Clay County, Missouri
Land Survey Document

THIS IS TO CERTIFY that we have this day made a survey of premises herein described and that the results of said survey are represented on this plat.

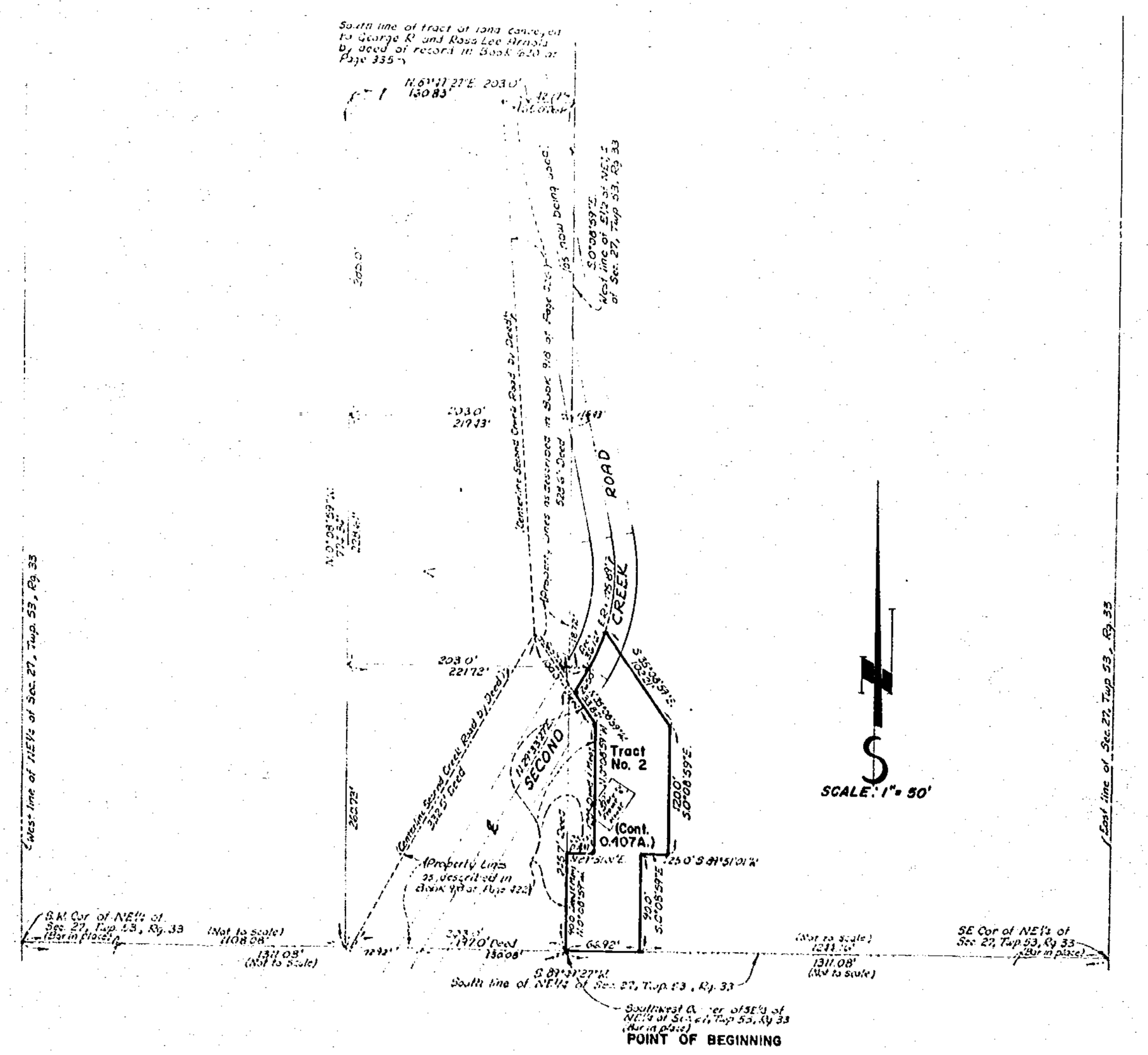
DESCRIPTION:

TRACT NO. 1: All that part of the Northwest 1/4 of Section 26 and all that part of the Northeast 1/4 of Section 27, Township 53, Range 33, in Clay County, Missouri, described as follows:

Beginning at the Southwest corner of the Northwest 1/4 of said Section 26; thence South 89°-55' East : the South line of said Northwest 1/4, a distance of 264.42 feet to a point on the Westerly right-of-way line of U.S. Highway No. 169, as now established; thence Northerly along said Westerly right-of-way line on a curve to the left having an initial tangent bearing of North 1°-18'-07" West and a radius of 5,669.58 feet, an arc distance of 1224.16 feet to a point opposite and 60.0 feet from Station 292+50 on the centerline of said U.S. Highway No. 169; thence South 76°-19'-37" West continuing along said right-of-way line, a distance of 10.0 feet to a point opposite and 70.0 feet from said Station 292+50; thence Northerly continuing along said Westerly right-of-way line on a curve to the left having the last described course as a radial line and a radius of 5,659.58 feet, an arc distance of 85.94 feet, to a point opposite and 70.0 feet from Station 291+63 on said center line; thence North 75°-27'-25" East continuing along said Westerly right-of-way line, a distance of 10.0 feet to a point opposite and 60.0 feet from said Station 291+63; thence Northerly continuing along said Westerly right-of-way line on a curve to the left having the last described course as a radial line and a radius of 5669.58 feet, an arc distance of 15.61 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence due West along the North line of said Southwest 1/4 of the Northwest 1/4, a distance of 85.96 feet to the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence North 0°-14'-52" West along the East line of said Section 27, a distance of 331.61 feet to a point on the Westerly right-of-way line of the aforesaid U. S. Highway No. 169; thence Northerly along said Westerly right-of-way line on a curve to the left having an initial tangent bearing of North 18°-09'-44" West and a radius of 5,673.58 feet, an arc distance of 444.28 feet to a point opposite and 50.0 feet from P.C. Station 263+52.9 on the centerline of said U.S. Highway No. 169; thence North 22°-38'-37" West continuing along said Westerly right-of-way line, a distance of 102.30 feet; thence North 31°-44'-04" West continuing along said Westerly right-of-way line, a distance of 253.18 feet to a point opposite and 90.0 feet from Station 250+00 on said center line; thence North 60°-26'-25" West continuing along said Westerly right-of-way line, a distance of 24.13 feet to a point on the North line of said Section 27; thence South 89°-59'-58" West along the North line of said Section 27 a distance of 206.41 feet to a point on the center line of Second Creek Road, as now located; thence South 77°-41'-16" West along the centerline of said Second Creek Road a distance of 41.07 feet; thence continuing along said centerline on a curve to the left tangent to the course last described having a radius of 330.0 feet, an arc distance of 265.38 feet; thence South 39°-42'-02" West continuing along said centerline tangent to the curve last described, a distance of 203.32 feet; thence South 89°-59'-58" West parallel with the North line of said Section 27, a distance of 96.82 feet to a point on the centerline of Second Creek, as now located; thence South 26°-57'-12" West along said centerline, a distance of 59.86 feet; thence South 29°-09'-32" West continuing along said centerline, a distance of 76.65 feet; thence South 63°-06'-40" West continuing along said centerline 73.00 feet; thence North 89°-18'-57" West continuing along said centerline a distance of 124.74 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of said Section 27; thence South 0°-08'-59" East along the West line of the East 1/2 of said Northeast 1/4, a distance of 1392.16 feet to the Southeast corner of the tract of land conveyed to George R. and Rosa Lee Arnold by Deed of Record in Book 620 at Page 335; thence South 89°-49'-27" West along the South line of said tract of land conveyed to George R. and Rosa Lee Arnold by Deed of Record in Book 620 at Page 335, a distance of 42.17 feet to a point on the centerline of the aforesaid Second Creek Road; thence South 11°-46'-11" East along the centerline of said Second Creek Road, a distance of 399.17 feet; thence Southerly continuing along said centerline of Second Creek Road on a curve to the right tangent to the last described course and having a radius of 175.89 feet, an arc distance of 90.71 feet; thence South 35°-08'-59" East departing from said centerline, a distance of 102.21 feet; thence South 0°-08'-59" East parallel with the West line of the East 1/2 of the Northeast 1/4 of said Section 27, a distance of 120.00 feet; thence South 89°-51'-01" West, a distance of 25.0 feet; thence South 0°-08'-59" East parallel with said West line a distance of 90.0 feet to a point on the South line of the Northeast 1/4 of said Section 27, said point being 66.92 feet East of the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence North 89°-49'-27" East a distance of 1244.16 feet to the point of beginning. Containing 75.732 acres, more or less. Subject to right-of-way, if any, for Second Creek Road.

TRACT NO. 2: All that part of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 53, Range 33, in Clay County, Missouri, described as follows:

Beginning at the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of said Section 27; thence North 0°-08'-59" West along the West line of the East 1/2 of said Northeast 1/4, a distance of 90.0 feet; thence North 89°-51'-01" East at right angles to said West line, a distance of 25.0 feet; thence North 0°-08'-59" West parallel with said West line, a distance of 120.00 feet; thence North 35°-08'-59" West deflecting 35° to the left, a distance of 33.84 feet to a point on the centerline of Second Creek Road, as now located; thence North 79°-33'-27" East along the centerline of said Second Creek Road, a distance of 26.50 feet; thence Northerly continuing along said centerline on a curve to the left tangent to the last described course having a radius of 175.89 feet, an arc distance of 36.16 feet; thence South 35°-08'-59" East, a distance of 102.21 feet; thence South 0°-08'-59" East, parallel with the West line of said East 1/2 of the Northeast 1/4, a distance of 120.00 feet; thence South 89°-51'-01" West, a distance of 25.00 feet; thence South 0°-08'-59" East parallel with said West line, a distance of 90.0 feet to a point on the South line of said Northeast 1/4; thence South 89°-49'-27" West along said South line, a distance of 66.92 feet to the point of beginning. Containing 0.407 acres, more or less. Subject to right-of-way, if any, for Second Creek Road.



ANDERSON SURVEY CO.
By Oliver L. Anderson

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