

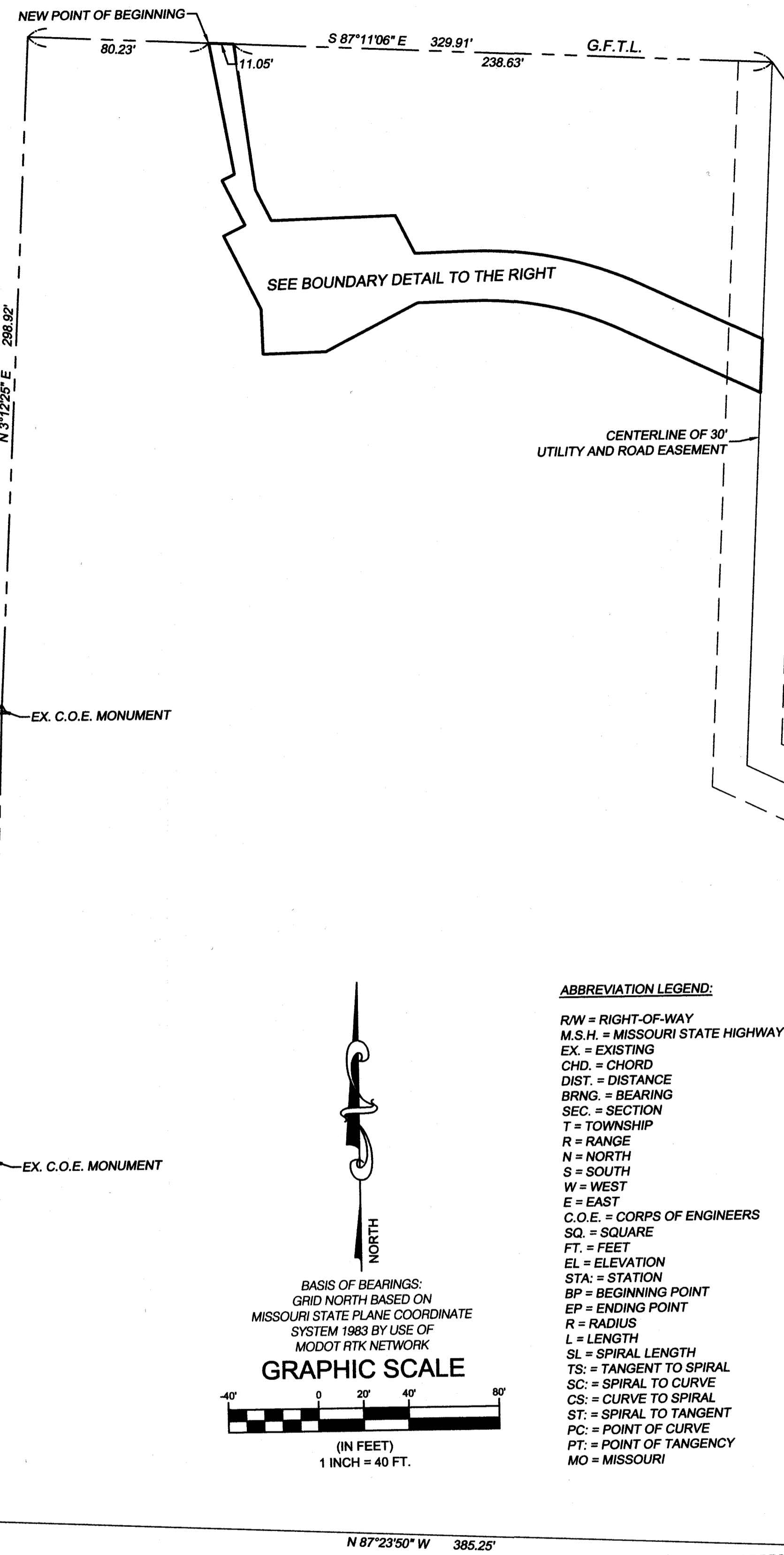
PERPETUAL DESCRIPTION BOAT DOCK PARKING AND ACCESS EASEMENT:

