

# Southeast Quarter of the Northwest Quarter, Southwest Quarter of the Northeast Quarter and part of the West half of the Southeast Quarter in Section 27, Township 35 North, Range 12 East

## DESCRIPTION for Tract #4

Part of the West half of the Southeast Quarter of Section 27 in Township 35 North, Range 12 East of the Fifth Principal Meridian and being part of a tract of land conveyed to Jacob Corlew, etal, by Document #2022R01804 in the Perry County, Missouri land records, more particularly described as follows:

Commencing a found iron pin at the Southeast corner of said Corlew tract; thence North 00 degrees 13 minutes 04 seconds West with the said East line for a distance of 979.69 feet; thence leaving the said East line North 79 degrees 23 minutes 02 seconds West for a distance of 845.50 feet to a set iron pin in the centerline of a 30 feet wide ingress and egress easement, being the point of beginning; thence with the said centerline South 20 degrees 17 minutes 48 seconds West for a distance of 86.72 feet to a set spike; South 36 degrees 50 minutes 21 seconds West for a distance of 58.41 feet to a set spike; South 52 degrees 33 minutes 05 seconds West for a distance of 168.65 feet to a set spike; South 25 degrees 31 minutes 20 seconds West for a distance of 45.26 feet to a set spike; South 06 degrees 55 minutes 59 seconds East for a distance of 109.95 feet to a set spike; South 04 degrees 25 minutes 29 seconds West for a distance of 97.72 feet to a set spike; South 18 degrees 43 minutes 50 seconds West for a distance of 29.75 feet to a set spike; thence leaving the said centerline South 38 degrees 45 minutes 29 seconds West for a distance of 41.12 feet to a set iron pin; North 89 degrees 55 minutes 57 seconds West for a distance of 241.03 feet to a found iron pin on the West line of the Southeast Quarter; thence North 00 degrees 06 minutes 18 seconds East with the West line of the said Southeast Quarter for a distance of 1519.10 feet to the Center Section Corner; thence North 89 degrees 59 minutes 44 seconds West with the South line of the Northwest Quarter for a distance of 1316.15 feet to a found iron pin at the Southwest corner of the Southeast Quarter of the Northwest Quarter; thence North 00 degrees 01 minutes 34 seconds East with the West line of the Southeast Quarter of the Northwest Quarter for a distance of 1297.69 feet to a found iron pin at the Northwest corner of said quarter quarter; thence North 89 degrees 21 minutes 54 seconds East with the North line of the said quarter quarter for a distance of 758.79 feet to a point in the centerline of a branch, from which point a set iron pin bears South 89 degrees 21 minutes 54 seconds West with the said North line for a distance of 10.00 feet; thence leaving the said North line South 30 degrees 56 minutes 06 seconds East for a distance of 624.26 feet to a set iron pin; thence South 04 degrees 48 minutes 12 seconds East for a distance of 399.63 feet to a set iron pin; thence South 34 degrees 47 minutes 53 seconds East for a distance of 214.03 feet to a set iron pin; thence South 53 degrees 55 minutes 24 seconds East for a distance of 183.86 feet to a set iron pin; thence South 35 degrees 43 minutes 20 seconds East for a distance of 872.12 feet to a set iron pin; thence South 14 degrees 09 minutes 14 seconds West for a distance of 372.86 feet to the point of beginning.

Said property contains 45.74 acres more or less.

