

EASEMENT SKETCH

60' INGRESS & EGRESS EASEMENT NO. 1:

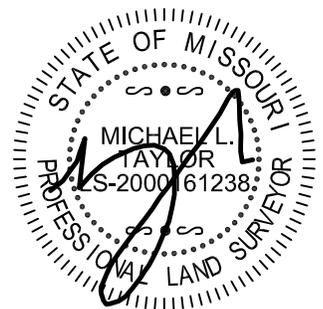
A STRIP OF LAND, FOR THE PURPOSE OF AN INGRESS AND EGRESS EASEMENT, LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 46 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, MISSOURI, LYING 30.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 05; THENCE $N00^{\circ}35'49''W$ ALONG THE EAST LINE OF SAID SECTION 05, A DISTANCE OF 1357.09 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE LEAVING SAID EAST LINE, $N86^{\circ}42'19''W$, A DISTANCE OF 280.59 FEET; THENCE $S88^{\circ}10'42''W$, A DISTANCE OF 202.92 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 416.83 FEET AND A CHORD BEARING $S81^{\circ}50'44''W$ (CHORD DISTANCE: 91.96 FEET), AN ARC DISTANCE OF 92.14 FEET TO A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.57 FEET AND A CHORD BEARING $S86^{\circ}04'58''W$ (CHORD DISTANCE: 121.28 FEET), AN ARC DISTANCE OF 121.97 FEET TO A REVERSE CURVE TO THE LEFT; THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.04 FEET AND A CHORD BEARING $S82^{\circ}31'40''W$ (CHORD DISTANCE: 122.04 FEET), AN ARC DISTANCE OF 123.28 FEET TO AN ANGLE POINT; THENCE $S88^{\circ}44'08''W$, A DISTANCE OF 266.22 FEET; THENCE $N89^{\circ}07'02''W$, A DISTANCE OF 158.47 FEET TO THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NE 251 AND THE POINT OF TERMINATION. THE EASEMENT LINES SHALL EXTEND AND TRIM TO THE SECTION LINE AND CENTERLINE OF THE COUNTY ROAD.

60' INGRESS & EGRESS EASEMENT NO. 2:

A STRIP OF LAND, FOR THE PURPOSE OF AN INGRESS AND EGRESS EASEMENT, LOCATED IN PART OF THE SOUTHEAST QUARTER AND PART OF LOT 1 OF THE NORTHEAST QUARTER, ALL IN SECTION 05, TOWNSHIP 46 NORTH, RANGE 25 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, MISSOURI, LYING 30.00 FEET BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 05; THENCE $N00^{\circ}35'49''W$ ALONG THE EAST LINE OF SAID SECTION 05, A DISTANCE OF 2885.54 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE LEAVING SAID EAST LINE, $S73^{\circ}07'05''W$, A DISTANCE TO 409.86 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.58 FEET AND A CHORD BEARING $S68^{\circ}39'33''W$ (CHORD DISTANCE: 95.25 FEET), AN ARC DISTANCE OF 95.34 FEET TO THE POINT OF TANGENCY; THENCE $S64^{\circ}12'01''W$, A DISTANCE OF 357.62 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 543.08 FEET AND A CHORD BEARING $S49^{\circ}46'54''W$ (CHORD DISTANCE: 270.46 FEET), AN ARC DISTANCE OF 273.34 FEET TO A REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 208.40 FEET AND A CHORD BEARING $S62^{\circ}01'52''W$ (CHORD DISTANCE: 187.07 FEET), AN ARC DISTANCE OF 194.00 FEET TO THE POINT OF TANGENCY; THENCE $S88^{\circ}41'59''W$, A DISTANCE OF 56.98 FEET TO THE CENTERLINE OF THE COUNTY ROAD KNOWN AS NE 251 AND THE POINT OF TERMINATION. THE EASEMENT LINES SHALL EXTEND AND TRIM TO THE SECTION LINE AND CENTERLINE OF THE COUNTY ROAD.

GENERAL NOTES:

1. THIS SKETCH DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS TO BE USED FOR GRAPHICALLY REPRESENTATION ONLY AND IS SUBJECT TO ANY INACCURACIES A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.
2. NO PROPERTY CORNERS WERE SET.
3. THE INFORMATION ON THIS DRAWING SHOULD NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE OR IMPROVEMENTS.
4. ALL ANGLES AND DISTANCES SHOWN ARE BASED ON DEED INFORMATION AND HAVE NOT BEEN VERIFIED.
5. NEW DESCRIPTION AREA PERIMETER DETERMINED BY CLIENT REQUEST. SUBJECT TO ALL STATE AND COUNTY LAWS, RULES AND REGULATIONS THAT MAY AFFECT THE NEW TRACT, IF ANY.
6. PARENT PARCEL DEED DESCRIPTIONS: JOHNSON COUNTY DEED BOOK 1628 AT PAGE 122.



PROJECT:	MIDWEST LAND GROUP – STEVE MOTT (18-048)
PREPARED BY:	WHITEHEAD CONSULTANTS, INC. / 660-885-8311
DATE:	DATE: 03/01/2018
SHEET:	60' INGRESS AND EGRESS EASEMENT NO. 1 AND NO. 2 – SHEET 1 OF 2
SCALE:	SCALE: 1"=1000'