A BOAT DOCK PARKING AND ACCESS EASEMENT LYING OVER AND ACROSS PART OF THE SW1/4 OF THE SE1/4 OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 31; THENCE N 87°23'50" W, ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SE1/4, A DISTANCE OF 385.25 FEET, TO A POINT ON THE GOVERNMENT FEE TAKE LINE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID GOVERNMENT FEE TAKE LINE AS FOLLOWS: THENCE N 1°55'25" E, A DISTANCE OF 159.90 FEET, TO AN EXISTING C.O.E. MONUMENT; THENCE N 2°02'59" E, A DISTANCE OF 199.48 FEET, TO AN EXISTING C.O.E. MONUMENT; THENCE N 3°12'25" E, A DISTANCE OF 298.92 FEET; THENCE S 87°11'06" E, A DISTANCE OF 80.23 FEET, TO THE NEW POINT OF BEGINNING; THENCE CONTINUING S 87°11'06" E, ALONG SAID GOVERNMENT FEE TAKE LINE, A DISTANCE OF 11.05 FEET; THENCE S 7°22'33" E, LEAVING SAID GOVERNMENT FEE TAKE LINE, A DISTANCE OF 65.12 FEET; THENCE S 26°10'34" E, A DISTANCE OF 15.52 FEET; THENCE N 88°28'09" E, A DISTANCE OF 55.01 FEET; THENCE S 26°10'34" E, A DISTANCE OF 18.90 FEET; THENCE N 88°28'09" E, A DISTANCE OF 23.34 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, 79.85 FEET (SAID CURVE HAVING A DELTA OF 26°45'19" AND HAVING A RADIUS OF 171.00 FEET); THENCE S 64°46'32" E, A DISTANCE OF 58.18 FEET, TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE UTILITY AND ROAD EASEMENT; THENCE S 2°59'32" W, ALONG SAID CENTERLINE, A DISTANCE OF 67.17 FEET; THENCE N 64°46'32" W, LEAVING SAID CENTERLINE, A DISTANCE OF 67.17 FEET; THENCE NORTH-WESTERLY ALONG A CURVE TO THE LEFT, 69.58 FEET (SAID CURVE HAVING A DELTA OF 26°45'19" AND HAVING A RADIUS OF 149.00 FEET); THENCE S 88°28'09" W, A DISTANCE OF 23.11 FEET; THENCE S 62°41'38" W, A DISTANCE OF 45.99 FEET; THENCE S 88°28'09" W, A DISTANCE OF 27.93 FEET; THENCE N 1°31'51" W, A DISTANCE OF 20.00 FEET; THENCE N 26°10'34" W, A DISTANCE OF 36.40 FEET; THENCE N 63°49'26" E, A DISTANCE OF 10.71 FEET; THENCE N 26°10'34" W, A DISTANCE OF 22.37 FEET; THENCE N 63°49'26" E, A DISTANCE OF 6.15 FEET; THENCE N 10°00'19" W, A DISTANCE OF 59.10 FEET, TO THE NEW POINT OF BEGINNING, SAID EASEMENT CONTAINING 0.27486 SQ. FT. (0.19 ACRE) OF LAND, MORE OR LESS.

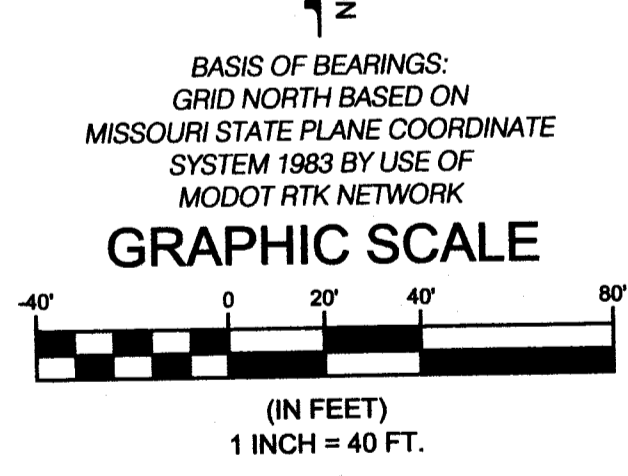
DEDICATION:

THIS PERPETUAL BOAT DOCK ACCESS AND PARKING EASEMENT IS HEREBY DEDICATED TO ALL OWNERS, CURRENT AND FUTURE, OF THE DOCK OWNERS ASSOCIATION.



ABBREVIATION LEGEND:

- RW = RIGHT-OF-WAY
- M.S.H. = MISSOURI STATE HIGHWAY
- EX. = EXISTING
- CHD. = CHORD
- DIST. = DISTANCE
- BRNG. = BEARING
- SEC. = SECTION
- T = TOWNSHIP
- R = RANGE
- N = NORTH
- S = SOUTH
- W = WEST
- E = EAST
- C.O.E. = CORPS OF ENGINEERS
- SQ. = SQUARE
- FT. = FEET
- EL. = ELEVATION
- STA. = STATION
- BP = BEGINNING POINT
- EP = ENDING POINT
- R = RADIUS
- L = LENGTH
- SL = SPIRAL LENGTH
- TS = TANGENT TO SPIRAL
- SC = SPIRAL TO CURVE
- CS = CURVE TO SPIRAL
- ST = SPIRAL TO TANGENT
- PC = POINT OF CURVE
- PT. = POINT OF TANGENCY
- MO = MISSOURI



IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____ 2025.

