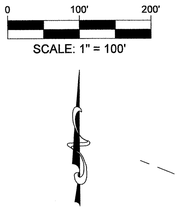
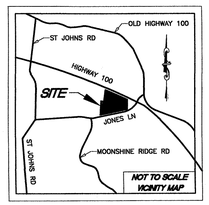
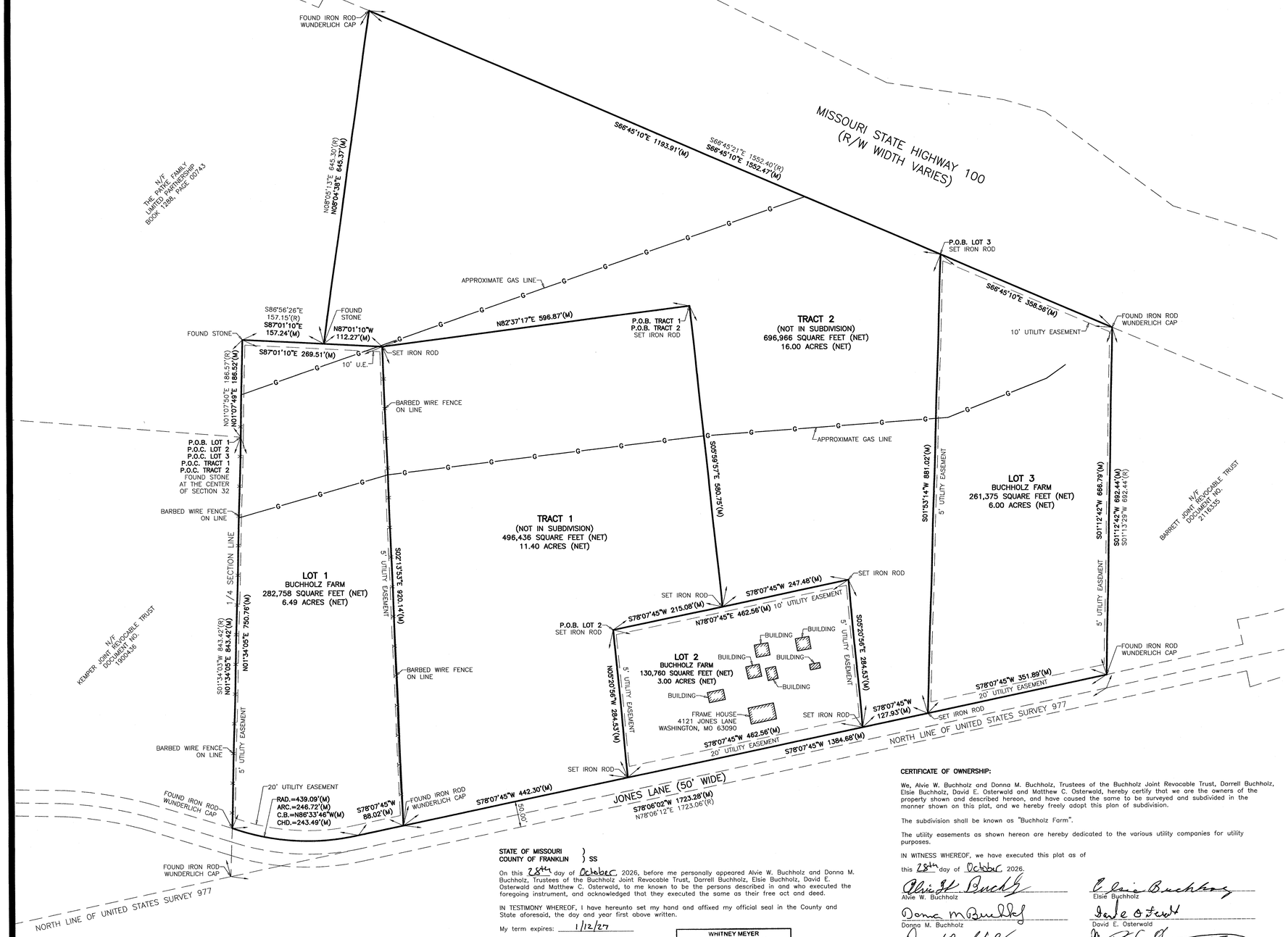
BUCHHOLZ FARM

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI

A2103







LISA A. SMART
RECORDER OF DEEDS
FRANKLIN COUNTY
STATE OF MISSOURI
DOCUMENT# 2615168
11/13/2026 10:45 AM
FEE: 71.00
PAGES: 1

NOTES:

1. Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

2. Field work was completed on this site by Buescher Frankenberg Associates, Inc. on July 29, 2026.

(M) = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.

