

PLAT OF SURVEY
PART OF THE NORTHWEST QUARTER, OF SECTION 8,
TOWNSHIP 35 NORTH, RANGE 1 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, WASHINGTON COUNTY, MISSOURI.

SURFACE RIGHTS ONLY

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, described more particularly as follows:

Begin at the intersection of the North line of said Section 8 and the centerline of Courtois Creek that is located South 89 degrees 49 minutes 03 seconds East 556.78 feet from the Northwest corner of Section 8, then leaving Courtois Creek along and with the North line of Section 8, then passing over a rebar pin set for reference at 300.00 feet;

THENCE South 89 degrees 49 minutes 03 seconds East for a distance of 1987.65 feet to a rebar pin set at an old fence line, then leaving the Section line along and with an ancient-dilapidated fence line noted in the Order and Judgment of a Quiet Title Action (CV10-80-62-CC) recorded in Book 175 at Page 815 of the Land Records of Washington County, Missouri the following courses;

THENCE South 17 degrees 04 minutes 51 seconds West for a distance of 14.26 feet

THENCE South 10 degrees 12 minutes 14 seconds West for a distance of 116.76 feet

THENCE South 03 degrees 56 minutes 16 seconds West for a distance of 220.77 feet

THENCE South 00 degrees 42 minutes 31 seconds West for a distance of 431.55 feet

THENCE South 15 degrees 04 minutes 09 seconds West for a distance of 80.81 feet

THENCE South 19 degrees 03 minutes 23 seconds West for a distance of 126.43 feet

THENCE South 20 degrees 31 minutes 25 seconds West for a distance of 145.70 feet

THENCE South 02 degrees 52 minutes 47 seconds West for a distance of 72.19 feet

THENCE South 00 degrees 18 minutes 35 seconds East for a distance of 260.47 feet

THENCE South 19 degrees 22 minutes 17 seconds East for a distance of 60.37 feet

THENCE South 35 degrees 24 minutes 31 seconds East for a distance of 26.51 feet

THENCE South 35 degrees 10 minutes 30 seconds East for a distance of 48.49 feet

THENCE South 72 degrees 12 minutes 18 seconds East for a distance of 30.69 feet

THENCE South 79 degrees 32 minutes 44 seconds East for a distance of 49.37 feet

THENCE South 85 degrees 11 minutes 00 seconds East for a distance of 24.85 feet to a rebar pin set on the North-South centerline of Section 8, then along and with said centerline;

THENCE South 01 degrees 05 minutes 53 seconds West for a distance of 4.54 feet to a rebar pin set on the North marginal right of way line of present day Route "C", then along and with said right of way the following courses;

THENCE South 87 degrees 25 minutes 12 seconds West for a distance of 188.40 feet

THENCE South 85 degrees 05 minutes 05 seconds West for a distance of 209.76 feet

THENCE South 72 degrees 24 minutes 46 seconds West for a distance of 36.78 feet

THENCE South 68 degrees 43 minutes 44 seconds West for a distance of 213.93 feet

THENCE South 78 degrees 55 minutes 01 seconds West for a distance of 183.90 feet

THENCE South 89 degrees 40 minutes 57 seconds West for a distance of 151.77 feet

THENCE along a curve to the right having a radius of 345.50 feet and an arc length of 261.30 feet, being subtended by a chord of North 58 degrees 37 minutes 03 seconds West for a distance of 255.12 feet to the end of curve;

THENCE North 27 degrees 49 minutes 16 seconds West for a distance of 167.97 feet

THENCE North 22 degrees 43 minutes 19 seconds West for a distance of 14.05 feet

THENCE North 16 degrees 46 minutes 39 seconds West for a distance of 163.49 feet to a point of curve;

THENCE along a curve to the left having a radius of 1226.35 feet and an arc length of 222.31 feet, being subtended by a chord of North 33 degrees 16 minutes 14 seconds West for a distance of 222.00 feet to the end of curve;

THENCE North 70 degrees 03 minutes 23 seconds West for a distance of 159.37 feet

THENCE North 48 degrees 16 minutes 08 seconds West for a distance of 157.47 feet

THENCE North 34 degrees 28 minutes 05 seconds West for a distance of 78.03 feet

THENCE North 57 degrees 06 minutes 34 seconds West for a distance of 151.42 feet

THENCE North 49 degrees 29 minutes 02 seconds West for a distance of 255.26 feet to a point on the centerline of Courtois Creek, then leaving Route "C" along and with said creek centerline the following courses;

