

PARCEL DESCRIPTION:

A tract of land lying in part of the Southwest Quarter of Section 10 and all that part of the Northeast Quarter of the Southeast Quarter of Section 9 lying East of Mulberry Creek, all being in Township 40 North, Range 33 West of the Fifth Principal Meridian, Bates County, Missouri, more particularly described by Kenneth J. Dedrick, PS-2571, on this 16th Day of November, 2021 as follows:

Beginning at a 5/8" rebar marking the Northeast corner of the Southeast Quarter of said Section 9; thence South 88°17'20" East (this and all following bearings are based on the Missouri State Plane Coordinate System 1983, via GPS observation) on the North line of the Southwest Quarter of said Section 10, a distance of 460.02 feet to a 1/2" rebar with 214F cap marking the Northwest corner of LEECH'S ADDITION to MULBERRY a recorded subdivision as filed in the Bates County Recorder of Deeds Office in Book 2, at Page 37; thence South 01°42'40" West, on the West line of said plat a distance of 345.00 feet to a 1/2" rebar with 214F cap marking the Southwest corner of said plat; thence North 88°17'20" West parallel to the North line of said Southwest Quarter, a distance of 459.19 feet to a 1/2" rebar with 214F cap on the East line of said Southeast Quarter of Section 10; thence North 87°27'10" West parallel to the North line of said Southeast Quarter of Section 9, a distance of 248.43 feet to a point on the Centerline of Mulberry Creek; thence North 35°46'01" West along said centerline, a distance of 212.32 feet to a point; thence North 01°00'00" East, a distance of 178.42 feet to a 1/2" rebar with 214F cap on the North line of said Southeast Quarter of Section 9; thence South 87°27'10" East on said North line of said Southeast Quarter, a distance of 415.02 feet to the Point of Beginning. This above description was created with the benefit of ground survey performed on April 24, 2020 (KVE Project Number C20S0587) and contains 6.670 acres, more or less.