(R) = Indicates recorded outboundary information as per "Beneficiary Deed", recorded on October 6, 2003, as Reference No. 2003-25632, "Boundary Survey by Wunderlich Surveying & Engineering Inc.", recorded on January 17, 2018, as Document No. 1800659 of the Franklin County Recorder of Deeds Office.

3. Beneficiary Deed recorded on October 6, 2003, as Reference No. 2003-25632 of the Franklin County Recorder of Deeds Office.

4. Zoning ID – R

5. Utility Easements
Along Jones Lane – 20' wide
Rear property lines – 10' wide
Side property lines – 5' wide

LEGAL DESCRIPTION: BUCHHOLZ FARM – LOT 1

A tract of land being part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 32, Township 44 North, Range 1 East of the 5th P.M., Franklin County, Missouri, to wit:

Beginning at a found stone at the center of said Section 32; thence along the west line of said Northeast Quarter N01°-07'-49"E 186.52 ft. to a found stone; thence leaving said west line S87°-01'-10"E 269.51 ft. to a set iron rod; thence S02°-13'-53"E 920.14 ft. to a found iron rod with cap on the north right of way line of Jones Lane, thence along said north right of way line S78°-07'-45"W 88.02 ft. to a point, thence along a curve deflecting to the right having a radius of 439.09 ft., an arc length of 246.72 ft., a chord bearing of N86°-33'-46"W, a chord distance of 243.49 ft. to a found iron rod with cap on the west line of said Southeast Quarter; thence leaving said north right of way line of said Jones Lane, along said west line N01°-34'-05"E 750.76 ft. to the point of beginning, containing 6.49 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: BUCHHOLZ FARM – LOT 2

A tract of land being part of the North Half of the Southeast Quarter of Section 32, Township 44 North, Range 1 East of the 5th P.M., Franklin County, Missouri, to wit:

Commencing at a found stone at the center of said Section 32; thence S62°-28'-06"E 806.27 ft. to a set iron rod at the point of beginning; thence N78°-07'-45"E 462.56 ft. to a set iron rod; thence S05°-20'-56"E 284.53 ft. to a set iron rod on the north right of way line of Jones Lane, thence along said north right of way line S78°-07'-45"W 462.56 ft. to a set iron rod; thence leaving said north right of way line N05°-20'-56"W 284.53 ft. to the point of beginning, containing 3.00 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: BUCHHOLZ FARM – LOT 3

A tract of land being part of the South Half of the Northeast Quarter and part of the North Half of the Southeast Quarter of Section 32, Township 44 North, Range 1 East of the 5th P.M., Franklin County, Missouri, to wit:

Commencing at a found stone at the center of said Section 32; thence N75°-36'-24"E 1392.06 ft. to a set iron rod on the south right of way line of Missouri State Highway 100 at the point of beginning, thence along said south right of way line S66°-45'-10"E 358.56 ft. to a found iron rod with cap; thence leaving said south right of way line S01°-12'-42"W 666.79 ft. to a found iron rod with cap on the north right of way line of Jones Lane, thence along said north right of way line S78°-07'-45"W 351.89 ft. to a set iron rod; thence leaving said north right of way line N01°-53'-14"E 881.02 ft. to the point of beginning, containing 6.00 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: TRACT 1 – (NOT IN SUBDIVISION)

A tract of land being part of the Southwest Quarter of the Northeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 32, Township 44 North, Range 1 East of the 5th P.M., Franklin County, Missouri, to wit:

Commencing at a found stone at the center of said Section 32; thence N73°-55'-44"E 899.92 ft. to a set iron rod at the point of beginning; thence S05°-59'-57"E 580.75 ft. to a set iron rod; thence S78°-07'-45"W 215.08 ft. to a set iron rod; thence S05°-20'-56"E 284.53 ft. to a set iron rod on the north right of way line of Jones Lane, thence along said north right of way line S78°-07'-45"W 442.30 ft. to a found iron rod with cap; thence leaving said north right of way line N02°-13'-53"W 920.14 ft. to a set iron rod; thence N82°-37'-17"E 596.87 ft. to the point of beginning, containing 11.40 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

LEGAL DESCRIPTION: TRACT 2 – (NOT IN SUBDIVISION)

