

BASIS OF BEARING: GRID NORTH AS PER GPS OBSERVATION

Curve No.	Δ	Radius	Length
1	30°-00'-00"	125.00'	65.45'
2	50°-19'-55"	125.00'	109.81'
3	8°-51'-25"	175.00'	27.05'
4	11°-11'-50"	175.00'	37.94'
5	12°-14'-55"	175.00'	37.41'

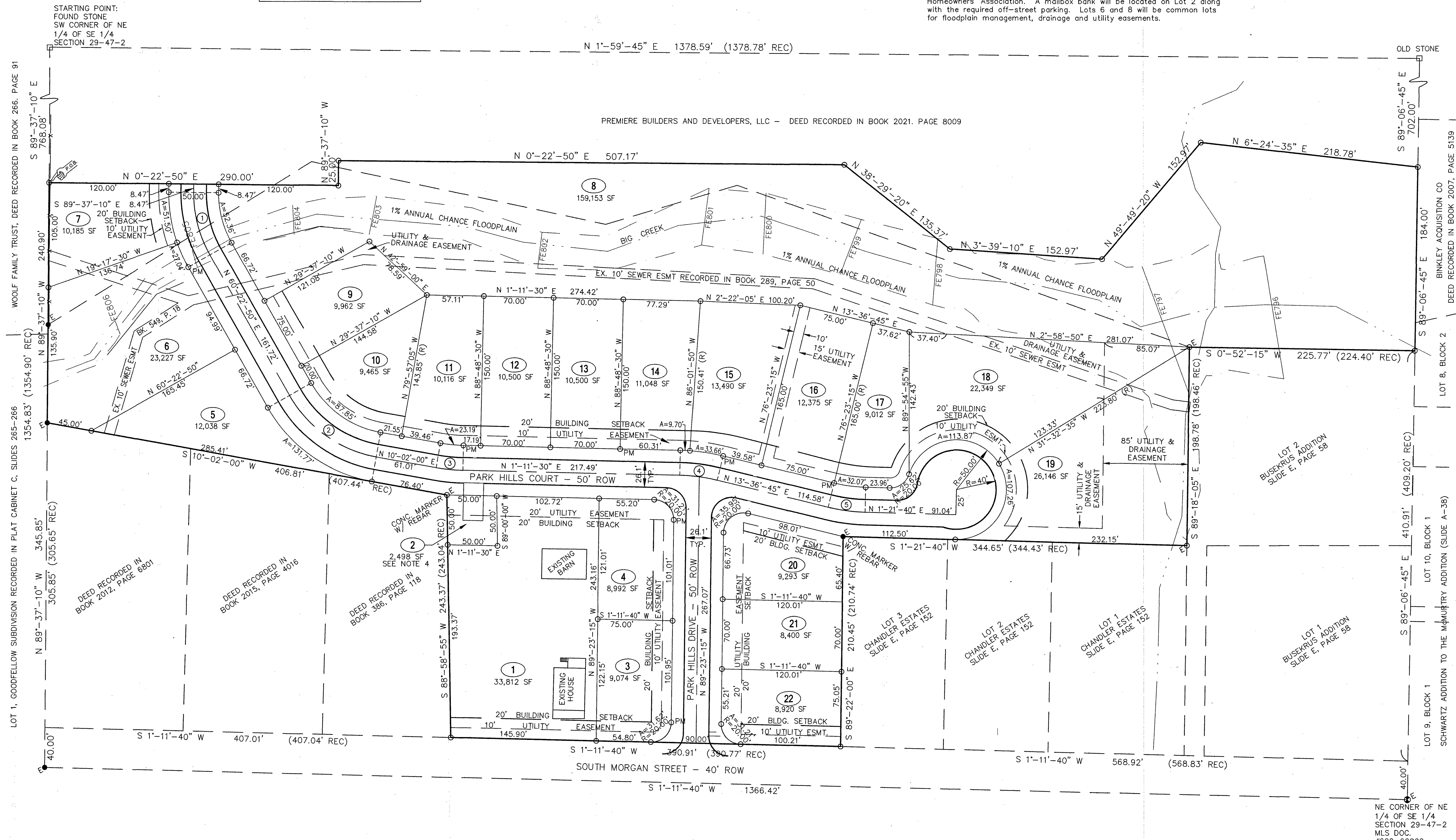
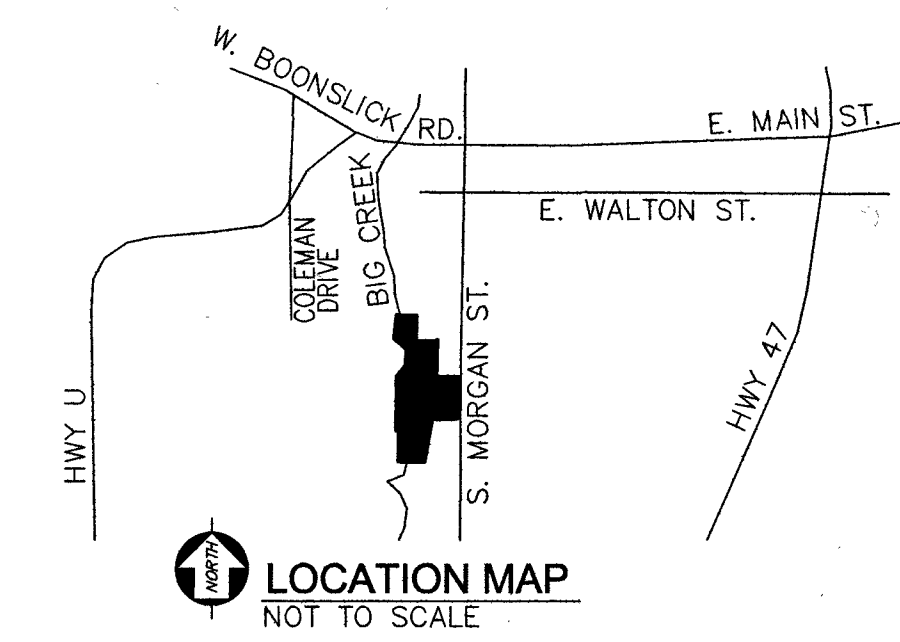
FINAL PLAT
PARK HILLS PLAT 1
 A MAJOR SUBDIVISION LOCATED IN THE NE QUARTER OF THE SE QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 2 WEST, WARRENTON, WARREN COUNTY, MISSOURI
 FEBRUARY 19, 2022

