

SURVEY DESCRIPTION:
LOT 2

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 & A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 29; THENCE NORTH 89 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SECTION 29 ALSO BEING THE NORTH LINE OF LOT 1 OF McCANDLESS AS RECORDED AT SLIDE J PAGE 601 A DISTANCE OF 979.15 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 42 SECONDS WEST DEPARTING SAID NORTH LINE AND ALONG SAID BOUNDARY LINE OF LOT 1 A DISTANCE OF 888.76 FEET; THENCE SOUTH 88 DEGREES 59 MINUTES 29 SECONDS EAST ALONG SAID LOT LINE 980.10 FEET TO A POINT ON THE EAST LINE OF SECTION 29; THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS WEST ALONG SAID EAST LINE 419.43 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 1314.27 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 47 MINUTES 26 SECONDS EAST DEPARTING SAID LINE 2643.45 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH 88 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 1318.08 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 54 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 A DISTANCE OF 1325.88 FEET TO THE POINT OF BEGINNING. CONTAINING 59.72 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH RIGHTS OF ACCESS ALONG A 30.00 FOOT ACCESS EASEMENT AS RECORDED IN DEED BOOK 310 PAGE 1541 AND SLIDE J PAGE 601. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.

SURVEY DESCRIPTION:
LOT 3

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 29, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 20 WEST, TANEY COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 88 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 2636.16 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 47 MINUTES 26 SECONDS WEST DEPARTING SAID LINE 2643.45 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THENCE NORTH 89 DEGREES 19 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER 1314.26 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 665.67 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF THE SAID EAST HALF 1325.76 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER 667.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01 DEGREE 24 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1329.47 FEET TO THE POINT OF BEGINNING. CONTAINING 140.73 ACRES MORE OR LESS. SUBJECT TO AND TOGETHER WITH RIGHTS OF ACCESS ALONG A 30.00 FOOT ACCESS EASEMENT AS RECORDED IN DEED BOOK 310 PAGE 1541 AND SLIDE J PAGE 601. ALSO SUBJECT TO A PERMANENT EASEMENT AS RECORDED IN BOOK 2011 PAGE 26020. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE TANEY COUNTY PLANNING COMMISSION. THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT GUIDANCE CODE OR THE TANEY COUNTY SUBDIVISION REGULATIONS.

(PLANNING COMMISSION CHAIRMAN)

(PLANNING ADMINISTRATOR)

CERTIFICATE OF TANEY COUNTY 911 ADMINISTRATOR

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE TANEY COUNTY 911 ADMINISTRATOR

(911 ADMINISTRATOR)

