PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 32 NORTH; RANGE 6 EAST

DB 558, PG 579
MADISON COUNTY, MISSOURI

SCALE
1" = 200'
0 100 200 400

REVISED -

DAVID R. MCCLAIN
380 LONG SPRINGS ROAD
STEELVILLE, MO 65565
(314) 581-1025

SHEET 1 OF 1

ORDER NO.

DATE 03/05/24

PART OF THE SOUTHEAST QUARTER OF SECTION 36, T32N-R6E

MADISON COUNTY - TRACT 2

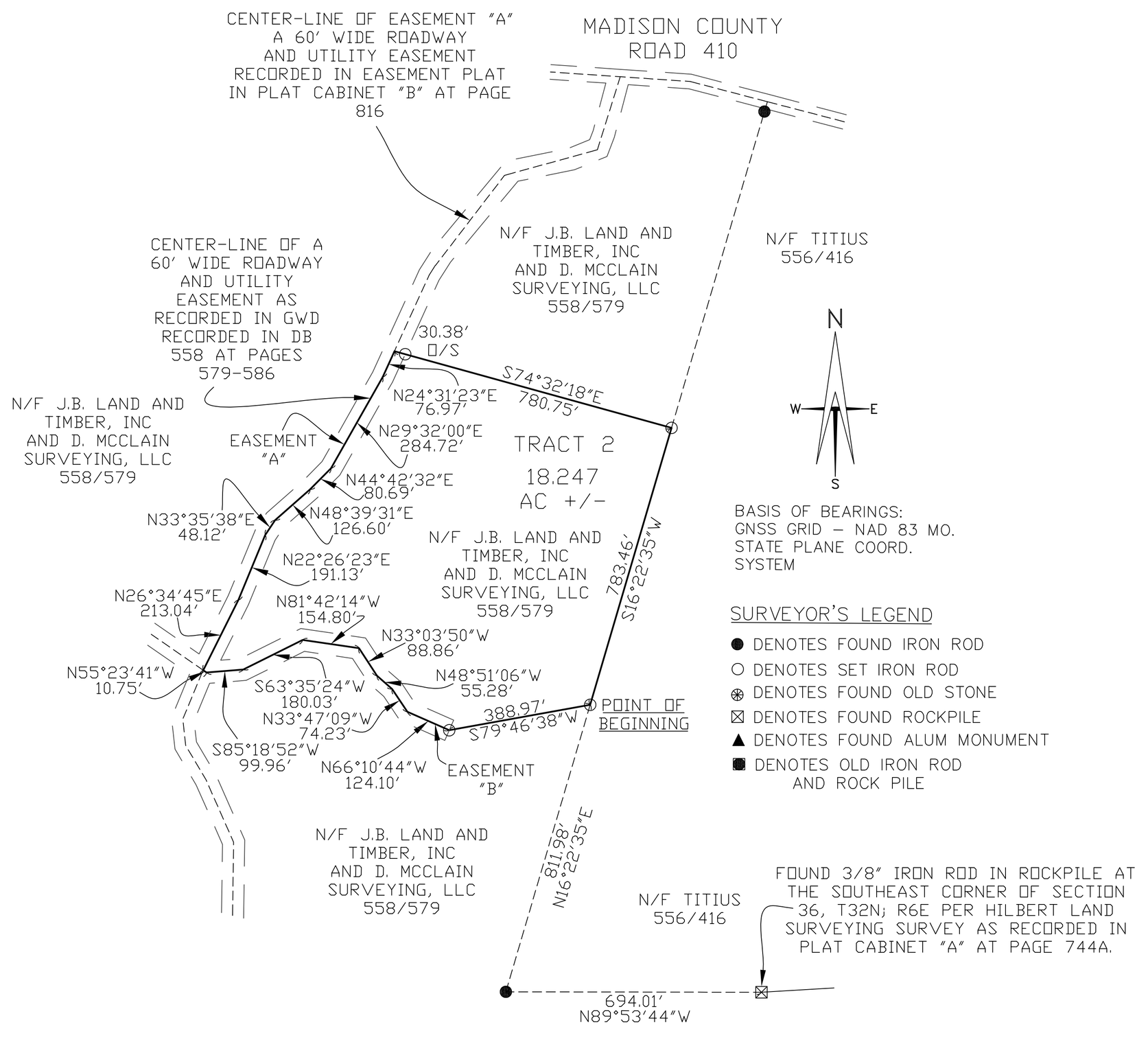
A TRACT OF LAND BEING PART OF A LARGER TRACT RECORDED IN DEED BOOK 558 AT PAGES 579-586 IN THE NAME OF J.B. LAND AND TIMBER CO., INC AND D. MCCLAIN SURVEYING, LLC IN PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 32 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD IRON ROD AND ROCKPILE MARKING THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 32 NORTH, RANGE 6 EAST AS SHOWN ON A RECORDED SURVEY BY HILBERT LAND SURVEYING AND RECORDED IN CABINET "A" AT PAGE 744 A DATED DECEMBER 22, 2022 WITH A RECORDED DATE OF JANUARY 19, 2022, MADISON COUNTY MISSOURI RECORDER'S OFFICE, THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, NORTH 89 DEGREES 53 MINUTES 44 SECONDS WEST 694.01 FEET TO AN OLD IRON ROD, THENCE LEAVING SAID SECTION LINE NORTH 16 DEGREES 22 MINUTES 35 SECONDS EAST 811.98 FEET TO A SET IRON ROD MARKING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE SOUTH 79 DEGREES 46 MINTES 38 SECONDS WEST 388.97 FEET TO A SET IRON ROD IN THE CENTER-LINE OF A 60' WIDE ROADWAY AND UTILITY EASEMENT LABELED EASEMENT "B", THENCE ALONG SAID CENTER-LINE OF EASEMENT "B" THE FOLLOWING COARSES AND DISTANCES, NORTH 66 DEGREES 10 MINUTES 44 SECONDS WEST 124.10 FEET, NORTH 33 DEGREES 47 MINUTES 09 SECONDS WEST 74.23 FEET, NORTH 48 DEGREES 51 MINUTES 06 SECONDS WEST 55.28 FEET, NORTH 33 DEGREES 03 MINUTES 50 SECONDS WEST 88.86 FEET, NORTH 81 DEGREES 42 MINUTES 14 SECONDS WEST 154.80 FEET, SOUTH 63 DEGREES 35 MINUTES 24 SECONDS WEST 180.03 FEET, SOUTH 85 DEGREES 18 MINUTES 52 SECONDS WEST 99.96 FEET AND NORTH 55 DEGREES 23 MINUTES 41 SECONDS WEST 10.75 FEET TO THE CENTER-LINE OF A 60' WIDE ROADWAY AND UTILITY EASEMENT LABELED EASEMENT "A", THENCE LEAVING