Notes:

- The name, width, and location of all known easements have been shown on this survey. However this tract may be subject to easements, unknown to me, that are not shown on this survey.
- The FEMA designated flood special hazard area and associated base flood elevations shown on this plat are taken from the Flood Insurance Rate Map 29219C0142D, dated November 4, 2009. These limits represent the 1% annual chance floodplain also known as the 100-year floodplain.
- All monuments not shown as existing are set.
- The ownership of Lots 2, 5, 6 and 8 will be transferred to the Homeowners' Association. A mailbox bank will be located on Lot 2 along with the required off-street parking. Lots 6 and 8 will be common lots for floodplain management, drainage and utility easements.

LEGEND:

- E O EXISTING IRON PIPE
- REBAR
- ⊙ ALUMINUM MONUMENT
- PM PERMANENT MONUMENT
- (R) RADIAL
- - - FENCELINE
- - - FLOODPLAIN LIMITS
- - - FLOWLINE



A tract of land in the northeast 1/4 of the southeast 1/4 of Section 29, Township 47 North, Range 2 West, Warrenton, Warren County, Missouri. Said tract of land is part of that land described by a Warranty Deed recorded in book 2021, page 8009 of the Warren County, Missouri records and part of the land shown by a survey by Robert L. Lewis dated November 1980. This tract of land is more particularly described as follows.

Starting at the southwest corner of the northeast quarter of the southeast quarter of said Section 29, thence along the south line thereof S 89°-37'-10" E 768.08 feet to the point of beginning.

