

DEED DESCRIPTION (202406279)

PARCEL 1: A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 0 DEGREES 39 MINUTES WEST 216.22 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF SAID TRACT; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0 DEGREES 39 MINUTES WEST 216.22 FEET TO AN IRON ROD; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0 DEGREES 39 MINUTES WEST 536.35 FEET TO AN IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 88 DEGREES 14 MINUTES WEST 653.64 FEET TO AN IRON ROD; THENCE NORTH 0 DEGREES 39 MINUTES EAST 531.35 FEET TO AN IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK AND WESTERN RAILROAD; THENCE ALONG SAID SOUTH LINE, NORTH 85 DEGREES 34 MINUTES 30 SECONDS EAST 655.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.19 ACRES, MORE OR LESS.

PARCEL 2: A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 0 DEGREES 39 MINUTES WEST 216.22 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK AND WESTERN RAILROAD; THENCE ALONG SAID SOUTH LINE, SOUTH 85 DEGREES 34 MINUTES 30 SECONDS WEST 655.62 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF SAID TRACT; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 0 DEGREES 39 MINUTES WEST 531.35 FEET TO AN IRON ROD; THENCE SOUTH 88 DEGREES 14 MINUTES WEST 692.76 FEET TO AN IRON ROD; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 0 DEGREES 21 MINUTES EAST 473.22 FEET TO AN OLD IRON ROD; THENCE NORTH 0 DEGREES 21 MINUTES EAST 25.69 FEET TO AN IRON ROD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF THE NORFOLK AND WESTERN RAILROAD, NORTH 85 DEGREES 34 MINUTES 30 SECONDS EAST 697.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.20 ACRES, MORE OR LESS.

PARCEL 3: A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 0 DEGREES 39 MINUTES WEST 777.97 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF SAID TRACT; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0 DEGREES 39 MINUTES WEST 562.70 FEET TO AN IRON ROD; THENCE ALONG THE LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 03 MINUTES WEST 650.32 FEET TO AN IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 0 DEGREES 21 MINUTES EAST 531.75 FEET TO AN IRON ROD; THENCE NORTH 88 DEGREES 14 MINUTES EAST 653.64 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.19 ACRES, MORE OR LESS.

PARCEL 4: A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT MISSOURI STATE LAND SURVEY MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 0 DEGREES 39 MINUTES WEST 1340.67 FEET TO AN IRON ROD; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 03 MINUTES WEST 650.32 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 03 MINUTES WEST 692.32 FEET TO AN IRON ROD; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 0 DEGREES 21 MINUTES EAST 498.92 FEET TO AN IRON ROD; THENCE LEAVING SAID WEST LINE, NORTH 88 DEGREES 14 MINUTES EAST 692.76 FEET TO AN IRON ROD; THENCE SOUTH 0 DEGREES 21 MINUTES WEST 531.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.19 ACRES, MORE OR LESS.

CONSOLIDATION PLAT ROELKER ROAD - WRIGHT CITY, MO

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP
47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI

DEED DESCRIPTION (202406271)

PARCEL 1: A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 21 OF TOWNSHIP 47 NORTH, RANGE 1 WEST WARREN COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID SECTION 21, SOUTH 0 DEGREES 30 MINUTES WEST, 509.80 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERN LINE OF NORFOLK AND WESTERN RAILROAD (FORMERLY WABASH) BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 415.13 FEET TO A POINT; THENCE LEAVING SAID LINE NORTH 85 DEGREES 00 MINUTES 21 SECONDS EAST, 1357.47 FEET TO A POINT; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, 404.41 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERN LINE OF THE NORFOLK AND WESTERN RAILROAD; THENCE ALONG SAID LINE SOUTH 85 DEGREES 27 MINUTES 00 SECONDS WEST, 1354.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 1 WEST, WARREN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 21 OF TOWNSHIP 47 NORTH, RANGE 1 WEST WARREN COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID SECTION 21 SOUTH 0 DEGREES 30 MINUTES WEST, 509.80 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERN LINE OF NORFOLK AND WESTERN RAILROAD (FORMERLY WABASH); THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 415.13 FEET TO THE POINT OF BEGINNING OF THE TRACT THEREIN DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, 414.52 FEET TO A POINT; THENCE LEAVING SAID WEST LINE NORTH 84 DEGREES 34 MINUTES 00 SECONDS EAST, 1360.40 FEET TO A POINT; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, 403.67 FEET TO A POINT; THENCE SOUTH 85 DEGREES 00 MINUTES 21 SECONDS WEST 1357.47 FEET TO THE POINT OF BEGINNING.

