

SECTIONS 28 & 33
TOWNSHIP 49 NORTH
RANGE 2 WEST
LINCOLN COUNTY, MO.

TURKEY CREEK ESTATES
PLAT BOOK 14
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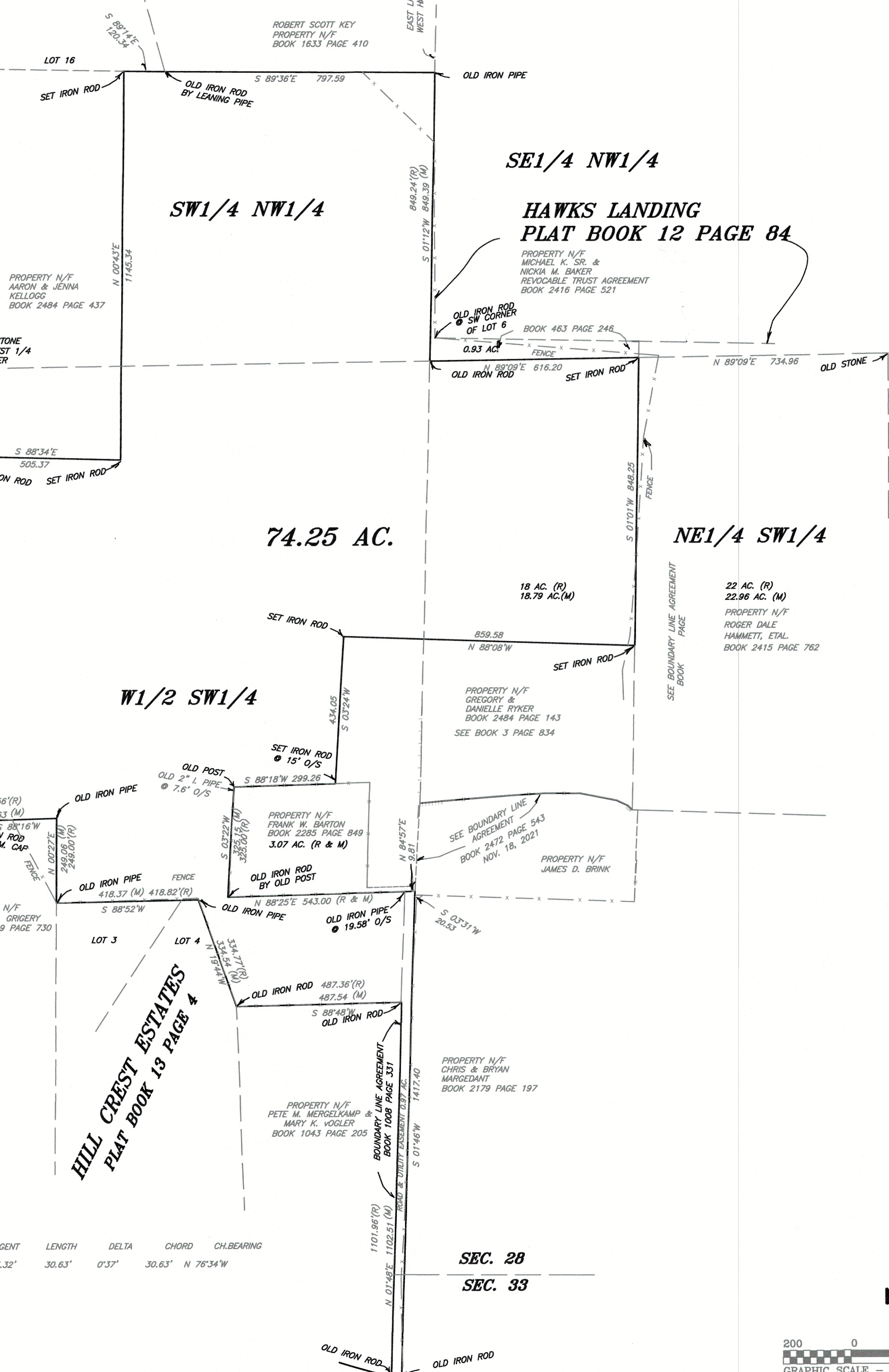
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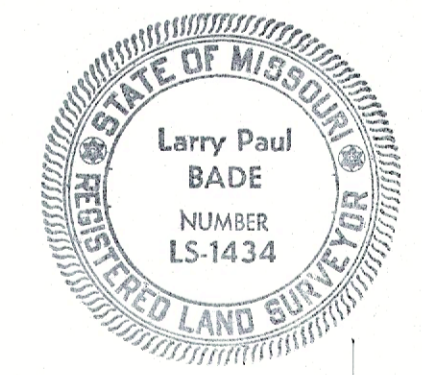
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74.25 AC. TRACT

