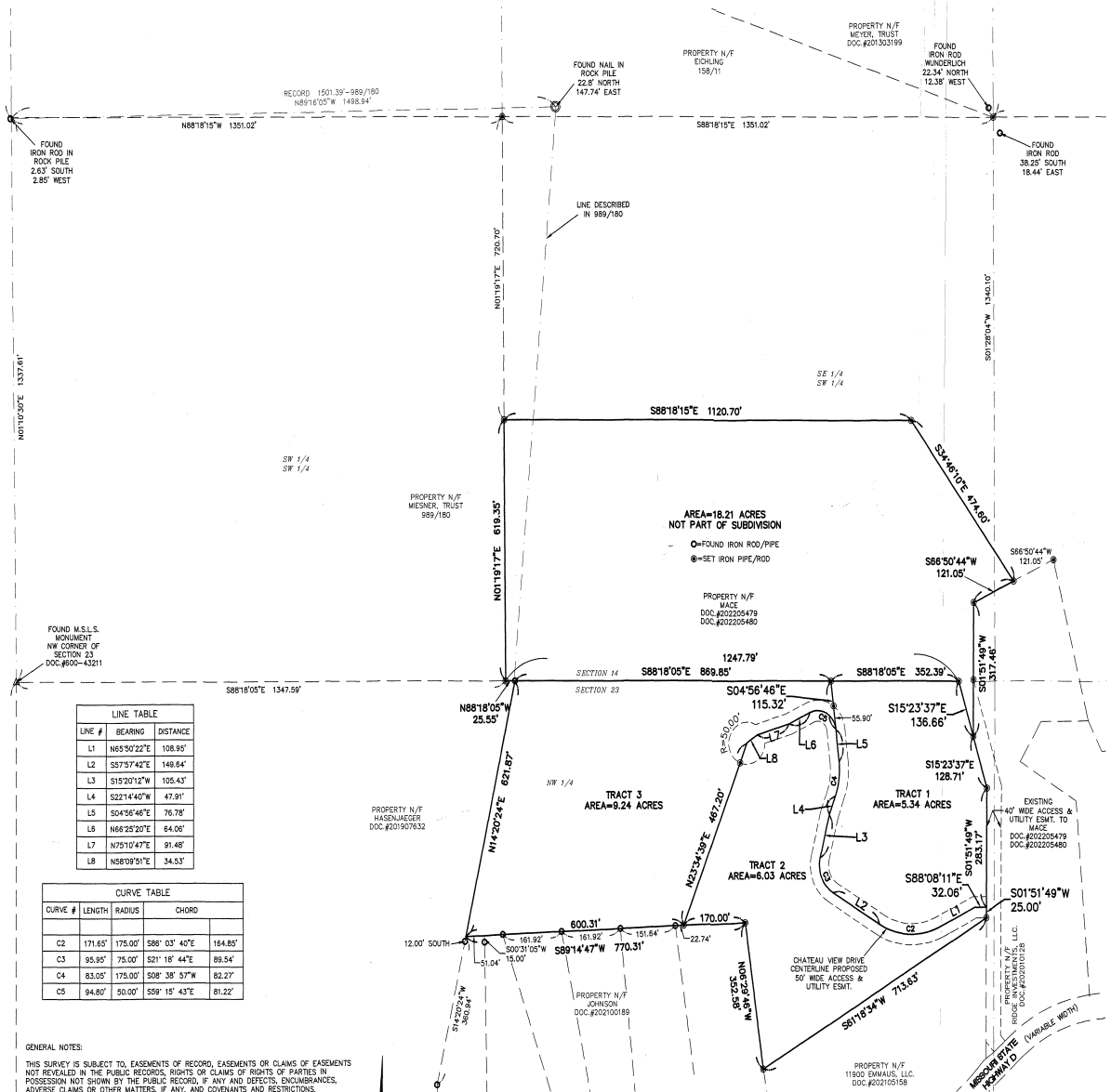
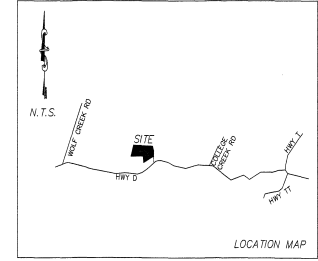


# CHATEAU VIEW ACRES

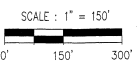
A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23 AND PART OF THE SOUTH HALF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI



LINE #	BEARING	DISTANCE
L1	N65°50'22"E	108.95'
L2	S57°57'42"E	149.84'
L3	S15°20'12"W	105.43'
L4	S22°14'40"W	47.91'
L5	S04°58'48"E	76.78'
L6	N66°28'20"E	64.06'
L7	N75°10'47"E	91.48'
L8	N58°09'51"E	34.53'

CURVE #	LENGTH	RADIUS	CHORD
C2	171.65'	175.00'	S88°03'40"E 184.85'
C3	95.99'	75.00'	S21°18'44"E 89.54'
C4	83.05'	175.00'	S08°38'57"W 82.27'
C5	94.80'	50.00'	S59°15'43"E 81.22'

