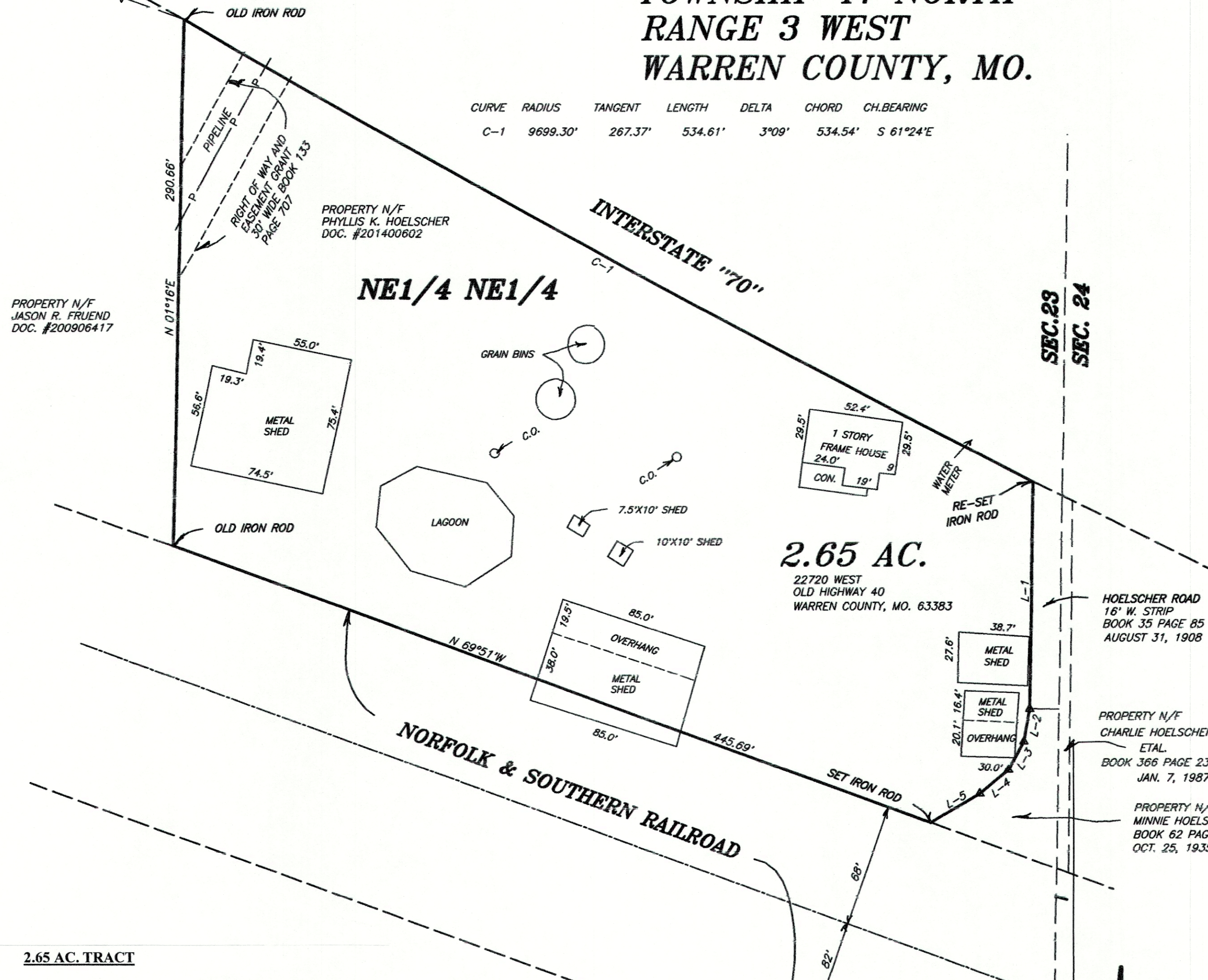


**SECTION 23
TOWNSHIP 47 NORTH
RANGE 3 WEST
WARREN COUNTY, MO.**

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C-1	9699.30'	267.37'	534.61'	3°09'	534.54'	S 61°24'E

