

REVISED PLAT OF SURVEY
PART OF THE NORTHWEST QUARTER, SECTION 8,
TOWNSHIP 35 NORTH, RANGE 1 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI.
IN REFERENCE TO TITLE COMMITMENT NUMBER: ATG-230378
UNDERWRITER: TITLE RESOURCES GROUP

SURFACE RIGHTS
LEGAL DESCRIPTION

A tract of land being part of the Northwest Quarter of Section 8, Township 35 North, Range 1 West of the Fifth Principal Meridian, Washington County, Missouri, said tract is located South of present day Missouri Route "C", North and West of Old Route "C", East of part of Indian Creek and part of Courtois Creek, described more particularly as follows:

Begin at a steel right of way post on the South marginal right of way line of present day Route "C" 90.00 feet from centerline station 104+00, located 1980.49 feet SOUTH and 3530.41 feet WEST of the Northeast corner of Section 8, found marked with a buried iron pin, then along and with said right of way;

THENCE South 40 degrees 40 minutes 27 seconds East for a distance of 120.86 feet to the Northwest marginal right of way line of Old Route "C", then along and with said right of way the following courses between turn points, including non-tangent curves;

THENCE along a curve to the left having a radius of 1571.45 feet and an arc length of 290.77 feet, being subtended by a chord of South 41 degrees 44 minutes 10 seconds West for a distance of 290.36 feet;

THENCE South 53 degrees 33 minutes 53 seconds East for a distance of 10.00 feet;

THENCE South 37 degrees 28 minutes 32 seconds West for a distance of 35.03 feet;

THENCE along a curve to the right having a radius of 697.87 feet and an arc length of 169.11 feet, being subtended by a chord of South 29 degrees 25 minutes 04 seconds West for a distance of 168.70 feet;

THENCE South 41 degrees 40 minutes 39 seconds West for a distance of 121.12 feet;

THENCE along a curve to the right having a radius of 205.92 feet and an arc length of 151.23 feet, being subtended by a chord of South 62 degrees 30 minutes 00 seconds West for a distance of 147.85 feet;

THENCE North 06 degrees 06 minutes 27 minutes 38 seconds West for a distance of 10.00 feet;

THENCE along a curve to the right having a radius of 195.92 feet and an arc length of 184.80 feet, being subtended by a chord of North 69 degrees 26 minutes 17 seconds West for a distance of 178.03 feet;

THENCE North 40 degrees 58 minutes 04 seconds West for a distance of 64.20 feet;

THENCE along a curve to the right having a radius of 655.04 feet and an arc length of 113.12 feet, being subtended by a chord of North 29 degrees 40 minutes 18 seconds West for a distance of 112.98 feet;

THENCE North 23 degrees 28 minutes 24 seconds West for a distance of 224.70 feet;

THENCE along a curve to the left having a radius of 3503.84 feet and an arc length of 61.82 feet, being subtended by a chord of North 26 degrees 29 minutes 04 seconds West for a distance of 61.82 feet;

THENCE South 63 degrees 00 minutes 36 seconds West for a distance of 10.00 feet;

THENCE along a curve to the left having a radius of 3493.84 feet and an arc length of 144.09 feet, being subtended by a chord of North 28 degrees 10 minutes 17 seconds West for a distance of 144.08 feet;

THENCE North 29 degrees 03 minutes 35 seconds West for a distance of 277.70 feet;

THENCE along a curve to the left having a radius of 1016.36 feet and an arc length of 228.29 feet, being subtended by a chord of North 34 degrees 45 minutes 44 seconds West for a distance of 227.81 feet;

THENCE North 43 degrees 10 minutes 13 seconds West for a distance of 231.54 feet to a point on the centerline of Indian Creek, then along and with said centerline;

THENCE North 50 degrees 07 minutes 22 seconds East for a distance of 106.52 feet to a point where Indian Creek merges with the centerline of Courtois Creek, then along and with said centerline the following courses;

THENCE North 15 degrees 22 minutes 23 seconds East for a distance of 111.15 feet;

THENCE North 05 degrees 32 minutes 26 seconds West for a distance of 90.84 feet;

THENCE North 09 degrees 05 minutes 55 seconds East for a distance of 47.94 feet;

THENCE North 09 degrees 38 minutes 51 seconds East for a distance of 204.76 feet to a point on the South marginal right of way line of present day Route "C", then leaving Courtois Creek along and with said right of way line;

