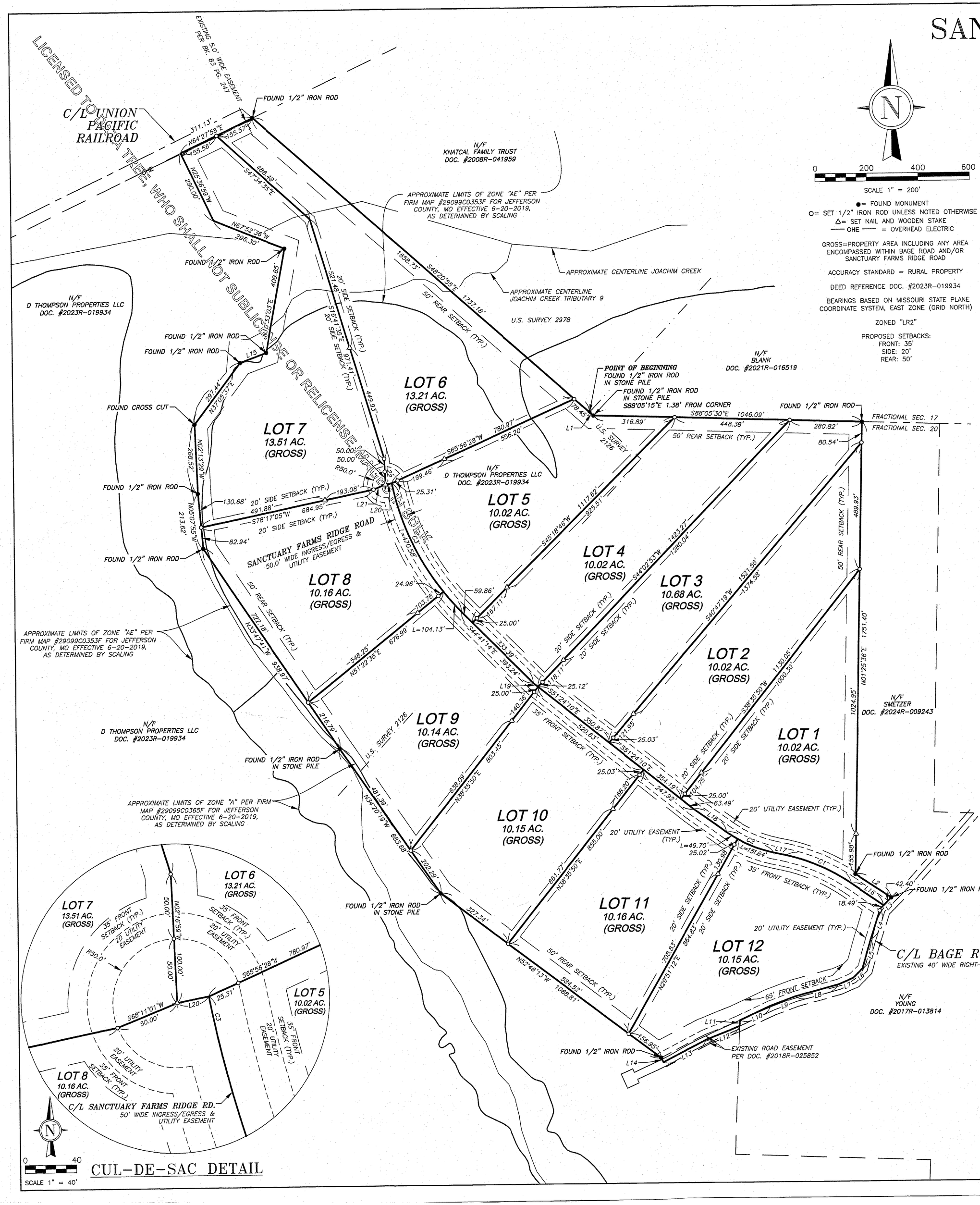
SANCTUARY FARMS SUBDIVISION

A TRACT OF LAND BEING PART OF U.S. SURVEY 2126 AND PART OF FRACTIONAL SECTION 20, ALL IN T40N, R5E OF THE 5TH P.M. IN JEFFERSON COUNTY, MISSOURI



● = FOUND MONUMENT
○ = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE
△ = SET NAIL AND WOODEN STAKE
OHE —— = OVERHEAD ELECTRIC