MSLS MON. NORTH 1/4 CORNER OF SECTION 23



PROPERTY N/F JASON R. FRIEND DOC. #200906417

PROPERTY N/F PHYLLIS K. HOELSCHER DOC. #201400602

SEC. 23
SEC. 24

2.65 AC.

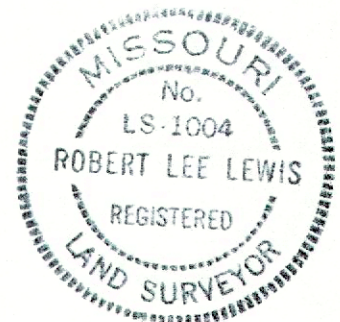
22720 WEST OLD HIGHWAY 40 WARREN COUNTY, MO. 63383

HOELSCHER ROAD 16' W. STRIP BOOK 35 PAGE 85 AUGUST 31, 1908

COURSE	BEARING	DISTANCE
L-1	S 01°01'W	125.13'
L-2	S 10°22'W	18.43'
L-3	S 28°46'W	17.97'
L-4	S 50°45'W	20.70'
L-5	S 59°10'W	31.62'

PROPERTY N/F CHARLIE HOELSCHER, ETAL. BOOK 366 PAGE 233 JAN. 7, 1987

PROPERTY N/F MINNIE HOELSCHER BOOK 62 PAGE 88 OCT. 25, 1935



01-12-2023

2.65 AC. TRACT

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 47 North, Range 3 West, Warren County, Missouri and being described as follows:
Commencing at a Missouri State Land Survey Monument at the North Quarter corner of Section 23; thence South 70°-18' East 2322.44 feet to an old iron rod to the place of beginning of the said tract of land; thence along the South line of Interstate "70" with a curve to the left, said curve having a radius of 9699.30 feet and a chord of South 61°-24' East 534.54 feet to an iron rod; thence along the West line of Hoelscher Road, a 16' wide strip of land as described in Book 35 Page 85 of the Warren County Records, South 01°-01' West 125.13 feet to an old iron rod; thence along the West lines of a tract of land described in Book 62 Page 88 of the Warren County Records, South 10°-22' West 18.43 feet to an old iron rod; thence South 28°-46' West 17.97 feet to an old iron rod; thence South 50°-45' West 20.70 feet to an old iron rod; thence South 59°-10' West 31.62 feet to an iron rod; thence along the North line of the Norfolk and Southern Railroad, North 69°-51' West 445.69 feet to an old iron rod; thence along the East line of a tract of land described in Document No. 200906417 of the Warren County Records, North 01°-16' East 290.66 feet to the place of beginning and containing 2.65 acres, more or less. As per survey by Robert L. Lewis, Missouri Professional Land Surveyor No. 1004 during December of 2022.

THIS IS TO CERTIFY THAT AT THE REQUEST OF PHYLLIS HOELSCHER, WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT IT REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI STATE LAND SURVEY.
ROBERT L. LEWIS
PROFESSIONAL LAND SURVEYOR NO. 1004
WARREN COUNTY SURVEYOR
PARENT DEED--DOC. #201400602
△--OLD IRON ROD

BOUNDARY SURVEY WITH IMPROVEMENTS
CLASS OF SURVEY -- RURAL
SUBJECT TO: EASEMENTS OF RECORD

Lewis-Bade Inc. LSC-312
Professional Land Surveyors
and Professional Engineers

PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63383

SURVEYED BY	DATE	REVISIONS
STU, COREY, MAY	DEC. 2022	
DRAWN BY: NICOLE	CHECKED BY: LPB	SCALE 1" = 50'

FILE 22358