Also a 30 feet wide ingress and egress easement, being 15 feet on each side of the following described centerline: Beginning at a point on the South line of said Corlew tract from which point a found iron monument on the West line of the Southeast Quarter at the Southwest corner of said Corlew tract bears North 89 degrees 39 minutes 45 seconds West with the said South line for a distance of 15.00 feet; thence leaving the said South line and with the said centerline of said easement North 00 degrees 03 minutes 52 seconds West for a distance of 827.25 feet; North 40 degrees 13 minutes 15 seconds East for a distance of 30.91 feet; North 73 degrees 07 minutes 31 seconds East for a distance of 34.68 feet; North 89 degrees 50 minutes 00 seconds East for a distance of 142.23 feet; North 80 degrees 57 minutes 38 seconds East for a distance of 34.34 feet; North 49 degrees 26 minutes 43 seconds East for a distance of 29.56 feet to a set spike; North 18 degrees 43 minutes 50 seconds East for a distance of 29.75 feet to a set spike; North 04 degrees 25 minutes 29 seconds East for a distance of 97.72 feet to a set spike; North 06 degrees 55 minutes 59 seconds West for a distance of 109.95 feet to a set spike; North 25 degrees 31 minutes 20 seconds East for a distance of 45.26 feet to a set iron pin; North 52 degrees 33 minutes 05 seconds East for a distance of 168.65 feet to a set spike; North 36 degrees 50 minutes 21 seconds East for a distance of 58.41 feet to a set spike; North 20 degrees 17 minutes 48 seconds East for a distance of 86.72 feet to a set iron pin; thence North 14 degrees 09 minutes 14 seconds East for a distance of 100.00 feet, being the point of termination of said centerline.

Also a 20 feet in width roadway easement as described in Deed Book 394, page 875 and Deed Book 359, page 368.

Subject to that part of the above described easement, which lies on the above described 45.74 acre tract.

Together with and subject to covenants, easements, reservations, and restrictions of record or now in effect.

This description is based on a survey performed by Gerald Bader, PLS 2544, Ste. Genevieve County Surveyor in 2022. See Plat filed in the Perry County, Missouri land records. This plat herein becomes part of this description.

## DESCRIPTION for Tract #2

Part of the West half of the Southeast Quarter of Section 27 in Township 35 North, Range 12 East of the Fifth Principal Meridian and being part of a tract of land conveyed to Jacob Corlew, etal, by Document #2022R01804 in the Perry County, Missouri land records, more particularly described as follows:

Beginning at a set iron pin on the East line of said West half, from which pin a found iron pin at the Southeast corner of said Corlew tract bears South 00 degrees 13 minutes 04 seconds East with the said East line for a distance of 595.88 feet; thence leaving the said East line North 89 degrees 55 minutes 57 seconds West for a distance of 1080.55 feet to a set iron pin; thence North 38 degrees 45 minutes 29 seconds East for a distance of 41.12 feet to a point in the centerline of an existing road, being the centerline of a 30 feet wide ingress egress easement; thence with the said centerline North 18 degrees 43 minutes 50 seconds East for a distance of 29.75 feet; North 04 degrees 25 minutes 29 seconds East for a distance of 97.72 feet; North 06 degrees 55 minutes 59 seconds West for a distance of 109.95 feet; North 25 degrees 31 minutes 20 seconds East for a distance of 45.26 feet; North 52 degrees 33 minutes 05 seconds East for a distance of 168.65 feet; North 36 degrees 50 minutes 21 seconds East for a distance of 58.41 feet; North 20 degrees 17 minutes 48 seconds East for a distance of 86.72 feet to a set iron pin; thence leaving the said centerline South 79 degrees 23 minutes 02 seconds East for a distance of 845.50 feet to a set iron pin on the East line of said West half; thence South 00 degrees 13 minutes 04 seconds East for a distance of 383.81 feet to the point of beginning. Said property contains 10.70 acres more or less.