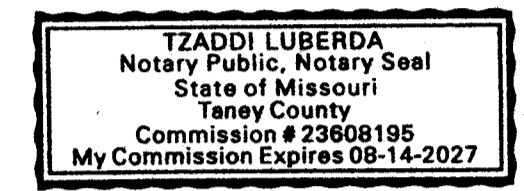
ST PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: JAMES K. TOWERY, MANAGER

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

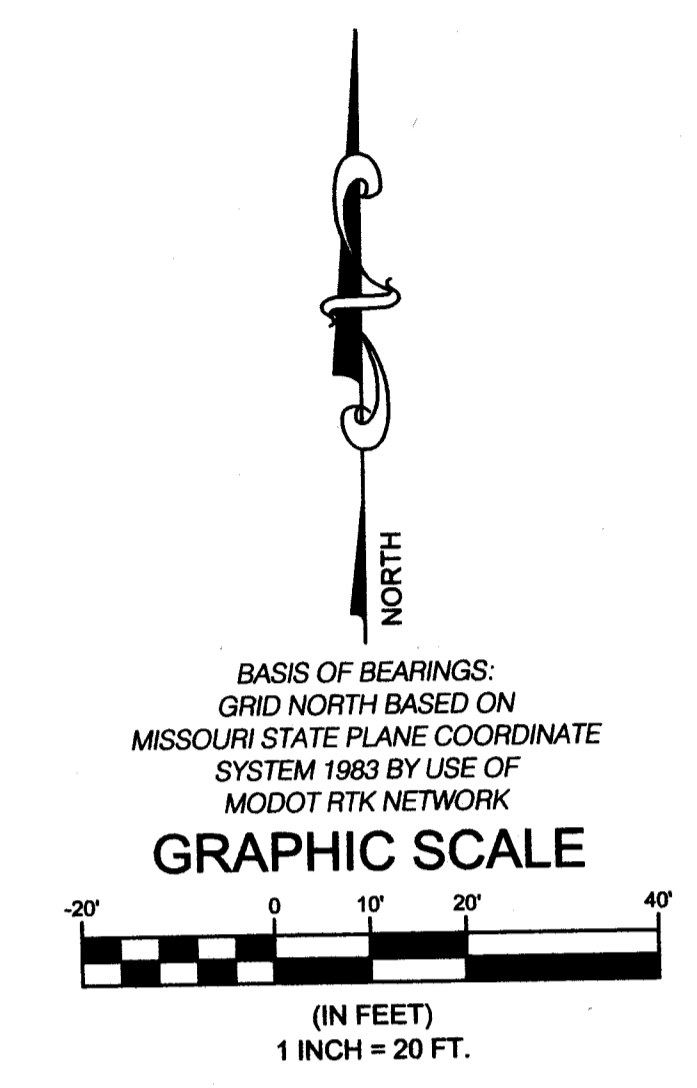
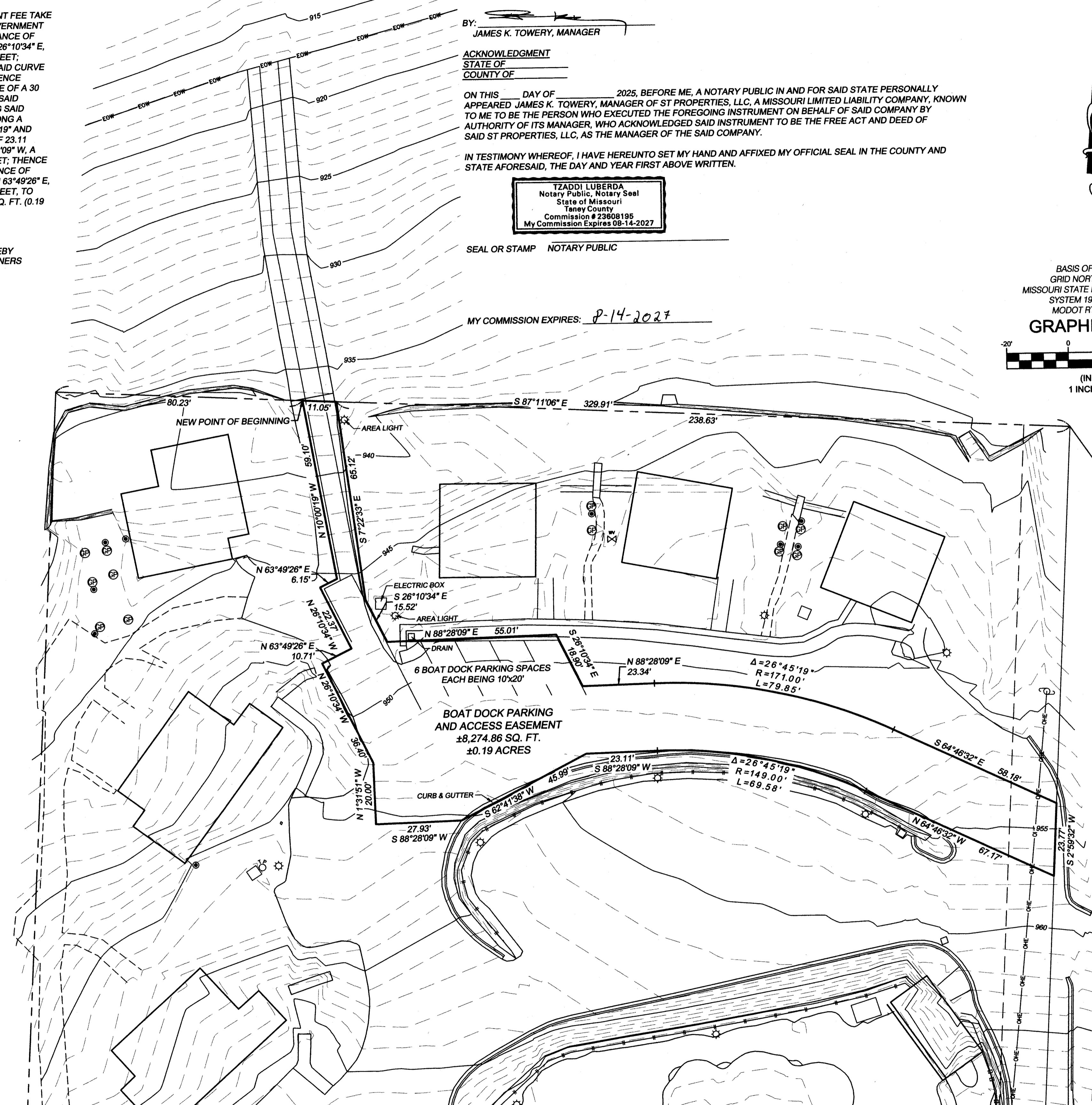
ON THIS _____ DAY OF _____ 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JAMES K. TOWERY, MANAGER OF ST PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MANAGER, WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ST PROPERTIES, LLC, AS THE MANAGER OF THE SAID COMPANY.