A tract of land being part of Section 28 and Section 33, Township 49 North, Range 2 West, Lincoln County, Missouri and being described as follows:
Commencing at an old stone at the West Quarter corner of Section 28; thence along the West line of Section 28, South 00°-43' West 255.75 feet to an iron rod at the place of beginning of the said tract of land; thence along the South and East lines of a tract of land described in Book 2484 Page 437 of the Lincoln County records, South 88°-34' East 505.37 feet to an iron rod; thence North 00°-43' East 1145.34 feet to an iron rod; thence along the South line of Turkey Creek Estates, as shown in Plat Book 14 Page 39 of the Lincoln County records, South 89°-14' East 120.34 feet to an old iron rod; thence along the South line of a tract of land described in Book 1633 Page 410 of the Lincoln County records, South 89°-36' East 797.59 feet to an old iron pipe; thence along the West and South lines of a tract of land described in Book 463 Page 246 of the Lincoln County records, South 01°-12' West 849.39 feet to an old iron rod; thence North 89°-09' East 616.20 feet to an iron rod; thence along the West line of a tract of land described in Book 2415 Page 762 of the Lincoln County records, South 01°-01' West 848.25 feet to an iron rod; thence along the North and West lines of a tract of land described in Book 2484 Page 143 of the Lincoln County records, North 88°-08' West 859.58 feet to an iron rod; thence South 03°-24' West 434.05 feet; thence along the North, West, and South lines of a tract of land described in Book 2285 Page 849 of the Lincoln County records, South 88°-18' West 299.26 feet to an old post; thence South 03°-22' West 325.15 feet to an old iron rod by an old post; thence North 88°-25' East 543.00 feet; thence North 84°-57' East 9.81 feet; thence along a boundary line agreement as described in Book 2472 Page 543 of the Lincoln County records, South 03°-31' West 20.53 feet; thence along the West line of a tract of land described in Book 2179 Page 197 of the Lincoln County records, South 01°-46' West 1417.40 feet to an old iron rod; thence along the North line of Missouri State Highway "A" with a curve to the right, said curve having a radius of 2825.53 feet and a chord of North 76°-34' West 30.63 feet to an old iron rod; thence along a boundary line agreement as shown in Book 1008 Page 331 of the Lincoln County records, North 01°-48' East 1102.51 feet to an old iron rod; thence along the North line of a tract of land described in Book 1043 Page 205 of the Lincoln County records, South 88°-48' West 487.54 feet to an old iron rod; thence along the East and North lines of Hill Crest Estates as show in Plat Book 13 Page 4 of the Lincoln County records, North 19°-44' West 334.54 feet to an old iron pipe; thence South 88°-52' West 418.37 feet to an old iron pipe; thence along the East and North lines of a tract of land described in Book 2399 Page 730 of the Lincoln County records, North 00°-27' East 249.06 feet to an old iron pipe; thence South 88°-16' West 326.63 feet to an old iron rod; thence along the West line of Section 28, North 00°-43' East 1078.31 feet to the place of beginning and containing 74.25 acres, more or less. As shown on survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434, during February, March, and November of 2021 and February of 2024.



02-21-2024

THIS IS TO CERTIFY THAT AT THE REQUEST OF BROCKMEYER TRUST, WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT IT REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI STATE AND SURVEYOR LARRY P. BADE
PROFESSIONAL LAND SURVEYOR NO. 1434

(R)--RECORD DISTANCE
(M)--MEASURED DISTANCE

PARENT DEED--BOOK 1320 PAGE 18

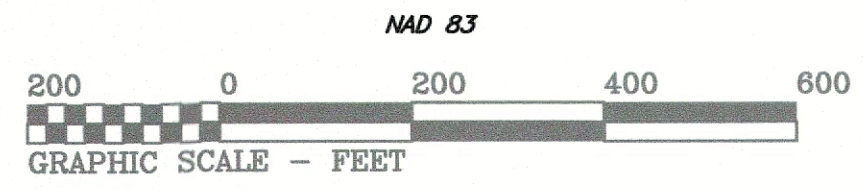
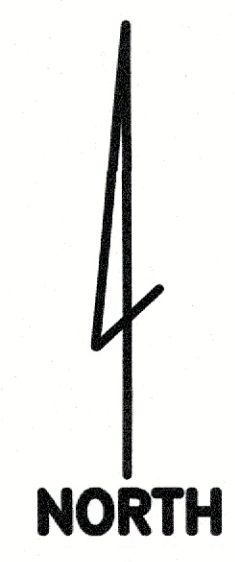
BOUNDARY SURVEY
SUBJECT TO: EASEMENTS OF RECORD
CLASS OF SURVEY--RURAL

Lewis-Bade Inc. LSC-312
Professional Land Surveyors
and Professional Engineers
PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63383

SURVEYED BY STU, COREY, MICHAEL	DATE FEB.-MARCH 2024	REVISIONS NOV. 2021 FEB. 2024
DRAWN BY: LARRY	CHECKED BY:	SCALE 1"=200' FILE 21043-9

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	2825.53'	15.32'	30.63'	0°37'	30.63'	N 76°34'W

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MO. STATE HIGHWAY "A"