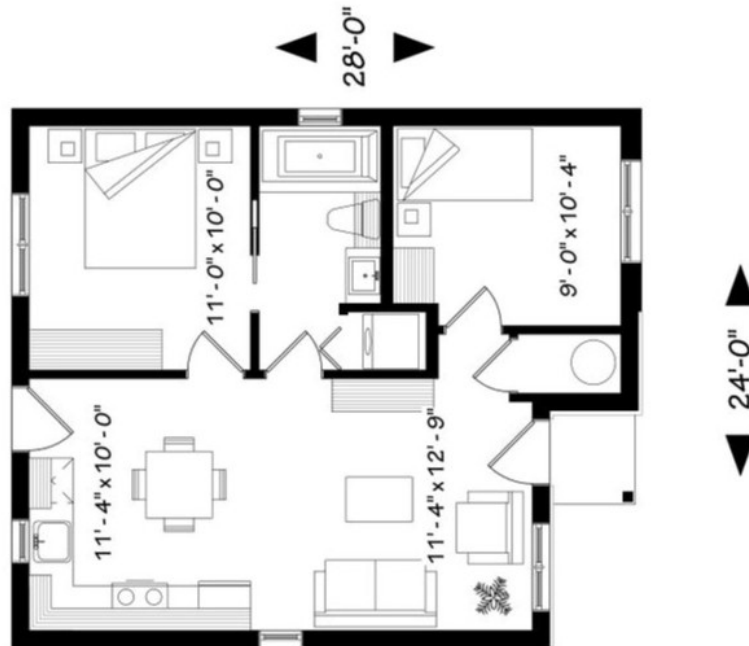
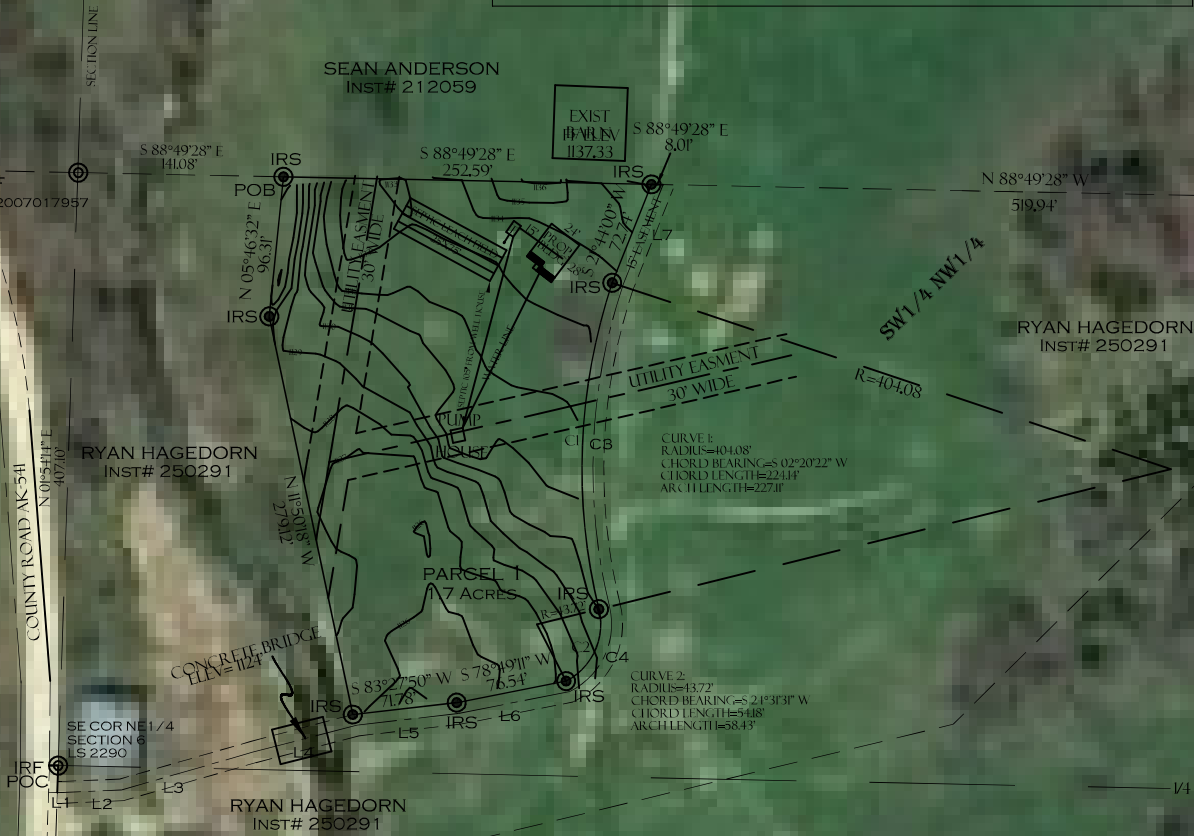


