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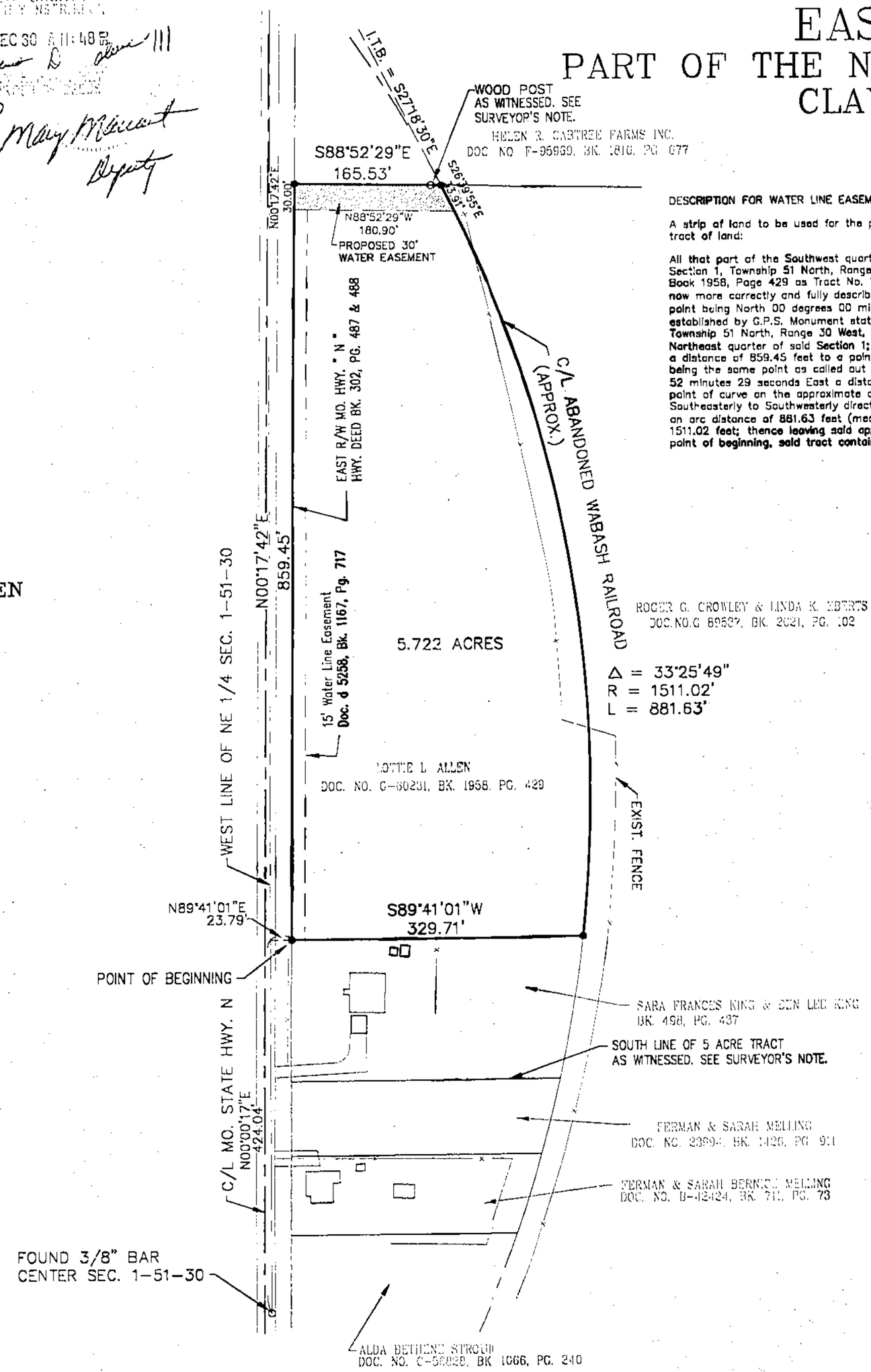
By Mary Marcant Deputy

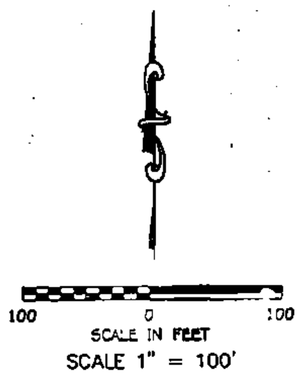
EASEMENT SKETCH
PART OF THE NE 1/4 SEC. 1, TWP. 51, RNG. 30
CLAY COUNTY, MISSOURI

DESCRIPTION FOR WATER LINE EASEMENT:

A strip of land to be used for the purpose of laying and maintaining a water line, being the North 30.00 feet of the following described tract of land:

All that part of the Southwest quarter of the Northeast quarter lying West of the centerline of the now abandoned Wabash Railroad in Section 1, Township 51 North, Range 30 West, and being the same tract of land as was intended to be described in Document No. G-60231, Book 1958, Page 429 as Tract No. 1 and in Book 211, Page 67 as recorded in the Recorder of Deeds Office of Clay County, Missouri, and now more correctly and fully described as follows: Beginning at a point on the East right-of-way line of Missouri State Highway "N", said point being North 00 degrees 00 minutes 17 seconds East (this bearing and all the following bearings being referenced to Grid North as established by G.P.S. Monument stations CL-40 and CL-40A), 424.04 feet along the West line of the Northeast quarter of Section 1, Township 51 North, Range 30 West, and North 89 degrees 41 minutes 01 seconds East 23.79 feet from the Southwest corner of the Northeast quarter of said Section 1; thence North 00 degrees 17 minutes 42 seconds East along the East right-of-way of said Highway "N" a distance of 859.45 feet to a point on the South line of the Northwest quarter of the Northeast quarter of said Section 1, said point being the same point as called out as the beginning of Tract 1 of Document No. G-60231, Book 1958, Page 429; thence South 88 degrees 52 minutes 29 seconds East a distance of 165.53 feet (measured) 180.00 feet (deed Document No. G-60231, Book 1958, Page 429), to a point of curve on the approximate centerline of the abandoned Wabash Railroad; thence along said approximate centerline curving in a Southeasterly to Southwesterly direction to the right, and having an initial tangent bearing of South 27 degrees 18 minutes 30 seconds East an arc distance of 881.63 feet (measured) 880.00 feet (deed Document No. G-60231, Book 1958, Page 429), said curve having a radius of 1511.02 feet; thence leaving said approximate centerline South 89 degrees 41 minutes 01 seconds West a distance of 329.71 feet to the point of beginning, said tract containing 5.722 acres of land more or less.





PREARED FOR:
LOTTIE L. ALLEN c/o CHARLES ALLEN

SURVEYED AND PREPARED BY:
BRIDGES LAND SURVEYING
P.O. BOX 695
BLUE SPRINGS, MO 64013
(816) 228-2292

STATE OF MISSOURI
ELBERT M. BRIDGES, JR.
NUMBER LS-2286
REGISTERED LAND SURVEYOR

Elbert M. Bridges Jr. LS 2286

Date: 12/24/98

Plat Cab D
2/3/99 CP

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Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com