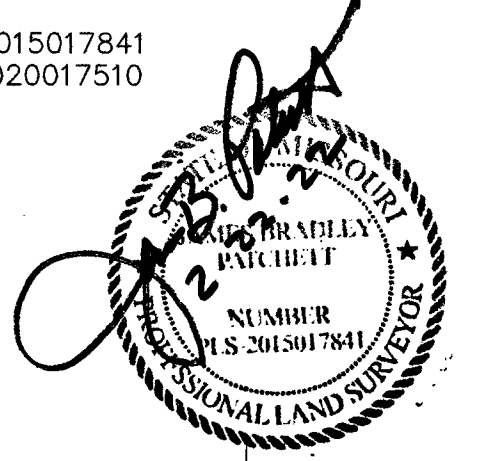
From the point of beginning, thence N 0°-22'-50" E 290.00 feet; thence N 89°-37'-10" W 25.00 feet; thence N 0°-22'-50" E 507.17 feet; thence N 38°-29'-20" E 135.37 feet; thence N 3°-39'-10" E 152.97 feet; thence N 49°-49'-20" W 152.97 feet; thence N 6°-24'-35" E 218.78 feet to the north line of said survey by Robert L. Lewis and being the south line of the deed recorded in book 2007, page 5139; thence, along said line, S 89°-06'-45" E 184.00 feet to the northwest corner of Lot 2 of Busekrus Addition; thence, along the west line thereof, S 0°-52'-15" W 225.77 feet to the southwest corner of said Lot 2; thence, along the south line of said Lot 2, S 89°-18'-05" E 198.78 feet to the northwest corner of Lot 1 of Chandler Estates; thence along the west line of said Chandler Estates, S 1°-21'-40" W 344.65 feet to the southwest corner of Lot 3 of said Chandler Estates; thence, along the south line of said Lot 3, S 89°-22'-00" E 210.45 feet to the southeast corner of said Lot 3 and a point on the westerly right-of-way of Morgan Street and the east line of said survey by Robert L. Lewis; thence, along said westerly right-of-way and the east line of said survey, S 1°-11'-40" W 407.01 feet to the northeast corner of a deed recorded in book 386, page 118; thence, leaving said westerly right-of-way of Morgan Street and along the north line of said deed recorded in book 386, page 118, S 89°-58'-55" W 243.37 feet to the northwest corner thereof; thence, along the west line of said deed recorded in book 386, page 118 and the deed recorded in book 2015, page 4016 and the deed recorded in book 2012, page 6801, S 10°-02'-00" W 406.81 feet to a point on the south line of said survey by Robert L. Lewis; thence along said south line, N 89°-37'-10" W 240.90 feet to the point of beginning and containing 11.38 acres.

This tract of land is divided into 22 lots as shown on this plat.

The results of the survey of this urban property, to the best of my knowledge executed in accordance with the current Missouri Standards for Property Boundary Surveys, are shown on this plat.

PATCHETT LAND SURVEYING COMPANY, LLC
 7676 BLACK WALNUT DRIVE
 COLUMBIA, MO 65202
 (573) 864-8637

James B. Patchett
 JAMES B. PATCHETT
 PROFESSIONAL LAND SURVEYOR #2015017841
 MO CERTIFICATE OF AUTHORITY #2020017510



KNOW ALL MEN BY THESE PRESENTS:
 THAT PREMIERE BUILDERS AND DEVELOPERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED AS SHOWN ON THIS PLAT. THE STREET RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED TO THE CITY OF WARRENTON FOR PUBLIC USE FOREVER.

COREY ECKENFELS, MEMBER

STATE OF MISSOURI } ss
 COUNTY OF _____ }
 ON THIS _____ DAY OF _____, 2022 BEFORE ME APPEARED COREY ECKENFELS, TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF PREMIERE BUILDERS AND DEVELOPERS, LLC AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC. COREY ECKENFELS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

 NOTARY PUBLIC

Approved by Warrenton City Council pursuant to Ordinance _____ on this _____ day of _____, 2022.

Eric Schleuter, Mayor

Melody Rugh, City Clerk

NE CORNER OF NE 1/4 OF SE 1/4 SECTION 29-47-2 MLS DOC. #600-60000