## Echo Valera ~ Two Bedroom Plan



<b>DIMENSION</b>	Depth : 28' Height : 15' 4" Width : 24'
<b>AREA</b>	Main Floor : 629 sq/ft Porch : 17 sq/ft  <i>* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.</i>
<b>CEILING</b>	Main Ceiling : 9'
<b>ROOF</b>	Primary Pitch : 6:12 Roof Framing : Truss
<b>EXTERIOR WALL FRAMING</b>	Framing : 2X6
<b>OUTDOOR SPACES</b>	Covered Front Porch

SECTION 5, TOWNSHIP 26 NORTH, RANGE 17 WEST  
DOUGLAS COUNTY, MISSOURI



**Legal Description:**  
A tract of land being part of the SW1/4 of the NW1/4, of Section 5, Township 26 North, Range 17 West, in Douglas County, Missouri, being more particularly described as:  
Commencing, at an iron rod with an aluminum cap 1 S 2290, found at the Southeast corner of the Northeast Quarter of Section 6, Township 26 North, Range 17 West;  
Thence, North 01°54'14" East, a distance of 407.10 feet along the easterly line of Section 6, Township 26 North, Range 17 West;  
Thence, South 88°49'28" East, a distance of 141.08 feet to an iron rod with surveyors cap #2023044969, being the Point of Beginning;  
Thence, South 88°49'28" East, a distance of 252.59 feet to an iron rod with surveyors cap #2023044969, Thence, South 21°44'00" West, a distance of 72.74 feet to an iron rod with surveyors cap #2023044969, Thence, along a curve to the left having a distance of 227.11 feet, a radius of 404.08 feet, a chord bearing of South 02°20'22" West, and a chord distance of 224.14 feet to an iron rod with surveyors cap #2023044969, Thence, along a curve to the right having a distance of 58.43 feet, a radius of 43.72 feet, a chord bearing of South 24°31'31" West, and a chord distance of 54.18 feet to an iron rod with surveyors cap #2023044969, Thence, South 78°49'11" West, a distance of 76.54 feet to an iron rod with surveyors cap #2023044969, Thence, South 83°27'50" West, a distance of 71.78 feet to an iron rod with surveyors cap #2023044969, Thence, North 11°50'18" West, a distance of 279.12 feet to an iron rod with surveyors cap #2023044969, Thence, North 05°46'32" East, a distance of 96.31 feet to the Point of Beginning;  
Containing +/- 1.7 Acres.

**NOTES / REPORT**

This survey and plan pertain to a perimeter boundary survey of the subject tract as shown and is for the client's use only. Unauthorized use by other parties (without the review and update by the surveyors) shall be at their own risk. This plan may not reflect important site factors or conditions, zoning restrictions or conditions, unwritten or unrecorded title rights, or compliance with covenants or governmental regulations, unless otherwise noted. All references to recording information are citations to the Douglas County Registry of Deeds unless otherwise noted. This plan should be considered in conjunction with a comprehensive title abstract and review by legal counsel.

Reference is made to the following deeds or documents pertaining to the subject tract and/or adjoining tracts with notations being to book and page of the deed in the Douglas County Registry of Deeds:

- Derek & April Bell to Ryan Hagedorn - Instrument #250291 - February 13, 2025
- Ryan Hagedorn, Trey Lance & Tyler Lance to Derek & April Bell - Instrument # 212986 - December 17, 2021
- Chad & Chantelle Emerson to Ryan Hagedorn, Trey Lance & Tyler Lance - Instrument # 202305 - December 15, 2020
- Landon Rogers & Deanna Spurgeon to Chantelle Emerson - Instrument # 151302 - August 03, 2015