Also a 30 feet wide ingress and egress easement, being 15 feet on each side of the following described centerline: Beginning at a point on the South line of said Corlew tract from which point a found iron monument on the West line of the Southeast Quarter at the Southwest corner of said Corlew tract bears North 89 degrees 39 minutes 45 seconds West with the said South line for a distance of 15.00 feet; thence leaving the said South line and with the said centerline of said easement North 00 degrees 03 minutes 52 seconds West for a distance of 827.25 feet; North 40 degrees 13 minutes 15 seconds East for a distance of 30.91 feet; North 73 degrees 07 minutes 31 seconds East for a distance of 34.34 feet; North 89 degrees 50 minutes 00 seconds East for a distance of 142.23 feet; North 80 degrees 57 minutes 38 seconds East for a distance of 34.34 feet; North 49 degrees 26 minutes 43 seconds East for a distance of 29.56 feet to a set spike; North 18 degrees 43 minutes 50 seconds East for a distance of 29.75 feet to a set spike; North 04 degrees 25 minutes 29 seconds East for a distance of 97.72 feet to a set spike; North 06 degrees 55 minutes 59 seconds West for a distance of 109.95 feet to a set spike; North 25 degrees 31 minutes 20 seconds East for a distance of 45.26 feet to a set iron pin; North 52 degrees 33 minutes 05 seconds East for a distance of 168.65 feet to a set spike; North 36 degrees 50 minutes 21 seconds East for a distance of 58.41 feet to a set spike; North 20 degrees 17 minutes 48 seconds East for a distance of 86.72 feet to a set iron pin at the Northwest corner of the above described 10.70 acre tract, being the point of termination of said centerline.

Also a 20 feet in width roadway easement as described in Deed Book 394, page 875 and Deed Book 359, page 368.

Subject to that part of the above described easement, which lies on the above described 10.70 acre tract.

Together with and subject to covenants, easements, reservations, and restrictions of record or now in effect.

This description is based on a survey performed by Gerald Bader, PLS 2544, Ste. Genevieve County Surveyor in 2022. See Plat filed in the Perry County, Missouri land records. This plat herein becomes part of this description.

## DESCRIPTION for Tract #1

Part of the Southwest Quarter of the Southeast Quarter of Section 27 in Township 35 North, Range 12 East of the Fifth Principal Meridian and being part of a tract of land conveyed to Jacob Corlew, etal, by Document #2022R01804 in the Perry County, Missouri land records, more particularly described as follows:

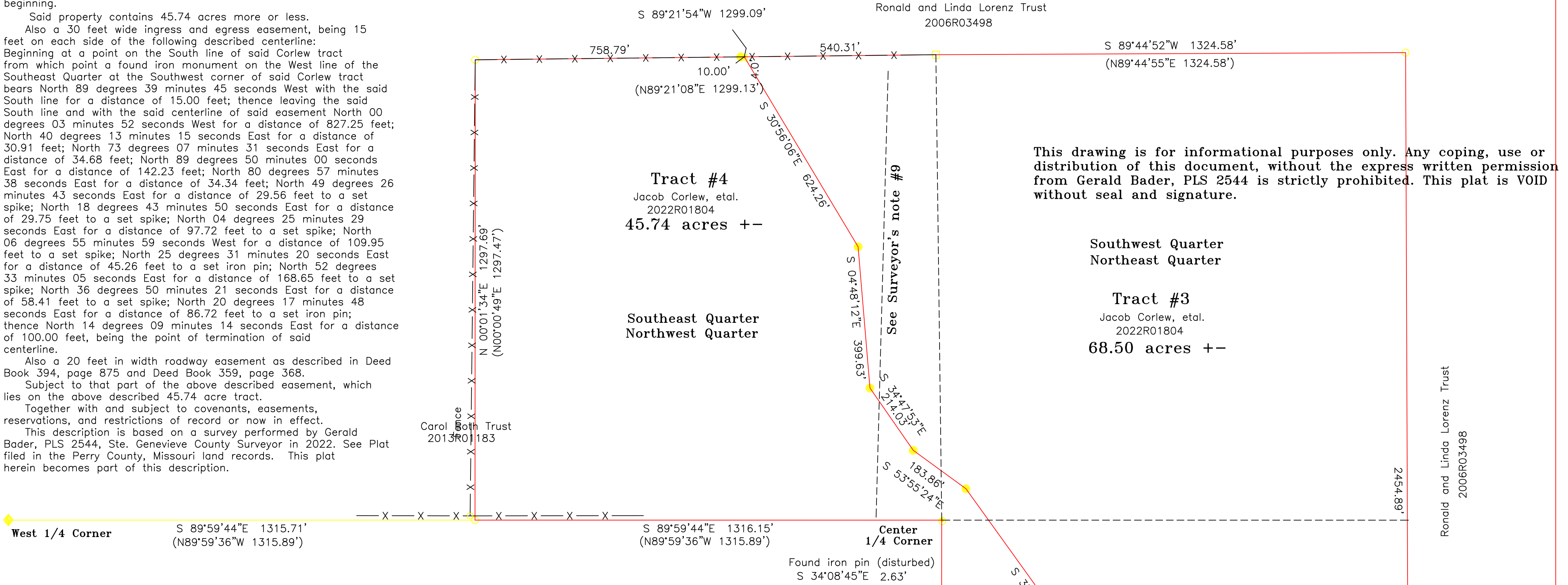
Beginning at a found iron pin on the East line of said quarter quarter at the Southeast corner of said Corlew tract; thence with the Southerly line of said Corlew tract South 86 degrees 47 minutes 05 seconds West for a distance of 233.14 feet to a found stone; South 67 degrees 34 minutes 45 seconds West for a distance of 646.20 feet to a found iron pin; North 89 degrees 39 minutes 45 seconds West for a distance of 492.77 feet to a found iron monument on the West line of said quarter quarter; thence North 00 degrees 03 minutes 52 seconds West with the West line of said quarter quarter; for a distance of 854.07 feet to a found iron pin; thence leaving the said West line South 89 degrees 55 minutes 57 seconds East for a distance of 1321.59 feet to a set iron pin on the East line of said quarter quarter; thence South 00 degrees 13 minutes 04 seconds East with the East line of said quarter quarter for a distance of 595.88 feet to the point of beginning. Said property contains 22.94 acres, more or less.

