

**SECTION 6
TOWNSHIP 48 NORTH
RANGE 1 WEST
LINCOLN COUNTY, MO.**

8.91 AC. TRACT

A tract of land being part of the West Half of Section 6, Township 48 North, Range 1 West, Lincoln County, Missouri and being described as follows:
Commencing at an old iron rod at the South Quarter corner of Section 6; thence along the East line of the West Half of Section 6, North 01°-19' East 1308.02 feet to an old iron pipe; thence North 01°-02' East 684.37 feet to an old iron rod; thence North 01°-02' East 400.70 feet to an iron rod at the place of beginning of the said tract of land; thence North 50°-21' West 467.84 feet to an iron rod; thence North 83°-04' West 50.17 feet to an iron rod; thence along the West lines of a tract of land described in Book 2501 Page 984 of the Lincoln County records, North 03°-04' East 43.65 feet to an old iron pipe; thence South 83°-23' West 51.63 feet; thence North 06°-51' East 88.22 feet; thence North 02°-53' West 476.84 feet; thence North 89°-36' West 40.00 feet to an old iron pipe; thence North 00°-36' East 101.57 feet to an old iron pipe; thence along the North line of the said tract of described in Book 2501 Page 984, South 88°-37' East 529.39 feet to an old iron pipe; thence along the East line of the West Half of Section 6, South 01°-02' West 733.00 feet to an old iron rod; thence South 01°-02' West 262.32 feet to the place of beginning and containing 8.91 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during October of 2024.

35.64 AC. TRACT

A tract of land being part of the West Half of Section 6, Township 48 North, Range 1 West, Lincoln County, Missouri and being described as follows:
Beginning at an old iron rod at the South Quarter corner of Section 6; thence along the South line of Section 6, North 88°-25' West 705.32 feet to an iron rod; thence along the West lines of a tract of land described in Book 2501 Page 984 of the Lincoln County records, North 02°-56' East 1654.02 feet to an old iron pipe; thence North 02°-32' East 74.69 feet to an old iron pipe; thence North 53°-50' East 265.26 feet to an old iron pipe; thence North 03°-04' East 795.70 feet to an iron rod; thence leaving the said West line, South 83°-04' East 50.17 feet to an iron rod; thence South 50°-21' East 467.84 feet to an iron rod; thence along the East line of the West Half of Section 6, South 01°-02' West 400.70 feet to an old iron rod; thence South 01°-19' West 1308.02 feet to the place of beginning and containing 35.64 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during October of 2024.

ROAD AND UTILITY EASEMENT

A tract of land for road and utility easement being part of the West Half of Section 6, Township 48 North, Range 1 West, Lincoln County, Missouri and being described as follows:
Commencing at an old iron rod at the South Quarter corner of Section 6; thence along the East line of the West Half of Section 6, North 01°-19' East 1308.02 feet to an old iron pipe; thence North 01°-02' East 684.37 feet to an old iron rod; thence North 01°-02' East 400.70 feet to an iron rod; thence North 50°-21' West 467.84 feet to an iron rod at the place of beginning of the said tract of land; thence North 83°-04' West 50.17 feet to an iron rod; thence along the West lines of a tract of land described in Book 2501 Page 984 of the Lincoln County records, North 03°-04' East 43.65 feet to an old iron pipe; thence South 83°-23' West 51.63 feet; thence North 06°-51' East 88.22 feet; thence South 59°-59' East 106.62 feet; then South 03°-01' West 78.04 feet to the place of beginning and containing 0.18 acres, more or less. As per survey by Larry P. Bade, Missouri Professional Land Surveyor No. 1434 during October of 2024.



18-28-2024

THIS IS TO CERTIFY THAT AT THE REQUEST OF BRYAN & SARAH MULLEN, WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT IT REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI STATE LAND SURVEYOR LARRY P. BADE PROFESSIONAL LAND SURVEYOR NO. 1434

PARENT DEED--BOOK 2501 PAGE 984

BOUNDARY SURVEY			
CLASS OF SURVEY--RURAL SUBJECT TO: EASEMENTS OF RECORD			
Lewis-Bade Inc. LSC-312 Professional Land Surveyors and Professional Engineers			
PHONE (636) 456-2615 101 EAST WALTON WARRENTON, MO. 63383			
SURVEYED BY	DATE	REVISIONS	
STU	OCTOBER 2024		
DRAWN BY:	CHECKED BY:	SCALE	FILE
LARRY		1"=200'	24269

