

BOUNDARY AND IMPROVEMENT SURVEY
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 33, TOWNSHIP 34 NORTH, RANGE 5 EAST
FREDERICKTOWN, MISSOURI

MOAIC
SURVEYING

5813 Saddlebrook Dr.
St. Charles, MO 63304
(636) 487-2971

Mosaic Surveying
Missouri State Certificate
of Authority #2017017641

PREPARED FOR:
MISTY BROWN
1433 MADISON 9558
FREDERICKTOWN, MISSOURI
63645

09/08/2025

DATE

25-017

PROJECT NUMBER

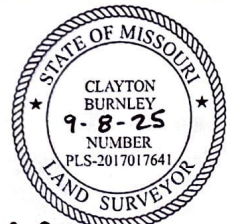
CB

DRAWN

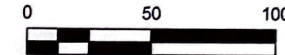
CJB

CHECKED

No.	Description	Date
1	Boundary/ Improvement	09/08/2025



Clay Burnley
Clayton Burnley - Professional Land Surveyor
MO Registration # PLS 2017017641



1 INCH = 50 FEET
BASIS OF BEARING:
2009 GOVERO SURVEY
LSI# Y1000997

THIS DRAWING HAS BEEN COMPILED WITHOUT
THE BENEFIT OF A TITLE REPORT AND,
THEREFORE, MAY NOT CONTAIN EASEMENTS,
RESERVATIONS, AND COVENANTS OF RECORD.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE UNPLATTED AREA KNOWN AS RAGSDALE RESORT, LOCATED IN SECTION 33, TOWNSHIP 34 NORTH, RANGE 5 EAST IN THE COUNTY OF MADISON, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERN QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 88° EAST, 1759.51 FEET; THENCE NORTH 34° EAST, 105.0 FEET; THENCE SOUTH 88° EAST, 115.43 FEET TO A POINT IN THE CENTER OF A 20' WIDE ROADWAY EASEMENT; THENCE ALONG THE CENTERLINE OF SAID ROADWAY EASEMENT, NORTH 31° EAST, 177.57 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 26°35'11" EAST, 99.96 FEET; THENCE NORTH 57°24'49" WEST, 132.0 FEET; THENCE SOUTH 26°35'11" WEST, 99.96 FEET; THENCE SOUTH 57°24'49" EAST, 132.0 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES

GRANTEES SHALL HAVE FULL RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS THE 30' WIDE ROADWAY FROM MISSOURI HIGHWAY 72 AND THE 20' WIDE ROADWAY ALONG THE LOT ABOVE DESCRIBED INTO THE AREA COMMONLY KNOWN AS RAGSDALE RESORT.

GRANTEES SHALL FURTHER HAVE AN EASEMENT AND RIGHT OF INGRESS AND EGRESS TO THE RIVER OVER AND ACROSS THE 57' WIDE ROADWAY AND FISHING AREA WHICH LIES IMMEDIATELY ADJACENT TO THE EAST WATERS EDGE OF THE ST. FRANCIS RIVER AND IMMEDIATELY WEST OF THE SUBDIVIDED LOTS OF RAGSDALE RESORT.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF SEPTEMBER, 2025, BY THE ORDER OF MISTY BROWN, PREPARED A BOUNDARY AND IMPROVEMENT SURVEY OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 5 EAST IN THE COUNTY OF MADISON, MISSOURI, AND THE RESULTS ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS UNDER THE RULES OF THE DEPARTMENT OF AGRICULTURE (20 CSR 2030-16) AND MEETS THE ACCURACY STANDARDS SET FORTH FOR AN "URBAN" TYPE PROPERTY

LEGEND

These standard symbols will
be found in the drawing.

○	Found Rebar
⊗	Found Iron Pipe
●	Set Rebar w/ cap