Also a 20 feet in width roadway easement as described in Deed Book 394, page 875 and Deed Book 359, page 368.

Subject to that part of the following 30 feet wide ingress and egress easement, which lies on the above described 22.94 ace tract, being 15 feet on each side of the following described centerline: Beginning at a point on the South line of said Corlew tract from which point a found iron monument on the West line of the Southeast Quarter at the Southwest corner of said Corlew tract bears North 89 degrees 39 minutes 45 seconds West with the said South line for a distance of 15.00 feet; thence leaving the said South line and with the said centerline of said easement North 00 degrees 03 minutes 52 seconds West for a distance of 827.25 feet; North 40 degrees 13 minutes 15 seconds East for a distance of 30.91 feet; North 73 degrees 07 minutes 31 seconds East for a distance of 34.68 feet; North 89 degrees 50 minutes 00 seconds East for a distance of 142.23 feet; North 80 degrees 57 minutes 38 seconds East for a distance of 34.34 feet; North 49 degrees 26 minutes 43 seconds East for a distance of 29.56 feet to a set spike, being the point of termination of said centerline.

Together with and subject to covenants, easements, reservations, and restrictions of record or now in effect.

This description is based on a survey performed by Gerald Bader, PLS 2544, Ste. Genevieve County Surveyor in 2022. See Plat filed in the Perry County, Missouri land records. This plat herein becomes part of this description.



## DESCRIPTION for Tract #3

Part of the West half of the Southeast Quarter of Section 27 in Township 35 North, Range 12 East of the Fifth Principal Meridian and being part of a tract of land conveyed to Jacob Corlew, etal, by Document #2022R01804 in the Perry County, Missouri land records, more particularly described as follows:

Beginning at a found iron pin on the East line of said West half, from which pin at the Southeast corner of said Corlew tract bears South 00 degrees 13 minutes 04 seconds East with the said East line for a distance of 979.69 feet; thence leaving the said East line North 79 degrees 23 minutes 02 seconds West for a distance of 845.50 feet to a set iron pin in the centerline of a 30 feet wide ingress and egress easement; thence with the centerline and the extension thereof North 14 degrees 09 minutes 14 seconds East for a distance of 372.86 feet to a set iron pin; thence North 35 degrees 43 minutes 20 seconds West for a distance of 872.12 feet to a set iron pin; thence North 53 degrees 55 minutes 24 seconds West for a distance of 183.86 feet to a set iron pin; thence North 34 degrees 47 minutes 53 seconds West for a distance of 214.03 feet to a set iron pin; thence North 04 degrees 48 minutes 12 seconds West for a distance of 399.63 feet to a set iron pin; thence North 30 degrees 56 minutes 06 seconds West for a distance of 624.26 feet to a point in the centerline of a branch on the North line of the Southeast Quarter of the Northwest Quarter, from which point a set iron pin bears South 89 degrees 21 minutes 54 seconds West with the said North line for a distance of 10.00 feet; thence North 89 degrees 21 minutes 54 seconds East with the North line of the Southeast Quarter of the Northwest Quarter for a distance of 540.31 feet to a stone at the Northwest corner of the Southwest Quarter of the Northeast Quarter; thence North 89 degrees 44 minutes 52 seconds East for a distance of 1324.58 feet to a found iron pin at the Northeast corner of the Southwest Quarter of the said Northeast Quarter; thence South 00 degrees 13 minutes 04 seconds East with the East line of the Southwest Quarter of the Northeast Quarter and the East line of the Northwest Quarter of the Southeast Quarter for a distance of 2454.89 feet to the point of beginning. Said property contains 68.50 acres more or less.

Also a 30 feet wide ingress and egress easement, being 15 feet on each side of the following described centerline: Beginning at a point on the South line of said Corlew tract from which point a found iron monument on the West line of the Southeast Quarter at the Southwest corner of said Corlew tract bears North 89 degrees 39 minutes 45 seconds West with the said South line for a distance of 15.00 feet; thence leaving the said South line and with the said centerline of said easement North 00 degrees 03 minutes 52 seconds West for a distance of 827.25 feet; North 40 degrees 13 minutes 15 seconds East for a distance of 30.91 feet; North 73 degrees 07 minutes 31 seconds East for a distance of 34.68 feet; North 89 degrees 50 minutes 00 seconds East for a distance of 142.23 feet; North 80 degrees 57 minutes 38 seconds East for a distance of 34.34 feet; North 49 degrees 26 minutes 43 seconds East for a distance of 29.56 feet to a set spike; North 18 degrees 43 minutes 50 seconds East for a distance of 29.75 feet to a set spike; North 04 degrees 25 minutes 29 seconds East for a distance of 97.72 feet to a set spike; North 06 degrees 55 minutes 59 seconds West for a distance of 109.95 feet to a set spike; North 25 degrees 31 minutes 20 seconds East for a distance of 45.26 feet to a set iron pin; North 52 degrees 33 minutes 05 seconds East for a distance of 168.65 feet to a set spike; North 36 degrees 50 minutes 21 seconds East for a distance of 58.41 feet to a set spike; North 20 degrees 17 minutes 48 seconds East for a distance of 86.72 feet to a set iron pin; thence North 14 degrees 09 minutes 14 seconds East for a distance of 100.00 feet, being the point of termination of said centerline.

Also a 20 feet in width roadway easement as described in Deed Book 394, page 875 and Deed Book 359, page 368.

Subject to that part of the above described easement, which lies on the above described 68.50 acre tract.

Together with and subject to covenants, easements, reservations, and restrictions of record or now in effect.