Reference is made to the following plans:

- Carmack Surveying Inc. - DCRD - Instruments# 201980 - October 30, 2020
- Daniels Surveying - DCRD - Instrument#211399 - April 14, 2021

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C-3	222.90'	396.58'	S 12° 30'00" W	219.69'
C-4	69.55'	51.27'	S 25° 08'16" W	64.33'

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.22'	N 89° 12'09" W
L2	40.89'	S 87° 34'39" W
L3	93.81'	S 73° 57'05" W
L4	73.73'	S 75° 25'03" W
L5	70.05'	S 84° 27'50" W
L6	77.85'	S 78° 49'11" W
L7	75.42'	S 21° 44'00" W

- LEGEND:**
- IRON ROD FOUND
  - 5/8" REBAR SET
  - IRON PIPE FOUND
  - BARB WIRE FENCE
  - GLO STONE FOUND
  - COMPUTED POINT



**RYAN HAGEDORN**  
PART OF THE SW 1/4 NW 1/4  
ALL IN SECTION 5, TOWNSHIP 26 NORTH  
RANGE 17 WEST, 5TH PRINCIPLE MERIDIAN

Together with, an easement 15 feet wide for ingress, egress, maintenance and utilities over the following centerline courses having terminating sidelines at land of Sean Anderson to the north and the easterly right of way of County Road AK-541 to the west;  
Commencing, at an iron rod at the Northeastly corner of the above described tract at the westerly entrance gate post of Sean Anderson's parcel;  
Thence, South 88°49'28" West, a distance of 8.01 feet to the easements centerline Point of Beginning;  
Thence, South 21°44'00" West, a distance of 75.42 feet;  
Thence, along a curve to the left having a distance of 222.90 feet, a radius of 396.58 feet, a chord bearing of South 02°19'00" West, and a chord distance of 219.69 feet;  
Thence, along a curve to the right having a distance of 69.55 feet, a radius of 51.27 feet, a chord bearing of South 25°08'16" West, and a chord distance of 64.33 feet;  
Thence, South 78°49'11" West, a distance of 77.85 feet;  
Thence, South 83°27'50" West, a distance of 70.05 feet;  
Thence, South 75°25'03" West, a distance of 73.73 feet;  
Thence, South 73°57'05" West, a distance of 93.81 feet;  
Thence, South 87°34'39" West, a distance of 40.89 feet;  
Thence, North 89°42'19" West, a distance of 9.22 feet to the easterly right of way of County Road AK-541;  
Together with, perpetual access to a water well on this tract, to utilize, maintain and operate the well, pump house and water plumbing;  
Subject To, Grantors perpetual rights to access the well, well house, and plumbing to utilize, maintenance, and operate to heirs and assigns. Pump House Utility Power Meter shall be the Grantor's responsibility and right to bill as necessary to keep pump operating for all users.  
Subject To, Grantors perpetual rights to all Utility Lines, poles and guys on and over this tract to heirs and assigns.  
Subject To, any and all easements, restrictions, reservations and covenants of record, all in Douglas County, Missouri.

**Surveyors Certification & Declaration:**

I, Christopher M. Knowlton, Professional Land Surveyor, License No. 2023044969 in the State of Missouri, on behalf of Ryan Hagedorn, have surveyed and in accordance with Missouri Standards for Property Boundary Surveys of the Missouri Department of Agriculture, and the standards adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors for rural property, the parcel described in Instrument #250291 in Douglas County, Missouri. I hereby declare that this plan, prepared under my supervision shall serve as witness to my findings. All adjoining tracts were identified by property boundary descriptions obtained from the office of the Recorder of Deeds of Douglas County, Missouri. While dead records may not completely identify all current owners, the information ascertained from these documents was necessary to determine property boundaries. Utilities, if shown, were identified by visual inspection only. All utilities must be marked on the ground prior to any excavation. (RSMO Chapter 319 and OSHA Rules 1926.651)

**ROCKBOUND SURVEYING, LLC**  
PO Box 131  
AVA, MISSOURI 65608  
417-543-1255  
PLS #2023044969



Grid North-Mo.  
Central Zone



SHEET  
DRAWN BY: CMK  
DATE: 03/25/2025  
1 OF 1  
DWG\_AVA/Hagedorn A  
APPROVED BY: CMK