GROSS=PROPERTY AREA INCLUDING ANY AREA ENCOMPASSED WITHIN BAGE ROAD AND/OR SANCTUARY FARMS RIDGE ROAD

ACCURACY STANDARD = RURAL PROPERTY

DEED REFERENCE DOC. #2023R-019934

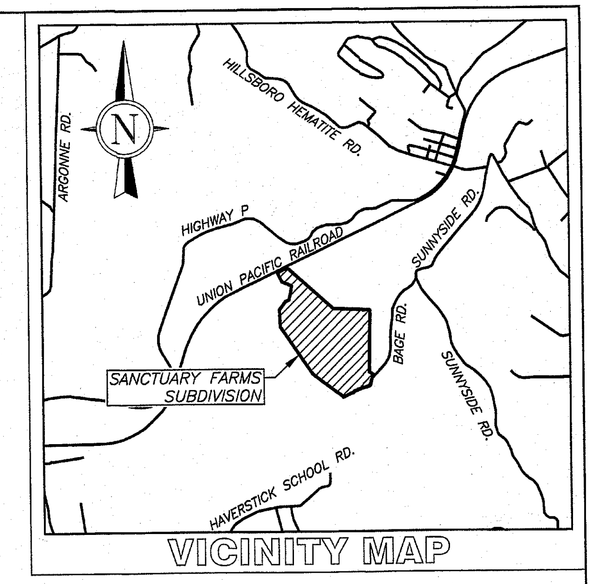
BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

ZONED "LR2"

PROPOSED SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 50'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 47°10'21" E	18.80
L2	S 56°16'41" E	166.51
L3	S 45°14'32" W	60.89
L4	S 18°00'13" W	124.45
L5	S 16°11'03" W	115.91
L6	S 45°53'03" W	53.59
L7	S 67°00'13" W	61.33
L8	S 74°57'13" W	175.43
L9	S 69°54'23" W	100.77
L10	S 65°28'43" W	133.05
L11	S 02°35'31" W	22.47
L12	S 68°18'53" W	141.93
L13	S 62°34'59" W	186.57
L14	N 25°37'35" W	20.01
L15	N 69°46'37" E	108.89
L16	S 55°13'48" E	151.84
L17	S 77°42'41" E	50.13
L18	S 54°33'36" E	155.78
L19	S 51°24'10" E	23.95
L20	N 78°46'58" E	25.00
L21	S 68°11'01" W	50.00
L22	N 02°16'59" W	100.00

CURVE TABLE				
NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 66°12'37" E	274.45	720.44	276.14
C2	S 65°52'32" E	200.04	509.76	201.35
C3	S 27°57'08" E	566.58	983.83	574.71



2024P-000106
FILED AND RECORDED
IN OFFICIAL RECORD
07/02/2024 04:06 PM
DEBBIE DUNNEGAN, RECORDER
JEFFERSON COUNTY, MO
PAGES 1
PLAT FEE 69.00

24X36

NOTES:

Schedule B of Hillsboro Title Company
Commitment No. H68786
Dated May 6, 2024

Item 5: Easements granted to Union Electric Company and/or Ameren U.E., according to instruments recorded in Book 83, Page 241 appears to not affect the subject tract, unable to plot from available records.

Book 83, Page 247 has been shown hereon.

Book 169, Page 472 is a blanket easement with no defined location.

Item 6: Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 230, Page 568 appears to not affect the subject tract, unable to plot from available records.

Item 7: Terms and provisions of Access and Utility Easement Agreement, according to instrument recorded in Document No. 040053826 affects the subject tract and has not been shown hereon.

Document No. 040053826 to be vacated by separate instrument.

Item 8: Easement for sewer purposes, according to instrument recorded in Document No. 2018R-025852 has been shown hereon.

Item 9: Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Bage Road has been shown hereon.

Anything not visible from the surface is not certified to.

The land surveyor makes no guarantee that access to the lands as shown hereon has been granted, identified, or reserved.

DESCRIPTION OF SANCTUARY FARMS SUBDIVISION:

A tract of land being part of the United States Survey 2126 and Fractional Section 20, Township 40 North, Range 5 East of the 5th P.M., being more fully described as follows:

Beginning at an iron rod in a stone pile at the Southernmost Corner of United States Survey 2978;
Thence along the Northeast line of United States Survey 2126 S 47° 10' 21" E 18.80 feet to the Closing Corner of of Fractional Sections 17 and 20 and the Northeast line of United States Survey 2126, from which an iron rod in a stone pile bears S88°05'15"E 1.38 feet;
Thence leaving said Northeast Line of United States Survey 2126 along the North line of Fractional Section 20 S 88° 05' 30" E 1046.09 feet to an iron rod;
Thence S 01° 25' 36" W 1751.40 feet to an iron rod;
Thence S 56° 16' 41" E 166.51 feet to an iron rod on the North right-of-way line of Bage Road;
Thence along the North right-of-way line of Bage Road S 45° 14' 32" W 60.89 feet;
Thence S 18° 00' 13" W 124.45 feet;
Thence S 16° 11' 03" W 115.91 feet;
Thence S 45° 53' 03" W 53.59 feet;
Thence S 67° 00' 13" W 61.33 feet;
Thence S 74° 57' 13" W 175.43 feet;
Thence S 69° 54' 23" W 100.77 feet;
Thence S 65° 28' 43" W 133.05 feet;
Thence leaving said North right-of-way line of Bage Road S 02° 35' 31" W 22.47 feet to a point on the Centerline of Bage Road;
Thence along said Centerline of Bage Road S 68° 18' 53" W 141.93 feet;
Thence S 62° 34' 59" W 186.57 feet;
Thence leaving said Centerline of Bage Road N 25° 37' 35" W 20.01 feet to an iron rod;
Thence N 52° 46' 13" W 1088.81 feet to an iron rod in a stone pile;
Thence N 34° 20' 19" W 683.68 feet to an iron rod in a stone pile;
Thence N 33° 47' 41" W 938.97 feet to an iron rod;
Thence N 05° 07' 55" W 213.62 feet to an iron rod;
Thence N 02° 13' 29" W 268.52 feet to a cut cross in a concrete bridge;
Thence N 37° 05' 37" E 297.44 feet to an iron rod;
Thence N 69° 46' 37" E 108.89 feet to an iron rod;
Thence N 10° 33' 03" E 409.65 feet to an iron rod;
Thence N 67° 52' 36" W 296.30 feet;
Thence N 25° 36' 59" W 290.00 feet to a point on the South right-of-way line of Union Pacific Railroad;
Thence along the South right-of-way line of Union Pacific Railroad N 64° 27' 58" E 311.13 feet to an iron rod at the intersection of said right-of-way line and the Northeast Line of United States Survey 2126;
Thence leaving said South right-of-way line of Union Pacific Railroad and along said Northeast line of United States Survey 2126 S 48° 20' 55" E 1737.18 feet to the POINT OF BEGINNING;

Containing 128.23 Acres more or less.

SUBJECT TO easements, conditions, and restrictions of record.

CERTIFICATES:

I, the undersigned member of Designer Farms, LLC, owner of the tract of land shown hereon have caused the same to be surveyed and subdivided into lots in the manner shown hereon. Said subdivision shall be known as "SANCTUARY FARMS SUBDIVISION".

The setback lines are established as shown hereon.

Lots 1-12 (inclusive) are hereby granted the non-exclusive right of ingress and egress over Sanctuary Farms Ridge Road as shown hereon. The owner reserves the right to grant the use of said Sanctuary Farms Ridge Road to others.

The utility easements shown hereon are hereby dedicated for the use, installation and maintenance of public utilities. The utility easements adjoining Sanctuary Farms Ridge Road may be used for storm water drainage and roadway ditching relevant to roadway maintenance for the lots as shown hereon.

The lots are subject to restrictions of record, as now exist, or may be subsequently recorded or amended.

IN WITNESS WHEREOF, I have hereunto set my hands this 2nd day of July 2024.

DESIGNER FARMS, LLC

By: _____
Steven Jordan, Member

STATE OF MISSOURI

COUNTY OF FRANKLIN

On this 2nd day of July 2024, before me personally appeared Steven Jordan, member of Designer Farms, LLC, known to me to be the person who executed the within subdivision on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires 2/9/2027

_____
Notary Public

CAMERON LUEKEN
Notary Public, Notary Seal
State of Missouri
Franklin County
Commission # 13757341
My Commission Expires 02-09-2027

I, Cameron Lueken, hereby certify to Designer Farms LLC, Hillsboro Title Company, and Old Republic National Title Insurance Company that this survey was completed under my direct supervision; and to the best of my knowledge, information and professional judgment the results shown hereon are correct and are made in compliance with the current standards for property boundary surveys of the Missouri Dept. of Insurance, Financial Institutions and Professional Registration (20-CSR 2030-16.0) as set forth therein.

STATE OF MISSOURI
CAMERON D. LUEKEN
NUMBER LS-2000164340
REGISTERED LAND SURVEYOR

Cameron Lueken,
P.L.S. 2000164340
P.L.S. for Wunderlich Surveying & Engineering Inc.
Franklin County Surveyor

WUNDERLICH
SURVEYING & ENGINEERING INC.
512 EAST MAIN STREET UNION, MO 63084
(636) 583-8400
MISSOURI STATE CERTIFICATE OF AUTHORITY:
CIVIL ENGINEERING: 001086
LAND SURVEYING: 000253

SANCTUARY FARMS SUBDIVISION

A TRACT OF LAND BEING PART OF U.S. SURVEY 2126 AND PART OF FRACTIONAL SECTION 20, ALL IN T40N, R5E OF THE 5TH P.M. IN JEFFERSON COUNTY, MISSOURI

SCALE: 1"=200'		SHEET
JOB: B214		
DATE: 7-2-2024		1 OF 1
SC: RC	REV:	
DWN: NM	REV:	
S:/B124/DWG	REV:	