



● = FOUND MONUMENT  
 ○ = SET 1/2" IRON ROD UNLESS NOTED OTHERWISE  
 △ = SET NAIL & WOODEN STAKE ON LINE  
 ■ = FOUND RIGHT OF WAY MARKER  
 ○ = ONE" = OVERHEAD ELECTRIC  
 NET=PROPERTY AREA EXCLUDING ANY AREA ENCOMPASSED WITHIN HIGHWAY EE, FARRIS ROAD, AND/OR INGRESS/EGRESS EASEMENT.  
 GROSS=PROPERTY AREA INCLUDING ANY AREA ENCOMPASSED WITHIN INGRESS/EGRESS EASEMENT  
 ACCURACY STANDARD = RURAL PROPERTY  
 DEED REFERENCE BK. 2018 PG. 1025  
 BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE (GRID NORTH)

CURVE TABLE			
NUMBER	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	S 55°30'08" E	174.05	237.03
C2	S 26°29'35" E	190.43	1108.50
C3	S 43°00'27" E	64.49	96.51
C4	S 12°25'00" W	289.57	440.28
C5	N 31°29'24" E	44.99	47.83
C6	N 32°37'36" E	48.30	60.69

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 88°02'41" E	68.82
L2	S 87°59'28" E	157.71
L3	S 84°50'37" E	115.16
L4	S 77°02'29" E	97.15
L5	S 33°57'48" E	54.75
L6	S 31°25'14" E	152.81
L7	S 09°23'37" W	79.34
L8	S 42°40'38" W	101.75
L9	S 53°59'14" W	101.98
L10	S 12°31'36" W	96.24
L11	S 15°01'08" W	53.85
L12	S 63°48'55" W	103.79
L13	S 80°59'43" W	102.98
L14	S 49°06'32" W	130.33
L15	S 39°38'36" W	105.97
L16	S 48°22'43" W	68.22
L17	N 16°47'58" E	136.70
L18	N 03°25'52" E	133.32
L19	N 09°10'43" E	82.76
L20	N 00°01'13" E	42.45
L21	N 16°42'40" W	94.02
L22	N 05°13'15" W	40.09
L23	N 01°37'30" W	67.71
L24	N 26°32'30" E	35.25
L25	N 49°30'48" E	70.88
L26	N 80°09'16" E	53.26
L27	N 70°27'19" E	64.74
L28	N 56°08'49" E	74.35
L29	N 24°02'06" E	16.04

**NOTES:**  
 Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.  
 Fence line encroachments will not necessarily be shown.  
 Line stakes will not be provided unless specifically requested.  
 Furthermore, without a current title report, the land surveyor makes no guarantee the owners as shown herein are correct.  
 Anything not visible from the surface is not certified to.  
 Conveyance by deed shall follow recordation of plat to change ownership.  
 The land surveyor makes no guarantee that access to the lands as shown herein has been granted, identified, or reserved.  
 At this location, Dry Fork Creek is probably nonnavigable. If so the upland riparian landowner's extent of title will be the thread of the stream. In this survey, using conventional surveying techniques and aerial imagery, the stream's thread was located. Its position is shown and noted on this plat. The tract's acreage has been computed to that line. The acreage shown is for the date of the survey. Through the creek's future fluvial processes, as the creek moves, the riparian boundary will change, as will the tract's acreage.

