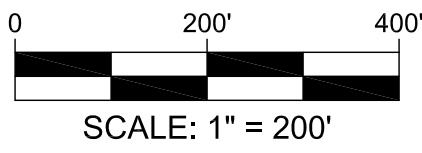
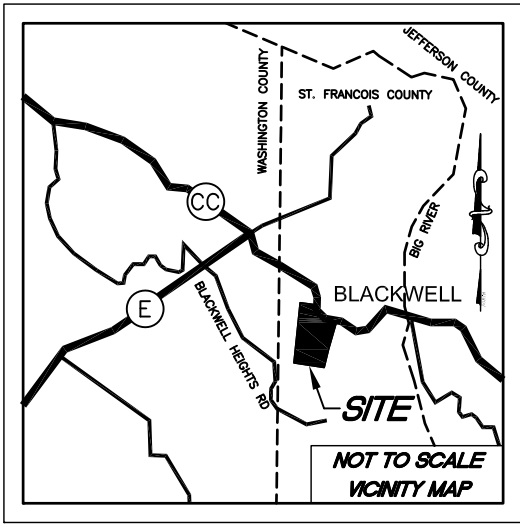
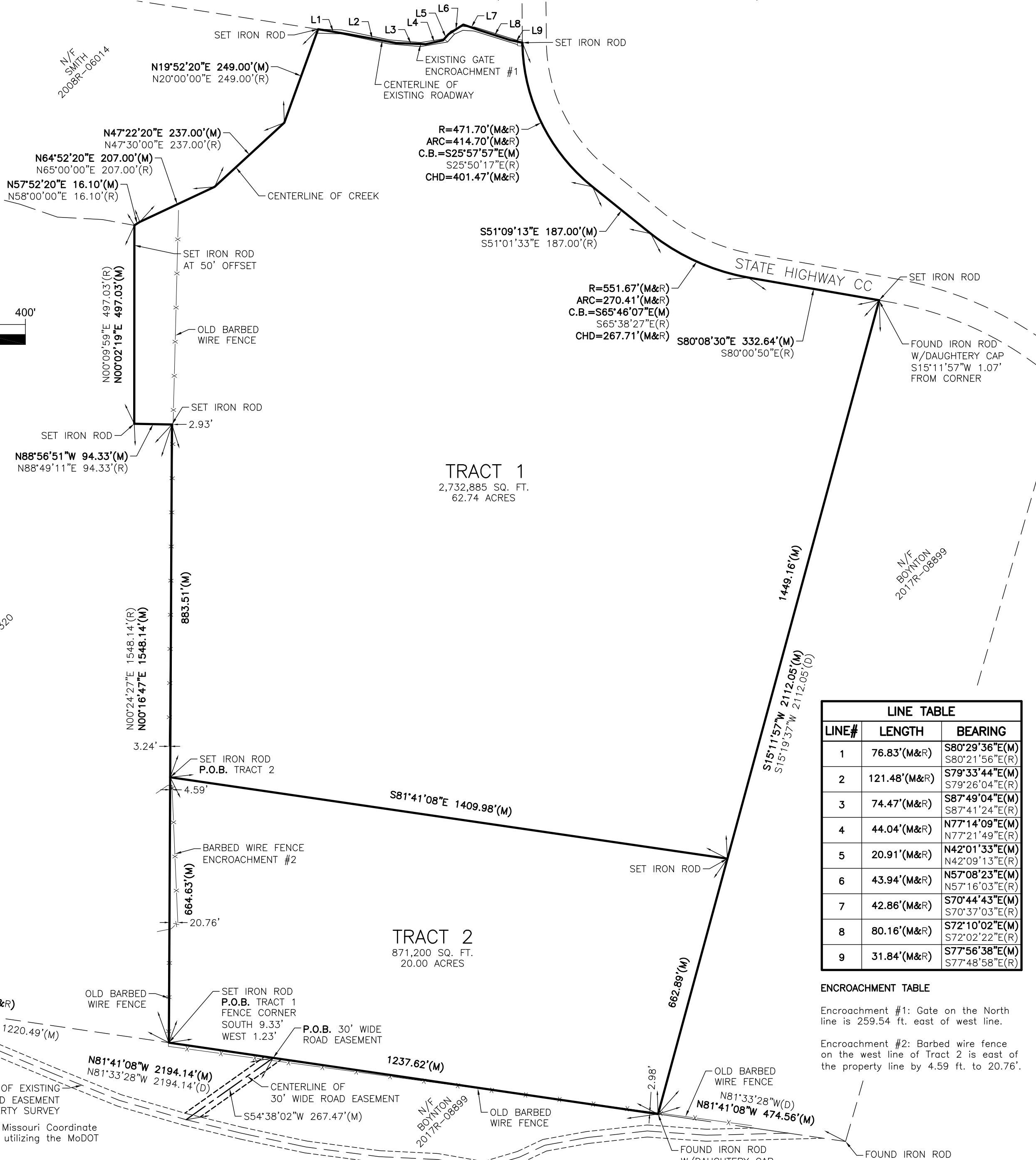


# PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 6, AND PART OF THE NORTHWEST QUARTER OF SECTION 7  
TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE 5TH P.M., ST. FRANCOIS COUNTY, MISSOURI



SCALE: 1" = 200'



LINE TABLE		
LINE#	LENGTH	BEARING
1	76.83'(M&R)	S80°29'36"E(M) S80°21'56"E(R)
2	121.48'(M&R)	S79°33'44"E(M) S79°26'04"E(R)
3	74.47'(M&R)	S87°49'04"E(M) S87°41'24"E(R)
4	44.04'(M&R)	N77°14'09"E(M) N77°21'49"E(R)
5	20.91'(M&R)	N42°01'33"E(M) N42°09'13"E(R)
6	43.94'(M&R)	N57°08'23"E(M) N57°16'03"E(R)
7	42.86'(M&R)	S70°44'43"E(M) S70°37'03"E(R)
8	80.16'(M&R)	S72°10'02"E(M) S72°02'22"E(R)
9	31.84'(M&R)	S77°56'38"E(M) S77°48'58"E(R)

ENCROACHMENT TABLE	
Encroachment #1:	Gate on the North line is 259.54 ft. east of west line.
Encroachment #2:	Barbed wire fence on the west line of Tract 2 is east of the property line by 4.59 ft. to 20.76'.