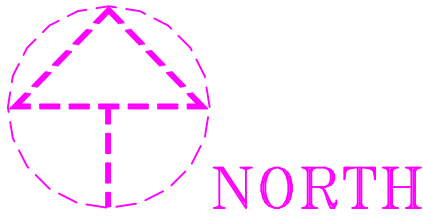
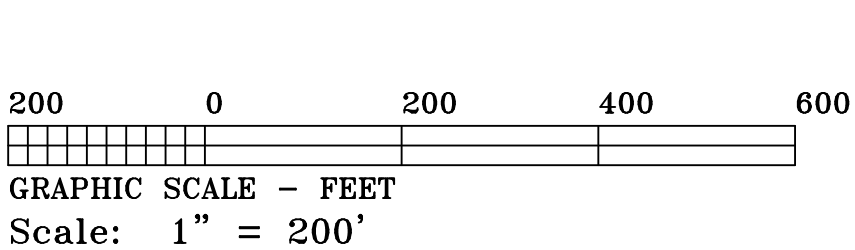
This description is based on a survey performed by Gerald Bader, PLS 2544, Ste. Genevieve County Surveyor in 2022. See Plat filed in the Perry County, Missouri land records. This plat herein becomes part of this description.

## Surveyor's Notes:

- Title Policy or Title Search Not Provided.
- Basis of Bearings: Grid North by GPS.
- Utilities, Easements, Setbacks and Improvements are not shown.
- All measurements are field measured, unless noted.
- Fences, if shown, are at approximate location.
- See Deed Book 391 at page 933. See MLS Document #750-192236, Y0906952, Y1201798, Y1201799, Y1100539 and Y1201740.
- Subject to County Road Right of Way. The width of the County Road is unknown. Per RSMo 229.010, public roads shall not be less than 30 feet in width.
- The right of way for the herein described easements are intending to shorten or lengthen to intersect the adjoining property line.
- I believe the roadway easement per Deed Book 391 at page 883 is a defective description. The call of 185.00 feet, more or less, to the top of a ridge... following the natural ridge in a generally Northerly direction along the crest of said ridge to a point lying 133 feet, more or less, West of the... is vague and untraceable without extrinsic evidence.
- Roadway Easement per Book 391, page 875 and Book 359, page 368 describe "North 00 degrees 00 minutes 00 seconds East, 261.62 feet, and there terminating". I am unable to determine if this easement does extend to the South line of the Corlew tract herein surveyed.

## LEGEND

- Found Iron Pin
- Found Iron Pipe
- Found Stone
- Found Iron Monument
- Found MLS Monument
- Set Iron Pin
- Record Bearing or Distance
- Calculated position only
- Overhead Electric
- Centerline Overhead
- Electric Line



## PERRY COUNTY, MISSOURI

Bader Land Surveying, Inc.

16255 Sugar Bottom Road  
Ste. Genevieve, MO 63670  
LSC #2001020484

Phone and Fax: 573-483-2777  
baderlandsurveying@gmail.com

Gerald V. Bader

Ste. Genevieve  
County Surveyor

Missouri Professional  
Surveyor #2544

This is to declare that during the month November, 2022 at the request of Jacob Corlew I performed a Rural Property Boundary Survey and that this plat is a representation of the data obtained during said survey to my best knowledge and belief. I also declare that said survey was executed in accordance with the current Missouri Standards for Property Boundary Surveys.

Property @: PCR 328

COURSE	BEARING	DISTANCE
L-1	N 38°45'29"E	41.12'
L-2	N 18°43'50"E	29.75'
L-3	N 04°25'29"E	97.72'
L-4	N 06°55'59"W	109.95'
L-5	N 25°31'20"E	45.26'
L-6	N 52°33'05"E	168.65'
L-7	N 36°30'21"E	58.41'
L-8	N 20°17'48"E	86.72'
L-9	S 49°26'43"W	29.56'
L-10	S 80°57'38"W	34.34'
L-11	S 89°50'00"W	142.23'
L-12	S 73°07'31"W	34.68'
L-13	S 40°13'15"W	30.91'
L-14	S 89°39'45"E	15.00'

Date: 11-14-2022; gb  
Revised: 0  
File: JC22280  
Screen File: JC22280