THENCE South 49 degrees 29 minutes 02 seconds East for a distance of 310.29 feet to a steel post;

THENCE South 47 degrees 57 minutes 14 seconds East for a distance of 141.43 feet to a steel post;

THENCE South 36 degrees 39 minutes 34 seconds East for a distance of 277.60 feet to a steel post;

THENCE South 17 degrees 16 minutes 10 seconds East for a distance of 141.81 feet to a steel post;

THENCE South 23 degrees 08 minutes 44 seconds East for a distance of 14.33 feet to a steel post;

THENCE South 28 degrees 13 minutes 05 seconds East for a distance of 229.45 feet to a steel post;

THENCE South 45 degrees 12 minutes 52 seconds East for a distance of 188.55 feet to a steel post;

THENCE South 81 degrees 49 minutes 15 seconds East for a distance of 133.98 feet to a steel post;

THENCE South 78 degrees 25 minutes 34 seconds East for a distance of 236.50 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 20.28 acres more or less.

2019 - BUREAU OF LAND MANAGEMENT MONUMENT NOT RECOVERED. COMPUTED POSITION ONLY FROM RECORD DATA. (BLM), REFERENCE: MLS DOC. NO.: 600-36693 & 750-23091

2023 - FOUND 5/8" REBAR WITH ALUMINUM CAP. RESTORED BY PLS 2434. BURIED IN MOVED YARD. SUBSEQUENT TO ORIGINAL BLM MONUMENT. NO SUBSEQUENT DOCUMENT FOUND.

2019 - FOUND IRON PIN MARKING THE NORTHEAST CORNER OF SECTION 8. BURIED ON MO. ROUTE "C" RIGHT OF WAY. REFERENCE: MLS DOC. NO.: 600-36693 & 750-23091 (BLM).

Course	Bearing	Distance
L1	S 40°40'27" E	120.86'
L2	Rad: 1571.45' Tan: 145.80' Chd: S 41°44'10" W	Arc: 290.77' CA: 10°36'06" 290.36'
L3	S 53°33'53" E	10.00'
L4	S 37°28'32" W	35.03'
L5	Rad: 697.87' Tan: 84.97' Chd: S 29°25'04" W	Arc: 169.11' CA: 13°53'03" 168.70'
L6	S 41°40'39" W	121.12'
L7	Rad: 205.92' Tan: 79.21' Chd: S 62°30'00" W	Arc: 151.23' CA: 42°04'44" 147.85'
L8	N 06°27'38" W	10.00'
L9	Rad: 195.92' Tan: 99.92' Chd: N 69°26'17" W	Arc: 184.80' CA: 54°02'41" 178.03'
L10	N 40°58'04" W	64.20'
L11	Rad: 655.04' Tan: 56.70' Chd: N 29°40'18" W	Arc: 113.12' CA: 9°53'39" 112.98'
L12	N 23°28'24" W	224.70'
L13	Rad: 3503.84' Tan: 30.91' Chd: N 26°29'04" W	Arc: 61.82' CA: 1°00'39" 61.82'
L14	S 63°00'36" W	10.00'
L15	Rad: 3493.84' Tan: 72.08' Chd: N 28°10'17" W	Arc: 144.09' CA: 2°11'47" 144.08'
L16	N 29°03'35" W	277.70'
L17	Rad: 1016.36' Tan: 114.63' Chd: N 34°45'44" W	Arc: 228.29' CA: 12°52'10" 227.81'
L18	N 43°10'13" W	231.54'
L19	N 50°07'22" E	106.52'
L20	N 15°22'23" E	111.15'
L21	N 05°32'26" E	90.84'
L22	N 09°05'55" E	47.94'
L23	N 09°38'51" E	204.76'
L24	S 49°29'02" E	310.29'
L25	S 47°57'14" E	141.43'
L26	CHD: S 36°39'34" E	277.60'
L27	S 17°16'10" E	141.81'
L28	S 23°08'44" E	14.33'
L29	S 28°13'05" E	229.45'
L30	CHD: S 45°12'52" E	188.55'
L31	S 81°49'15" E	133.98'
L32	CHD: 78°25'34" E	236.50'

06-01-2023: REVISION
THIS PLAT IS REVISED TO NOTE A REFERENCE TO TITLE COMMITMENT NUMBER AGT-230378, UNDERWRITER "TITLE RESOURCES GROUP", AND ADD SURVEYOR NOTATION NUMBER 9, SHOWN HEREON.