**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 March 19, 2026.  
(M) = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.  
(R) = Indicates recorded outboundary information as per survey by Daugherty on April 8, 1998.  
(D) = Indicates recorded outboundary information as per Warranty Deed, recorded on September 28, 2017 as Document No. 2017R-08899 of the St. Francois County Recorder of Deeds Office.

3. Warranty Deed recorded on July 22, 1994 in Book 1200, Page 604 of the St. Francois County Recorder of Deeds Office.  
STATE OF MISSOURI )  
COUNTY OF ST. FRANCOIS ) SS

This is to certify that Patricia Bryant and Cole Boynton, that during the month of April, 2026 we executed a Property Boundary Survey on part of the Southwest Quarter of Section 6, and part of the Northwest Quarter of Section 7, Township 38 North, Range 4 East of the 5th P.M., St. Francois 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.

**LEGAL DESCRIPTION: TRACT 1**  
A tract of the Southwest Quarter of Section 6, Township 38 North, Range 4 East of the 5th P.M., St. Francois County, Missouri, to wit:

Commencing at the Southwest corner of said Section 6; thence along the South line of said section S81°-41'-08"E 956.52 ft. to a set iron rod; thence leaving said line N00°-16'-47"E 664.63 ft. to a set iron rod at the point of beginning; thence N00°-16'-47"E 883.51 ft. to a set iron rod; thence N88°-56'-51"W 94.33 ft. to a set iron rod; thence N00°-02'-19"E 497.03 ft. to the center of a creek; thence along said centerline N57°-52'-20"E 16.10 ft. to a point N64°-52'-20"E 207.00 ft. to a point N47°-22'-20"E 237.00 ft. to a point, thence N19°-52'-20"E 249.00 ft. to a set iron rod at the intersection of said centerline and the center of a roadway, thence leaving said centerline of creek along the centerline of said roadway S80°-29'-36"E 76.83 ft. to a point, thence S79°-33'-44"E 121.48 ft. to a point, thence S87°-49'-04"E 74.47 ft. to a point, thence N77°-14'-09"E 44.04 ft. to a point, thence N42°-01'-33"E 20.91 ft. to a point, thence N57°-08'-23"E 43.94 ft. to a point, thence S70°-44'-43"E 42.86 ft. to a point, thence S72°-10'-02"E 80.16 ft. to a point, thence S77°-56'-38"E 31.84 ft. to a set iron rod at the intersection of said centerline of roadway and the South right of way line of State Highway CC, thence leaving said centerline along said south right of way line along a curve deflecting to the left having a radius of 471.70 ft., an arc length of 414.70 ft., a chord bearing of S25°-57'-57"E, a chord distance of 401.47 ft. to a point, thence S51°-09'-13"E 187.00 ft. to a point, thence along a curve deflecting to the left having a radius of 551.67 ft., an arc length of 270.41 ft., a chord bearing of S65°-46'-07"E, a chord distance of 267.71 ft. to a point, thence S80°-08'-30"E 332.64 ft. to a set iron rod; thence leaving said line S15°-11'-57"W 1449.16 ft. to a set iron rod; thence N81°-41'-08"W 1409.98 ft. to the point of beginning, containing 62.74 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

**LEGAL DESCRIPTION: TRACT 2**  
A tract of the Southwest Quarter of Section 6, Township 38 North, Range 4 East of the 5th P.M., St. Francois County, Missouri, to wit:

Commencing at the Southwest corner of said Section 6; thence along the South line of said section S81°-41'-08"E 956.52 ft. to a set iron rod at the point of beginning; thence leaving said line N00°-16'-47"E 664.63 ft. to a set iron rod; thence S81°-41'-08"E 1409.98 ft. to a set iron rod; thence S15°-11'-57"W 662.89 ft. to a set iron rod on said south section line; thence along said south line N81°-41'-08"W 1237.62 ft. to the point of beginning, containing 20.00 acres. Subject to any and all easements, conditions, restrictions, etc. of record.

**LEGAL DESCRIPTION: 30' WIDE ROAD EASEMENT**  
A tract of the Northwest Quarter of Section 7, Township 38 North, Range 4 East of the 5th P.M., St. Francois County, Missouri, to wit:

Commencing at the Southwest corner of said Section 6; thence along the South line of said section S81°-41'-08"E 1220.49 ft. to the point of beginning; thence leaving said line S54°-38'-02"W 267.47 ft. to the centerline of an existing 30' wide road easement at the point of termination.

Date: \_\_\_\_\_  
Mark R. Frankenberg, PLS #2365  
State of Missouri  
Registered Land Surveyor  
for Buescher Frankenberg Associates, Inc  
Corporate #0096

**PATRICIA BRYANT  
& COLE BOYNTON**  
State Highway CC,  
Blackwell, MO 63626  
St. Francois County

DRAWN  
C.R.H.  
DATE  
04-21-26  
JOB No.  
9163  
SHEET NAME  
PLAT OF  
SURVEY

bfaeng.com TELEPHONE: (636) 239-4751

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