

Legal Description

Tract 2:

Commencing at the South Quarter corner Section 16, Township 56 North, Range 35 West, Buchanan County, Missouri; thence with the West line of the Southeast Quarter of said Section, North 00 degrees 53 minutes 03 seconds East, 1153.94 feet; thence departing from said line, South 89 degrees 12 minutes 46 seconds East, 31.22 feet to the Point of Beginning, said point being on the East right-of-way line of Missouri State Route 371; thence along the Eastern right-of-way line of Missouri State Route 371, the following courses and distances: North 00 degrees 47 minutes 14 seconds East, 290.00 feet; thence North 01 degrees 03 minutes 17 seconds East, 134.91 feet; thence South 88 degrees 56 minutes 43 seconds East, 10.00 feet; thence North 01 degrees 03 minutes 17 seconds East, 50.00 feet; thence North 88 degrees 56 minutes 43 seconds West, 5.00 feet; thence North 01 degrees 03 minutes 17 seconds East, 331.88 feet; thence departing from said right-of-way line, South 89 degrees 09 minutes 07 seconds East, 1280.40 feet to a point on the East line of the West Half of the Southeast Quarter of Section 16; thence along the East line of the West Half of the Southeast Quarter of said Section, South 00 degrees 59 minutes 44 seconds West, 1006.13 feet; thence departing from said line, North 80 degrees 15 minutes 36 seconds West, 1289.87 feet to a point on the East right-of-way line on Missouri State Route 371; thence along said right-of-way line, North 89 degrees 12 minutes 46 seconds West, 10.00 feet to the point of beginning.

The above described tract of land contains 26.68 acres, more or less, exclusive of Missouri State Route 371 right-of-way, and is subject to all recorded and unrecorded easements, restrictions, and right-of-ways.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Eighth (8th) day of November, 2018.



Richard L. Mattson
Missouri P.L.S. 2674
Buchanan County Surveyor