A tract of land being part of the South Half of the Northeast Quarter and part of the North Half of the Southeast Quarter of Section 32, Township 44 North, Range 1 East of the 5th P.M., Franklin County, Missouri, to wit:

Commencing at a found stone at the center of said Section 32; thence N73°-55'-44"E 899.92 ft. to a set iron rod at the point of beginning; thence S82°-37'-17"W 596.87 ft. to a set iron rod; thence N87°-01'-10"W 112.27 ft. to a found stone; thence N08°-04'-38"E 645.37 ft. to a found iron rod with cap on the south right of way line of Missouri State Highway 100, thence along said south right of way line S66°-45'-10"E 1193.91 ft. to a set iron rod; thence leaving said south right of way line S01°-53'-14"W 881.02 ft. to a set iron rod on the north right of way line of Jones Lane, thence along said north right of way line S78°-07'-45"W 127.93 ft. to a set iron rod; thence leaving said north right of way line N05°-20'-56"W 284.53 ft. to a set iron rod; thence S78°-07'-45"W 247.48 ft. to a set iron rod; thence N05°-59'-57"W 580.75 ft. to the point of beginning, containing 16.00 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

CERTIFICATE OF OWNERSHIP:

We, Alvie W. Buchholz and Donna M. Buchholz, Trustees of the Buchholz Joint Revocable Trust, Darrell Buchholz, Elsie Buchholz, David E. Osterwald and Matthew C. Osterwald, hereby certify that we are the owners of the property shown and described hereon, and have caused the same to be surveyed and subdivided in the manner shown on this plat, and we hereby freely adopt this plan of subdivision.

The subdivision shall be known as "Buchholz Farm".

The utility easements as shown hereon are hereby dedicated to the various utility companies for utility purposes.

IN WITNESS WHEREOF, we have executed this plat as of this 28th day of October 2026.

Alvie W. Buchholz

Donna M. Buchholz

Darrell Buchholz

Elsie Buchholz

David E. Osterwald

Matthew C. Osterwald

STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS

On this 28th day of October, 2026, before me personally appeared Alvie W. Buchholz and Donna M. Buchholz, Trustees of the Buchholz Joint Revocable Trust, Darrell Buchholz, Elsie Buchholz, David E. Osterwald and Matthew C. Osterwald, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their 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: 1/12/27

Whitney Meyer

WHITNEY MEYER
Notary Public - Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: January 12, 2027
Commission # 23072370

CERTIFICATE OF APPROVAL:

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets, that the subdivision shown is in all respects in compliance with the Unified Land Use Regulations of Franklin County, Missouri, and that therefore this plat has been approved by the Planning Director, subject to its being recorded in the Office of the Recorder of Deeds within 60 days of the date below.

Nichole Zielke, Planning and Zoning Director — 11/12/26 Date

STATE OF MISSOURI)
COUNTY OF FRANKLIN) SS

This is to certify to Alvie W. Buchholz and Donna M. Buchholz, Trustees of the Buchholz Joint Revocable Trust, Darrell Buchholz, Elsie Buchholz, David E. Osterwald and Matthew C. Osterwald, that during the month of October 2026, we executed a Property Boundary Survey and Subdivision Plat, being part of the South Half of the Northeast Quarter and part of the North Half of the Southeast Quarter of Section 32, Township 44 North, Range 1 East of the 5th P.M., Franklin County, Missouri. To the best of my knowledge and belief, this map or plat and the survey on which it is based were made in accordance with the current "Missouri Standards for Property Boundary Surveys of the Missouri Department of Commerce and Insurance, Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects" and meets the accuracy requirement of a Rural Survey as defined therein.

BFA Engineering • Surveying
103 ELM STREET
WASHINGTON, MISSOURI 63090
TELEPHONE: (636) 239-4751
bfaeng.com

ALVIE, DONNA, DARRELL AND ELSIE BUCHHOLZ
DAVID AND MATTHEW OSTERWALD
4121 JONES LANE, WASHINGTON, MISSOURI 63090
FRANKLIN COUNTY

STATE OF MISSOURI
MARK RAYMOND FRANKENBERG
NUMBER LS-2365
REGISTERED LAND SURVEYOR

Mark R. Frankenberg, PLS #2365
State of Missouri
Registered Land Surveyor
for Buescher Frankenberg Associates, Inc
Corporate #0096
Date: 10/28/26

DRAWN	J.R.M.
DATE	10/27/26
JOB No.	9304
SHEET NAME	BUCHHOLZ FARM

260152