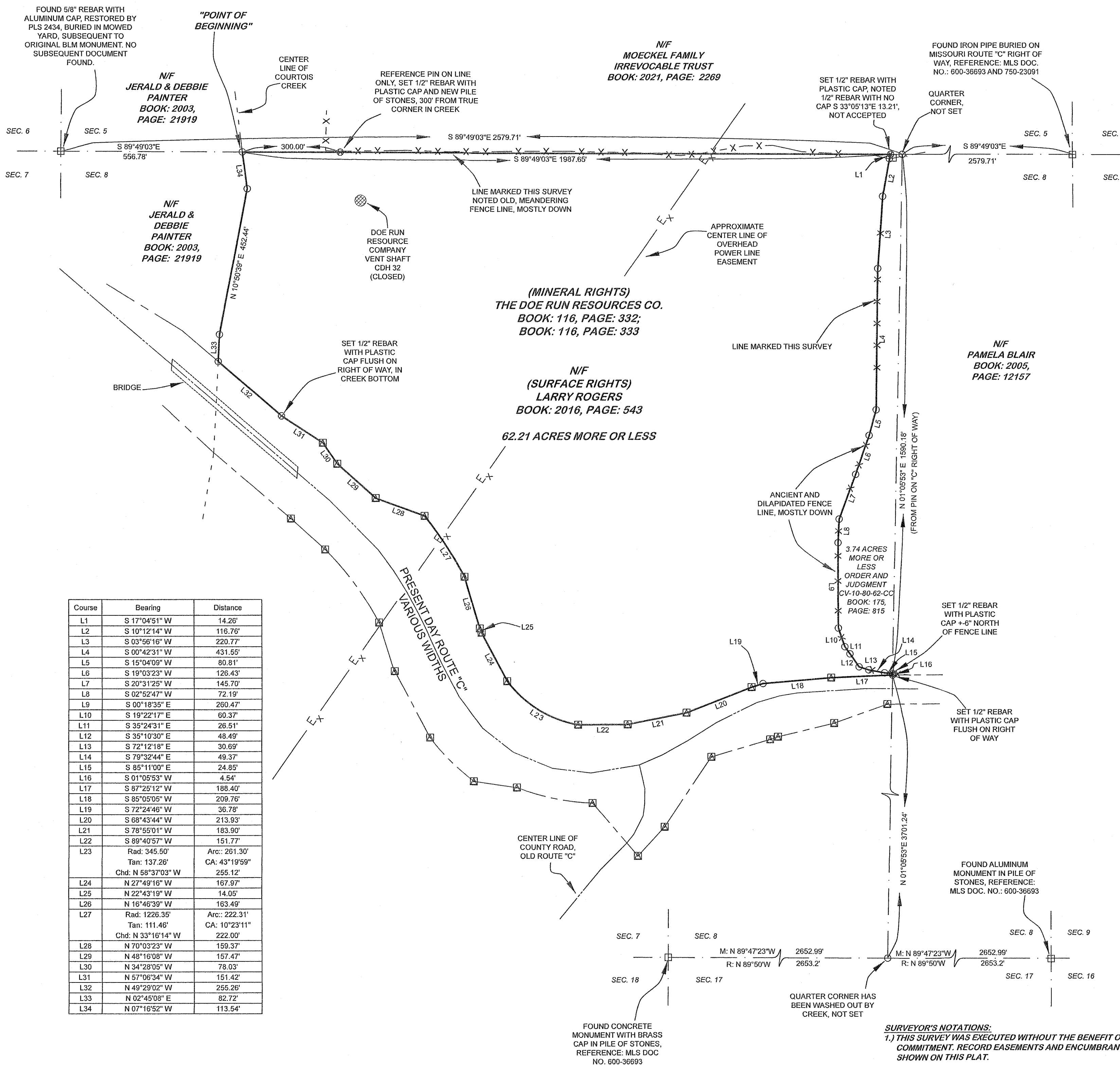
THENCE North 02 degrees 45 minutes 08 seconds East for a distance of 82.72 feet

THENCE North 10 degrees 50 minutes 39 seconds East for a distance of 452.44 feet

THENCE North 07 degrees 16 minutes 52 seconds West for a distance of 113.54 feet to the point of beginning.


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

Said property contains 62.21 acres more or less.



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 MINERAL RIGHTS 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.
- 7.) THE 62.21 ACRE MORE OR LESS TRACT NOTED HEREON IS WEST OF THE ORDER AND JUDGMENT OF QUIET TITLE ACTION (CV10-80-62-CC), RECORDED IN BOOK: 175, PAGE: 815 OF THE LAND RECORDS OF WASHINGTON COUNTY, MISSOURI.

SEAL: 	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 REFERENCE: NORTH REFERENCE: GRID BY GPS OBSERVATION LOCALIZED TO DOE RUN RESOURCES COORDINATE SYSTEM	LEGEND: □ - 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 N/F - NOW AND/OR FORMERLY BLM - BUREAU OF LAND MANAGEMENT MLS - MISSOURI LAND SURVEY
THIS SURVEY WAS EXECUTED TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS.	REQUESTED BY: RANDALL & TAMMY DUGAL STREET ADDRESS: 141 ELWA PLACE CITY, STATE, ZIP: WEST PALM BEACH, FL 33405-4107 PHONE NUMBER: N/A DATE: 07-25-2023	SCALE: 0 200 400 SCALE IN FEET THIS IS A RURAL CLASS SURVEY DWG AND CRD FILE NAME: BROGERS.CRD, WARD6221.DWG	DRAWN BY: M. T. CHECKED BY: S. N. SHEET 1 OF 1