STATEMENT OF ENCROACHMENTS

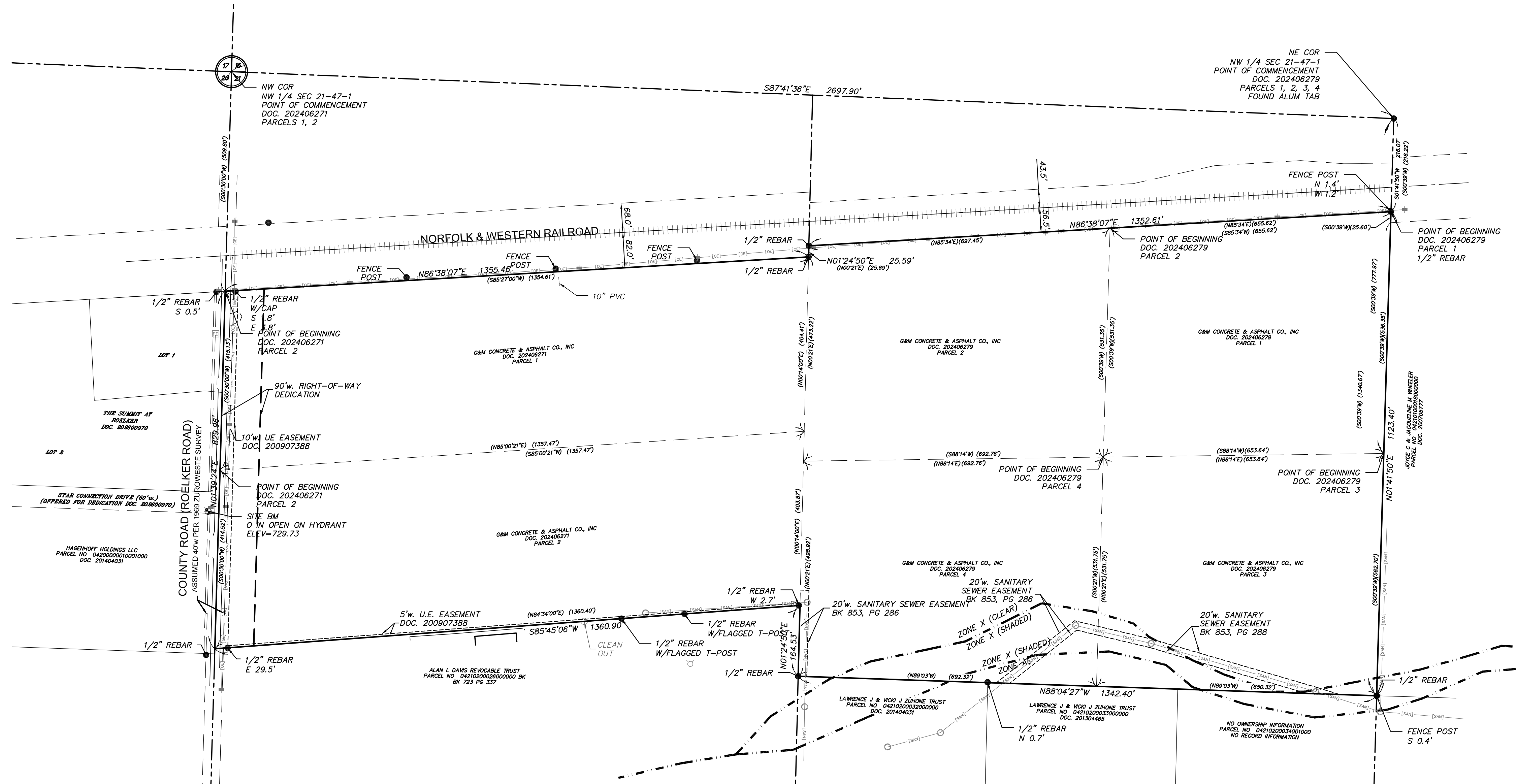
NONE APPARENT AT TIME OF SURVEY

TOTAL AREA

2,534,961± S.F.
58.19± AC.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 21 WITH AN ASSUMED BEARING OF SOUTH 01 DEGREES 41 MINUTES 50 SECONDS WEST.



CITY CERTIFICATE

THIS PLAT AS SHOWN HEREON IS HEREBY APPROVED BY THE WRIGHT CITY COUNCIL, THIS _____ DAY OF _____, 20____, PURSUANT TO ORDINANCE _____.

BY: _____
CITY CLERK

NOTE:
IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

FLOOD_ZONE

PER FEMA FLOOD MAP 29219C01580 AND 29219C01590, BOTH BEARING AN EFFECTIVE DATE OF 11/4/2009, THE SUBJECT PROPERTY LIES IN ZONE X (CLEAR)/AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, ZONE X (SHADED)/AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND ZONE AE (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED).

GENERAL NOTES

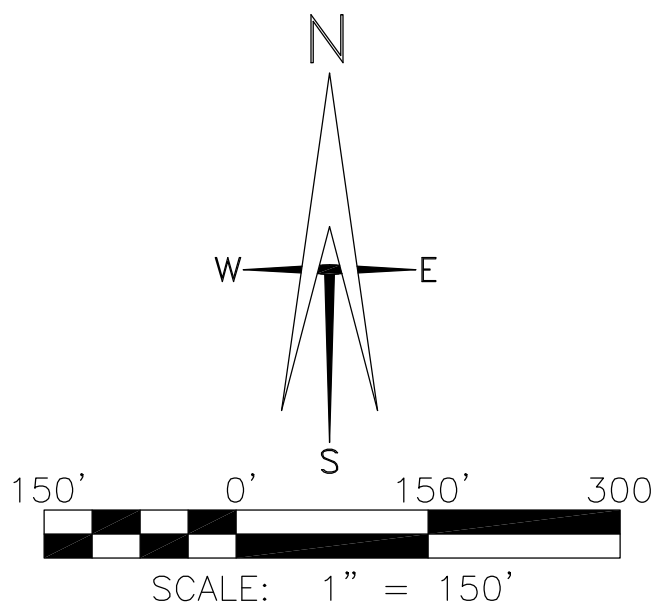
THIS SURVEY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS; RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION, ANY DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS; AND COVENANTS AND RESTRICTIONS.

BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM NAD 1983, EAST ZONE - GRID NORTH.

PROPERTY IS ZONE M-1 LIGHT INDUSTRIAL.

LEGEND

- IRON PIPE/REBAR/PIN FOUND
- 1/2" REBAR SET
- EXISTING STRUCTURE
- OVERHEAD ELECTRIC
- POWER POLE
- GUY WIRE
- LIGHT STANDARD
- WATER METER
- FIRE HYDRANT
- GAS METER
- GRATED INLET
- MANHOLE
- SIGN
- HANDICAP
- PIPE BOLLARD
- CURB INLET
- CABLE SPLICE BOX
- TELEPHONE SPLICE BOX
- ELECTRIC SPLICE BOX
- ELECTRIC METER
- TRANSFORMER
- RECORD DIMENSION



OWNER'S CERTIFICATION

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND COMBINED IN THE MANNER SHOWN ON THIS PLAT, WHICH SHALL HEREAFTER BE KNOWN AS "CONSOLIDATION PLAT - ROELKER ROAD".

