

**SECTION 23
TOWNSHIP 47 NORTH
RANGE 2 WEST
WARREN COUNTY, MO.**

PROPERTY N/T
MARK L. WESS SR.
DOC. #201300139

NE1/4 SW1/4

PROPERTY N/T
JACKIE W. &
DEBORAH L. BROWER
DOC. #202501818

PROPERTY N/T
CAROL BETH LIVINOFF
BOOK 518 PAGE 278

4.00 AC.

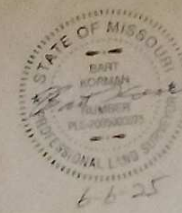
INTERSTATE "70"

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C-1	2486.04'	38.90'	57.80'	1°20'	57.80'	S 66°07'W
C-2	2466.04'	150.46'	300.55'	6°39'	300.37'	S 81°57'W

4.00 AC. TRACT

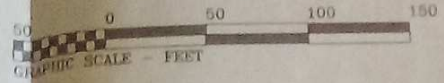
A tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 47 North, Range 2 West, Warren County, Missouri and being described as follows:

Commencing at the Center of Section 23, thence North 89°-32' West 425.95 feet; thence South 00°-55' West 411.99 feet to a corner in a creek at the place of beginning of the said tract of land; thence along the East line of a tract of land described in Book 518 Page 278 of the Warren County records, South 00°-55' West 291.62 feet to a corner in a creek; thence along the North line of Interstate "70", with a curve to the left, said curve having a radius of 2486.04 feet and a chord of South 86°-07' West 57.80 feet; thence South 04°-33' East 20.00 feet; thence along a curve to the left, said curve having a radius of 2466.04 feet and a chord of South 81°-57' West 300.37 feet; thence South 78°-28' West 249.87 feet to a corner in a creek; thence along the West line of a tract of land described in Book 518 page 278 of the Warren County records, North 00°-58' East 258.36 feet to an old iron rod; thence along the South and East lines of a tract of land described in Document No. 202501818 of the Warren County records, South 89°-32' East 232.00 feet to an old iron rod; thence North 00°-58' East 154.00 feet to an old iron rod; thence along the North line of a tract of land described in Book 518 Page 278 of the Warren County records, South 89°-32' East 364.09 feet to the place of beginning and containing 4.00 acres, more or less. As shown on survey by Bart Korman, Missouri Professional Land Surveyor No. 2005000075 during May of 2025.



THIS IS TO CERTIFY THAT AT THE REQUEST OF JACKIE BROWER, 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 LAND SURVEY.
BART KORMAN
PROFESSIONAL LAND SURVEYOR NO. 2005000075
WARREN COUNTY SURVEYOR

NORTH



BOUNDARY SURVEY
CLASS OF SURVEY--URBAN
SUBJECT TO EASEMENTS OF RECORD

Lewis-Bade Inc. - LSC-312
Professional Land Surveyors
and Professional Engineers

PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63088

SURVEYED BY MAX HAYDEN	DATE MAY 2025	REVISIONS
DRAWN BY LARRY	CHECKED BY:	SCALE 1"=50'