GENERAL NOTES:  
 THIS SURVEY IS SUBJECT TO, EASEMENTS OF RECORD, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, AND COVENANTS AND RESTRICTIONS. RIGHT OF WAY OF MISSOURI STATE HIGHWAY "D" ESTABLISHED BY USING A BEST FIT OF THE FOUND EXISTING RIGHT OF WAY POST FOUND THROUGHOUT SECTION 23. THE LEGAL DESCRIPTION WITHIN DEED BOOK 988, PAGE 180 OF THE WARREN COUNTY RECORDS DESCRIBES A TRACT OF LAND AS BEING THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AND THEN PROVIDES BEARINGS AND DISTANCES AROUND THE TRACT AS THOUGH IT HAD BEEN SURVEYED. THE DIMENSIONS IN AN EAST-WEST DIRECTION DO MATCH ANY OF THE MONUMENTS WITHIN SECTION 14 THAT WOULD JUSTIFY THE NORTH LINE OF THIS TRACT BEING APPROXIMATELY 130' LONGER THAN THE SOUTH LINE. THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WAS ESTABLISHED USING THE FOUND SURVEY MONUMENTS SHOWN HEREON ON THE EXTENSION OF SECTION 14. STATE LAND RECORDS DOCUMENT NUMBER Z190358A SHOWS THAT JOHN L. COCHRAN, SURVEYED THE EASTERN PORTION OF THE NORTH LINE OF THE SUBJECT TRACT AND THEREFOR WAS NOT USED TO ESTABLISH THE NORTH LINE OF THE SUBJECT TRACT AND THEREFOR WAS NOT USED FOR DETERMINING THE LOCATION OF THE EASTERN PORTION OF THE NORTH LINE OF THE SUBJECT TRACT.  
 BASIS OF BEARINGS ADOPTED FROM THE MISSOURI COORDINATE SYSTEM OF 1983-EAST ZONE. SEE RECORDED SURVEYS SURV. 459 & SURV 460.



THIS PLAT/SURVEY IS HEREBY APPROVED BY THE WARREN COUNTY PLANNING AND ZONING THIS 9 DAY OF MAY 2023, PURSUANT TO Warren County Code BY Julie Hauer



### OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED AND SHOWN ON THIS SUBDIVISION PLAT, WHICH PLAT SHALL HEREAFTER BE KNOWN AS "CHATEAU VIEW ACRES".

THE UNDERSIGNED FURTHER DESIGNATES THE 50 FOOT WIDE ACCESS AND UTILITY EASEMENT IS NOT DEDICATED FOR PUBLIC USE AND IS HEREBY DEDICATED FOR THE PRIVATE USE OF THE OWNERS OF TRACTS 1, 2 AND 3 AND THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITY INSTALLATION. ROAD MAINTENANCE WILL BE SHARED EQUALLY BETWEEN TRACT OWNERS.

THIS PLAT IS SUBJECT TO THE RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT RECORDED IN DOC.#202203479 AND DOC.#202205480 IN THE OFFICE OF THE RECORDERS WARREN COUNTY, MISSOURI.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS 2nd DAY OF May 2023

*James Mace*  
 JAMES MACE

STATE OF MISSOURI )  
 COUNTY OF FRANKLIN ) SS:

ON THIS 2nd DAY OF MAY 2024 BEFORE ME PERSONALLY APPEARED, JAMES MACE AND JILL MACE TO ME KNOW TO BE THE PERSON OR 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 WRITTEN ABOVE.

NOTARY PUBLIC *Hannah Walden*  
 MY TERM EXPIRES: August 13, 2027



GENERAL NOTES:  
 EACH TRACT WILL BE SERVED BY ITS OWN PRIVATE WATER AND SEWER SYSTEM. ENTIRE SITE IS WOODED EXCEPT THE EXISTING GRAVEL ROAD.

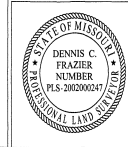
### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY 2021 AND JULY 2023, BY THE ORDER OF JAMES MACE EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23 AND PART OF THE SOUTH HALF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 45 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR RURAL PROPERTY.

*Dennis Frazier* 07/17/2023  
 DENNIS C. FRAZIER  
 FRAZIER LAND SURVEYING SERVICES, INC.  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2008000247  
 CORP #200800391

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 05/03/2024 09:49:23 AM  
 SLIDE/PAGE: F-129/130  
 PLAT FILE: 99-80  
 PAGES: 2

CHRISTY BONSTELL  
 RECORDER OF DEEDS  
 WARREN COUNTY, MO



PREPARED FOR:  
 JAMES AND JILL MACE  
 2601 HORSE CREST COURT  
 WASHINGTON, MO 63090

DATE 07/03/23  
 SCALE 1"=150'

RECORD PLAT

DENNIS C. FRAZIER  
 MISSOURI PROFESSIONAL LAND SURVEYOR #2008000247  
 FRAZIER LAND SURVEYING SERVICES, INC.  
 CORP # 200800391

REV-1  
 REV-2  
 REV-3  
 REV-4

FRAZIER LAND SURVEYING SERVICES, INC.  
 116 E. PEARCE BLVD., P.O. BOX 65  
 WENTZVILLE, MO. 63385  
 PHONE: 636-332-0610  
 FAX: 636-332-0710

1 OF 1 SHEET