST 1250.21 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, SOUTH 01 DEGREES 03 MINUTES 48 SECONDS WEST 272.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.22 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING DECEMBER OF 2022.

**PROPERTY DESCRIPTION TRACT 4**

A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, NORTH 01 DEGREES 03 MINUTES 48 SECONDS EAST 475.24 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60 OF THE MONTGOMERY COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 44 MINUTES 42 SECONDS WEST 1250.21 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID NORTH LINE, SOUTH 44 DEGREES 48 MINUTES 27 SECONDS EAST 362.74 FEET TO A POINT ON THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT; THENCE SOUTH 83 DEGREES 16 MINUTES 34 SECONDS WEST 368.47 FEET TO A POINT; THENCE SOUTH 89 DEGREES 40 MINUTES 55 SECONDS WEST 786.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREES 02 MINUTES 37 SECONDS EAST 300.93 FEET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 851, PAGE 60, NORTH 89 DEGREES 44 MINUTES 42 SECONDS EAST 800.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.99 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING DECEMBER OF 2022.

**PROPERTY DESCRIPTION PROPOSED 40' WIDE ROAD AND UTILITY EASEMENT**

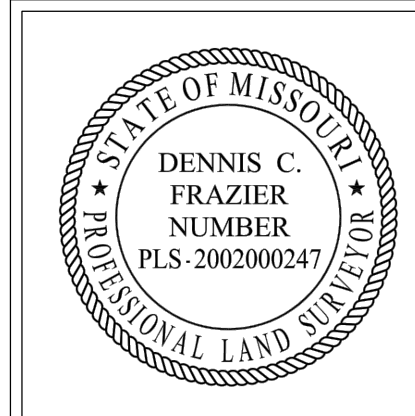
A 40 FOOT WIDE STRIP OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY COUNTY, MISSOURI AND THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION 26, NORTH 01 DEGREES 03 MINUTES 48 SECONDS EAST 475.24 FEET TO THE ACTUAL POINT OF BEGINNING OF THE CENTERLINE OF THE 40 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE OF A PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 84 DEGREES 22 MINUTES 50 SECONDS WEST 586.23 FEET TO A POINT AND SOUTH 83 DEGREES 16 MINUTES 34 SECONDS WEST 408.91 FEET TO A POINT, SAID POINT BEING A 40 RADIUS POINT FOR THE PROPOSED 40 FOOT WIDE ROAD AND UTILITY EASEMENT AND THE TERMINATION OF THE CENTERLINE OF SAID 40 FOOT WIDE STRIP OF LAND DESCRIBED HEREIN.

- GENERAL NOTES:**
1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST-ZONE-GRID NORTH.
  2. THIS SURVEY IS SUBJECT TO, 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, NO EASEMENTS OR UTILITIES RESEARCHED BY THE SURVEYOR.
  3. SURVEY BASED ON AND FOUND IRON RODS AS SHOWN IN SURVEY RECORDED IN PLAT BOOK "C" PAGE 110.

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF DECEMBER 2022, BY THE ORDER OF NORRIS RAVENSCRAFT, EXECUTED A PROPERTY BOUNDARY SURVEY AND PREPARED ON A TRACT OF LAND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONTGOMERY 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.# 2008003911



PREPARED FOR: NORRIS RAVENSCRAFT	DATE: 12/19/22	<p align="center"><b>PROPERTY BOUNDARY SURVEY</b></p> <p>FRAZIER LAND SURVEYING SERVICES, INC.                  116 E. PEARCE BLVD., P.O. BOX 65                  WENTZVILLE, MO. 63385                  PHONE: 636-332-0610                  FAX: 636-332-0710</p>	<p align="center">1 OF 1 SHEET</p>
DENNIS C. FRAZIER MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247 FRAZIER LAND SURVEYING SERVICES, INC. CORP.# 2008003911	SCALE: 1"=100'		
REV-1: REV-2: REV-3: REV-4:	PROJECT NO: 22-7817 FILE NAME: 22-7817.DWG		