THE UNDERSIGNED FURTHER DESIGNATE THE 90' RIGHT OF WAY DEDICATION STRIP SHOWN HEREON AS PUBLIC STREETS AND ROADWAYS AND DEDICATE THEM TO THE CITY OF WRIGHT CITY, MISSOURI, FOR PUBLIC USE AS RIGHT-OF-WAY.

THE UNDERSIGNED FURTHER DESIGNATES ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE UNLESS SPECIFIED AS BEING GRANTED FOR OTHER SPECIFIC PURPOSES BY THIS PLAT, ARE HEREBY DEDICATED FOR PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLING, IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING UTILITIES INCLUDING GAS LINES, WATER LINES, COMMUNICATION LINES, ELECTRIC LINES, SANITARY SEWER AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF GROUND ADJACENT TO SAID ROAD AND/OR UTILITY EASEMENT, NOT OCCUPIED BY IMPROVEMENTS AND IS LIMITED TO TEN FEET ON EITHER SIDE OF SAID EASEMENT FOR THE EXCAVATION AND TEMPORARY STORAGE OF MATERIALS DURING THE IMPROVEMENT, INSTALLATION, CONSTRUCTION, INSPECTION, MAINTENANCE, REPAIR, RELOCATION, OR REPLACEMENT OF SAID UTILITIES, AND THE RIGHT TO TRIM, CONTROL, CUT, AND REMOVE ANY AND ALL BRUSH, BUSHES, SAPLINGS, TREES, ROOTS, UNDERGROWTH, ROCK, OVERHANGING BRANCHES, AND OTHER OBSTRUCTIONS THAT ADVERSELY IMPACT THE FUNCTION OR ABILITY TO MAINTAIN THE UTILITIES. ANY PROVIDER OF UTILITIES THAT CAUSES DAMAGE TO THE PROPERTY SHALL BE RESPONSIBLE TO RESTORE THE DISTURBED AREA AS NEARLY AS POSSIBLE TO ITS PRIOR FORMER CONDITION.

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS _____ DAY OF _____, 20____.

JTMDEVELOPMENT LLC aka JTMDEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY,

BY: _____

PRINTED NAME: _____ (MANAGING MEMBER)

STATE OF MISSOURI)
COUNTY OF WARREN)

ON THIS _____ DAY OF _____, IN THE YEAR _____ BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN RECORD PLAT ON BEHALF OF THE JTMDEVELOPMENT LLC aka JTMDEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF MAGRUDER ASPHALT, HAS PERFORMED THIS BOUNDARY SURVEY FROM RECORD SOURCES AND ACTUAL FIELD SURVEY PERFORMED ON 6-19-2026 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR RURAL BOUNDARY SURVEYS (20 CSR 2030 CHAPTER 16). ALL LINEAR AND ANGULAR VALUES SHOWN ARE BASED UPON DEED OR RECORD INFORMATION UNLESS OTHERWISE NOTED.

PRELIMINARY

SHARON E. SHERRILL, P.L.S. 2018038294
IN THE STATE OF MISSOURI
LICENSE EXPIRATION 12/31/2026

NOTE:
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN. VERIFICATION OF THE LOCATIONS OF UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

BOUNDARY AND IMPROVEMENT SURVEY
ROELKER ROAD - WRIGHT CITY, MO

Title:

Client:
MAGRUDER ASPHALT
WRIGHT CITY, MO
573-216-0066



SHERRILL
ASSOCIATES

Surveyors - Engineers
- Planners

Illinois Design Firm
184-001238

Missouri Design Firm
001332

316 Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey

NO.	DATE	REVISION

PROJECT NO.	25003-01
DRAWN	JAC
CHECKED	SES
SCALE	1"=100'
DATE	6-23-2026

BOUNDARY SURVEY
WRIGHT CITY, MO

SHEET 1 OF 1