**DESCRIPTION OF TRACT A:**  
 A tract of land being part of the Northwest Quarter of Section 19, Township 41 North, Range 5 West of the 5th P.M., Gasconade County, Missouri being more fully described as follows:  
 Commencing at a M.S. Monument at the Southwest Corner of said Northwest Quarter;  
 Thence along the West line of said quarter section N 00° 19' 26" E 1154.03 feet to an iron rod being the POINT OF BEGINNING;  
 Thence N 00° 19' 26" E 89.57 feet to an iron pipe at the Southwest Corner of a tract of land being more fully described in Book 2013 Page 2466 in the Office of the Gasconade County Recorder of Deeds;  
 Thence along the South line of said tract of land S 86° 24' 18" E 962.54 feet to an iron pipe;  
 Thence continuing along the South line of said tract of land N 00° 10' 03" E 45.03 feet to an iron pipe;  
 Thence continuing along the South line of said tract of land S 86° 24' 44" E 254.58 feet to an iron rod at the Southeast Corner of said tract of land;  
 Thence along the East line of said tract of land N 02° 13' 10" E 705.96 feet to an iron rod at the intersection of said East line and the South right-of-way line of Farris Road;  
 Thence leaving said East line along said South right-of-way line the following courses and distances:  
 Thence S 88° 02' 41" E 68.82 feet;  
 Thence S 87° 59' 28" E 157.71 feet;  
 Thence S 88° 36' 17" E 307.73 feet;  
 Thence S 84° 50' 37" E 115.16 feet;  
 Thence S 77° 02' 29" E 97.15 feet;  
 Thence on a curve to the right in a southeasterly direction having a radius of 237.03 feet and a chord bearing and distance of S 55° 30' 08" E 174.05 feet;  
 Thence S 33° 57' 48" E 54.75 feet;  
 Thence S 31° 25' 14" E 152.81 feet;  
 Thence on a curve to the left in a southeasterly direction having a radius of 1108.50 feet and a chord bearing and distance of S 26° 29' 35" E 190.43 feet;  
 Thence on a curve to the left in a southeasterly direction having a radius of 96.51 feet and a chord bearing and distance of S 43° 00' 27" E 64.49 feet to the intersection of said South right-of-way line of Farris Road and the West right-of-way line of Highway EE;  
 Thence leaving said South right-of-way line of Farris Road along said West right-of-way line S 09° 23' 37" W 79.34 feet to an iron rod at the intersection of said West right-of-way line and the North line of a tract of land being more fully described in Book 2024 Page 96 in the Office of the Gasconade County Recorder of Deeds;  
 Thence leaving said West right-of-way line along said North line and the North line of a tract of land being more fully described in Book 295 Page 281 in the Office of the Gasconade County Recorder of Deeds N 86° 31' 02" W 1161.28 feet to a pipe at the Northwest Corner of said tract of land being more fully described in Book 295 Page 281;  
 Thence along the West line of said tract of land S 02° 07' 44" W 134.45 feet to an iron rod;  
 Thence leaving said West line N 86° 24' 18" W 1257.75 feet to the POINT OF BEGINNING;  
 Containing 20.00 Acres more or less.  
 SUBJECT TO a 20 foot wide easement for the non-exclusive right of ingress, egress, and utilities located in part of the Northwest Quarter of Section 19, Township 41 North, Range 5 West of the 5th P.M., Gasconade County, Missouri the centerline of said easement being more fully described as follows:  
 Commencing at a M.S. Monument at the Southwest Corner of said Northwest Quarter;  
 Thence along the West line of said quarter section N 00° 19' 26" E 1154.03 feet to an iron rod at the Southwest Corner of the above described tract of land;  
 Thence leaving said West line along the South line of said above described tract of land S 86° 24' 18" E 1189.54 feet to the POINT OF BEGINNING the sidelines of said easement being extended and/or truncated to meet said South line;  
 Thence N 03° 25' 52" E 133.32 feet;  
 Thence on a curve to the right in a northeasterly direction having a radius of 47.83 feet and a chord bearing and distance of N 31° 29' 24" E 44.99 feet;  
 Thence on a curve to the left in a northeasterly direction having a radius of 60.69 feet and a chord bearing and distance of N 32° 37' 36" E 48.30 feet;  
 Thence N 09° 10' 43" E 82.76 feet;  
 Thence N 00° 01' 13" E 42.45 feet;  
 Thence N 16° 42' 40" W 94.02 feet;  
 Thence N 05° 13' 15" W 40.09 feet;  
 Thence N 01° 37' 30" E 67.71 feet;  
 Thence N 26° 32' 30" E 35.25 feet;  
 Thence N 49° 30' 48" E 70.88 feet;  
 Thence N 80° 09' 16" E 53.26 feet;  
 Thence N 70° 27' 19" E 64.74 feet;  
 Thence N 56° 08' 49" E 74.35 feet;  
 Thence N 24° 02' 06" E 16.04 feet to a point on the South right-of-way line of Farris Road being the POINT OF TERMINATION the sidelines of said easement being extended and/or truncated to meet said South right-of-way line;  
 SUBJECT TO easements, conditions, and restrictions of record.

**DESCRIPTION OF TRACT B:**  
 A tract of land being part of the Northwest Quarter of Section 19, Township 41 North, Range 5 West of the 5th P.M., Gasconade County, Missouri being more fully described as follows:  
 Commencing at a M.S. Monument at the Southwest Corner of said Northwest Quarter;  
 Thence along the West line of said quarter section N 00° 19' 26" E 438.36 feet to an iron rod being the POINT OF BEGINNING;  
 Thence continuing along said West line N 00° 19' 26" E 715.67 feet to an iron rod;  
 Thence leaving said West line S 86° 24' 18" E 1257.75 feet to an iron rod on the West line of a tract of land being more fully described in Book 295 Page 281 in the Office of the Gasconade County Recorder of Deeds;  
 Thence along said West line S 02° 07' 44" W 683.23 feet to an iron rod;  
 Thence leaving said West line N 87° 52' 01" W 1234.80 feet to the POINT OF BEGINNING;  
 Containing 20.00 Acres more or less.  
 TOGETHER WITH a 20 foot wide easement for the non-exclusive right of ingress, egress, and utilities located in part of the Northwest Quarter of Section 19, Township 41 North, Range 5 West of the 5th P.M., Gasconade County, Missouri the centerline of said easement being more fully described as follows:  
 Commencing at a M.S. Monument at the Southwest Corner of said Northwest Quarter;  
 Thence along the West line of said quarter section N 00° 19' 26" E 1154.03 feet to an iron rod at the Northwest Corner of the above described tract of land;  
 Thence leaving said West line along the North line of said above described tract of land S 86° 24' 18" E 1189.54 feet to the POINT OF BEGINNING the sidelines of said easement being extended and/or truncated to meet said North line;  
 Thence N 03° 25' 52" E 133.32 feet;  
 Thence N 00° 01' 13" E 42.45 feet;  
 Thence N 16° 42' 40" W 94.02 feet;  
 Thence N 05° 13' 15" W 40.09 feet;  
 Thence N 01° 37' 30" E 67.71 feet;  
 Thence N 26° 32' 30" E 35.25 feet;  
 Thence N 49° 30' 48" E 70.88 feet;  
 Thence N 80° 09' 16" E 53.26 feet;  
 Thence N 70° 27' 19" E 64.74 feet;  
 Thence N 56° 08' 49" E 74.35 feet;  
 Thence N 24° 02' 06" E 16.04 feet to a point on the South right-of-way line of Farris Road being the POINT OF TERMINATION the sidelines of said easement being extended and/or truncated to meet said South right-of-way line;  
 SUBJECT TO easements, conditions, and restrictions of record.