SAID EASEMENT "B" AND ALONG THE CENTER-LINE OF SAID EASEMENT "A" THE FOLLOWING COARSES AND DISTANCES, NORTH 26 DEGREES 34 MINUTES 45 SECONDS EAST 213.04 FEET, NORTH 22 DEGREES 26 MINUTES 23 SECONDS EAST 191.13 FEET, NORTH 33 DEGREES 35 MINUTES 38 SECONDS EAST 48.12 FEET, NORTH 48 DEGREES 39 MINUTES 31 SECONDS EAST 126.60 FEET, NORTH 44 DEGREES 42 MINUTES 32 SECONDS EAST 80.69 FEET, NORTH 29 DEGREES 32 MINUTES 00 SECONDS EAST 284.72 FEET AND NORTH 24 DEGREES 31 MINUTES 23 SECONDS EAST 76.97 FEET TO A POINT FROM WHICH A SET IRON ROD BEARS SOUTH 74 DEGREES 32 MINUTES 18 SECONDS EAST 30.38 FEET, THENCE LEAVING SAID 60' WIDE EASEMENT, SOUTH 74 DEGREES 32 MINUTES 18 SECONDS EAST 780.75 FEET TO A SET IRON ROD, THENCE SOUTH 16 DEGREES 22 MINUTES 35 SECONDS WEST 783.46 FEET TO THE POINT OF BEGINNING CONTAINING 18.247 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, BUILDING LINES OR RESTICTIONS OF RECORD, IF ANY

SUBJECT TO A 60' WIDE ROADWAY AND UTILITY EASEMENT AS RECORDED IN GWD 558 AT PAGES 579-586.

SUBJECT TO EASEMENTS ON EASEMENT PLAT RECORDED IN PLAT CABINET "B" AT PAGE 816, MADISON COUNTY RECORDER'S OFFICE.



Boundary Survey

This is to certify that at the request of ERIC AND BREANNA WAHLERS, TRUE TITLE CO , we have during MARCH, 2024 executed a Boundary Survey. The results reflect the conditions found at the time of the survey, are correctly shown above, and conform to the Current Minimum Standards (effective 12/30/1994) for RURAL Class Property Boundary Surveys as issued by the Missouri Department of Natural Resources and the Missouri Board of Achitects, Engineers, and Land Surveyors. This survey was conducted under the immediate personal supervision of the undersigned Registered Land Surveyor. The easements, restrictions, and building lines shown are based on record plat information or on information supplied by the client. No investigation has been made by David R. McClain, as to the present status of any easements, restrictions, or building lines, shown or not shown, affecting the tract surveyed.

DAVID R McCLAIN, MO. P.L.S. 2001015261 DATE