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.



SEAL OR STAMP NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-14-2027

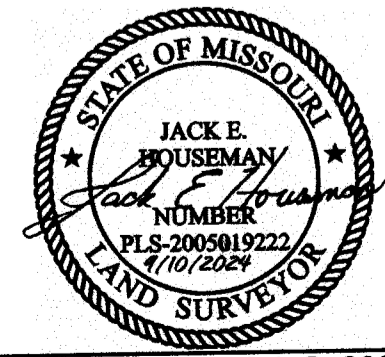


RECORDER'S SPACE

PLANNING AND ZONING
JOY WILSON
DIRECTOR
STONE COUNTY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT AT THE REQUEST OF: ST PROPERTIES, LLC, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



JACK E. HOUSEMAN P.L.S. 2005019222
PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. DISREGARD ALL INFORMATION UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

PREPARED FOR:

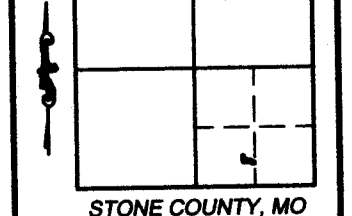
ST PROPERTIES, LLC

PROJECT #: 6867
DRAWING #: 6867 BD PARKING 1
DATE: 6/5/2024
REVISION DATE: 9/10/2024
DRAWN BY: J.E.H.
CHECKED BY: J. HOUSEMAN
SHEET: 1 OF 1
SCALE: 1" = 20' & 40'
MO COA #2022043688

- MONUMENT LEGEND:**
- - SET 1/2" IRON PIN
 - - EX. 1/2" IRON PIN
 - - EX. STONE
 - ▲ - EX. C.O.E. MONUMENT
 - ▽ - EX. RW MONUMENT
 - ◇ - EX. ALUMINUM MONUMENT

SECTIONAL MAP

SEC. 31, T23N, R23W



Houseman Land Survey
Missouri • Arkansas
101 STATE DRIVE, SUITE 200
HOLLISTER, MO 65672
PHONE: 417-544-1147

RECORDER'S SPACE

Recorded in Stone County, Missouri
Recording Date/Time: 02/03/2025 at 12:10:02 PM
Book: 105 Page: 17
Instr #: 22250001047
Pages: 1
Fee: \$89.00 & 20250001002

