



Description – North Central Missouri College
153.2 Acre Tract #1

2021-007272
January 21, 2022

A tract of land lying in the South Half of the Southwest Quarter of Section 26 and the South Half of the South Half of Section 27, Township 56 North, Range 37 West, Buchanan County, Missouri and being more fully described as follows to-wit:

Beginning at a found 5/8" iron pin marking the Corner common to said Sections 26, 27, 34 & 35; thence North 89 degrees, 25 minutes and 58 seconds West along the South line of said Section 27 a distance of 2639.74 feet to a found 5/8" iron pin marking the South Quarter Corner of said Section 27; thence North 89 degrees, 29 minutes and 09 seconds West along said South line 1340.52 feet to a 5/8" iron pin on the centerline of Halls Levee; thence North 28 degrees, 46 minutes and 30 seconds East leaving said South line and along said centerline 1478.71 feet to a 5/8" iron pin on the North line of the South Half of the South Half of said Section 27; thence South 89 degrees, 41 minutes and 50 seconds East leaving said centerline and along said North line 3277.70 feet to the Northwest Corner of the South Half of the Southwest Quarter of said Section 26; thence South 89 degrees, 26 minutes and 47 seconds East leaving said North line and along the North line of said South Half 1110.54 feet to the centerline of Buchanan County Route #230, from which a 5/8" iron pin bears South 89 degrees, 26 minutes and 47 seconds East 50.00 feet; thence South 29 degrees, 40 minutes and 08 seconds East leaving said North line and along said centerline 140.40 feet; thence South 23 degrees, 39 minutes and 08 seconds East along said centerline 165.35 feet; thence South 27 degrees, 29 minutes and 27 seconds East along said centerline 252.80 feet; thence South 28 degrees, 55 minutes and 25 seconds East along said centerline 843.35 feet; thence South 43 degrees, 41 minutes and 29 seconds East along said centerline 118.21 feet to the South line of said Section 26, from which a 5/8" iron pin bears North 89 degrees, 04 minutes and 42 seconds West 50.00 feet; thence North 89 degrees, 04 minutes and 42 seconds West leaving said centerline and along said South line 542.55 feet to a 5/8" iron pin marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 26; thence North 89 degrees, 43 minutes and 20 seconds West along said South line 1319.47 feet to the Point of Beginning, containing 153.2 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2021-007272 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during January of 2022.

January 21, 2022

Prepared by
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