**DESCRIPTION OF TRACT C:**  
 A tract of land being part of the Northwest Quarter and the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, all in Township 41 North, Range 5 West of the 5th P.M., Gasconade County, Missouri being more fully described as follows:  
 Beginning at a M.S. Monument at the Southwest Corner of said Northwest Quarter of Section 19;  
 Thence along the West line of said quarter section N 00° 19' 26" E 438.36 feet to an iron rod;  
 Thence leaving said West line S 87° 52' 01" W 1234.80 feet to an iron rod on the West line of a tract of land being more fully described in Book 295 Page 281 in the Office of the Gasconade County Recorder of Deeds;  
 Thence leaving said West line along said West right-of-way line the following courses and distances:  
 Thence S 42° 40' 38" W 101.75 feet;  
 Thence S 53° 59' 14" W 101.98 feet;  
 Thence S 42° 40' 38" W 221.49 feet;  
 Thence S 12° 31' 36" W 96.24 feet;  
 Thence on a curve to the left in a southwesterly direction having a radius of 440.28 feet and a chord bearing and distance of S 12° 25' 00" W 289.57 feet;  
 Thence S 06° 46' 57" E 1420.70 feet;  
 Thence S 15° 01' 08" W 53.85 feet;  
 Thence S 06° 46' 57" E 223.69 feet to the intersection of said West right-of-way line and the centerline of Dry Fork Creek;  
 Thence leaving said West right-of-way line along said centerline of Dry Fork Creek the following courses and distances:  
 Thence S 63° 48' 55" W 103.79 feet;  
 Thence S 80° 59' 43" W 102.98 feet;  
 Thence N 63° 29' 55" W 183.96 feet;  
 Thence N 72° 03' 46" W 195.59 feet;  
 Thence S 75° 30' 18" W 160.11 feet;  
 Thence S 49° 06' 32" W 130.33 feet;  
 Thence S 39° 38' 36" W 105.97 feet;  
 Thence S 18° 13' 18" W 180.86 feet;  
 Thence S 09° 46' 48" E 174.35 feet;  
 Thence S 16° 54' 23" W 229.51 feet;  
 Thence S 31° 23' 22" E 172.05 feet;  
 Thence S 28° 24' 28" W 202.84 feet;  
 Thence S 48° 22' 43" W 68.22 feet to the intersection of said centerline of Dry Fork Creek and the West line of said Northwest Quarter of Section 30 from which an iron rod bears N 00° 44' 13" W 113.74 feet;  
 Thence leaving said centerline of Dry Fork Creek along said West line N 00° 44' 13" W 976.00 feet to an iron rod at the Northwest Corner of said Northwest Quarter of Section 30;  
 Thence leaving said West line of the Northwest Quarter of Section 30 along the West line of said Southwest Quarter of Section 19 N 00° 35' 05" E 2868.57 feet to the POINT OF BEGINNING;  
 Containing 77.25 Acres more or less.  
 SUBJECT TO easements, conditions, and restrictions of record.

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, JUNCTION, MO 63084  
(636) 583-8400  
MISSOURI STATE CERTIFICATE OF AUTHORITY:  
CIVIL ENGINEERING: 001086  
LAND SURVEYING: 000253

**BOUNDARY SURVEY**

A TRACT OF LAND BEING PART OF THE NW 1/4 & SW 1/4 OF SEC. 19 & PART OF THE NW 1/4 OF SEC. 30, T41N, R5W OF THE 5TH P.M. IN GASCONADE COUNTY, MISSOURI

SCALE: 1"=200'  
JOB: 8325  
DATE: 5-8-2025  
SC: RC  
DWN: NM  
S/R:8325/DWG

SHEET  
**1 OF 1**