07-26-2023:
ADDED CURVE DATA FOR LINES 26, 30, AND 32.

SURVEYOR'S NOTATIONS:
1.) THIS SURVEY WAS EXECUTED WITHOUT THE BENEFIT OF A COMPLETE TITLE COMMITMENT. RECORD EASEMENTS AND ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.

2.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SID NICKELSON AND ASSOCIATES LAND SURVEY.

3.) THE TRACT SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, CONDITIONS, RESTRICTIONS, AND RIGHT OF WAYS OF RECORD.

4.) BASIS OF BEARING IS BY GPS OBSERVATION LOCALIZED TO THE DOE RUN COMPANY COORDINATE SYSTEM.

5.) PROPERTY OWNERS, CONTRACTORS AND ALL AGENTS INVOLVED ARE RESPONSIBLE TO VERIFY CURRENT FEMA SPECIAL FLOOD HAZARD STATUS OF THE TRACT SHOWN HEREON.

6.) THE RIGHT OF WAY OF OLD ROUTE "C" SHOWN HEREON IS BASED ON BEST FIT COMPUTATIONS USING AS BUILT TIES TO THE EXISTING PAVEMENT CENTERLINE.

7.) THE MINERAL RIGHTS NORTH AND EAST OF COURTOIS CREEK ARE OWNED BY THE DOE RUN RESOURCES COMPANY, A SUCCESSOR OF THE ST. JOSEPH LEAD COMPANY AND THE ST. JOE MINERALS CORPORATION. REFERENCES ARE TWO WARRANTY DEEDS DATED OCTOBER 21, 1959, RECORDED IN BOOK: 116, PAGE: 332 AND BOOK: 116, PAGE: 333. SAID DEEDS ALSO RECORD THE AGREED SPECIFICATIONS FOR THE USE OF THE SURFACE.

8.) THE MINERAL RIGHTS NORTH OF OLD ROUTE "C", SOUTH OF COURTOIS CREEK AND EAST OF INDIAN CREEK ARE OWNED BY THE DOE RUN RESOURCES COMPANY, A SUCCESSOR OF THE ST. JOE MINERALS CORPORATION. REFERENCE IS A SPECIAL WARRANTY DEED DATED NOVEMBER 7, 1980 TO THOMAS L. BESANCENEZ AND JEAN S. BESANCENEZ.

SEAL: STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR No. 1594 SIDNEY L. NICKELSON 7-26-23	COMPANY NAME AND ADDRESS: SID NICKELSON & ASSOCIATES PROFESSIONAL LAND SURVEYORS SID NICKELSON, PLS. 1594 765 HIGHWAY 21 CALEDONIA, MO 63631 (573) 779-3377 sidnickelson@yahoo.com	NORTH ARROW REFERENCES NORTH REFERENCE: GRID BY GPS OBSERVATION LOCALIZED TO DOE RUN RESOURCES COORDINATE SYSTEM	LEGEND POINT NOT RECOVERED THIS SURVEY POINT FOUND THIS SURVEY AS NOTED FOUND STEEL RIGHT OF WAY MARKER POINT SET THIS SURVEY, 1/2" REBAR PIN POINT COMPUTED THIS SURVEY CENTERLINE OF NOTED ROUTE "C" AND OLD ROUTE "C" DENOTES APPROXIMATE SECTION LINES DENOTES PROPERTY BOUNDARY SURVEYED LAND HOOK, DENOTES SAME OWNERSHIP R - DATA OF RECORD M - MEASURED DATA NIF - NOW AND/OR FORMERLY BLM - BUREAU OF LAND MANAGEMENT MLS - MISSOURI LAND SURVEY	SCALE: 0 200 400 SCALE IN FEET THIS IS A RURAL CLASS SURVEY DWG AND CRD FILE NAME: BROGERS.CRD, LROGERS.DWG	DRAWN BY: M. T. CHECKED BY: S. N. SHEET 1 OF 1
THIS SURVEY WAS EXECUTED TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS. SIGNATURE: Sid Nickelson		REQUESTED BY: A: CYNTHIA WARD B: LARRY ROGERS STREET ADDRESS: A: 815 CHARLOTTE AVE. B: 21916 HIGHWAY 101 CITY, STATE, ZIP: A: COLUMBIA, ILLINOIS 62236 B: IOWA, LOUISIANA 70647 PHONE NUMBER: N/A DATE: 05-08-2023 REVISED: 06-01-2023 07-26-2023			