

28 (9) BK 31, PG 40
31N, R16W

N 1/2 SE 1/4
22, T31N, R16W

NER
N, R16W
CCS REBAR & CAP
SOUTHWEST CORNER
SE 1/4 SE 1/4
SEC. 22, T31N, R16W
BK 35, PG 47

N 01°36'03" E 2657.75'

W 1/2 E 1/2 SE 1/4
SEC. 22, T31N, R16W

E 1/2 E 1/2 SE 1/4
SEC. 22, T31N, R16W
LENOIR TRUST
BK 353, PG 530

S 01°39'43" W 2636.75'

TRACT 1
86.1 ACRES

TRACT 2
114.7 ACRES

LENOIR TRUST
BK 353, PG 530

PLS# 189 REBAR & CAP
NORTHEAST CORNER
SW 1/4 SEC. 23, T31N, R16W
DOC#600-58673

COUNTY ROAD 208

BOSSALTER
BK 400, PG 219

S 01°25'09" W 2633.26'

BREWING TRUST
BK 317, PG 21

N 87°47'07" W 2664.21 (M)
2646.6 (9) S88 3, PG 98

FOUND STONE AT
FENCE CORNER
SOUTHWEST CORNER
SW 1/4 SEC. 23, T31N, R16W

1/2" REBAR
SOUTHWEST CORNER
SEC. 23, T31N, R16W
DOC#750-21319

S 36°58'46" W
251.50'

S 27°35'49" W
529.58'

S 08°58'08" W
143.30'

S 00°26'06" E
316.86'

N 87°47'07" W 2162.52'

N 87°48'36" W 1319.97 (M)
1319.82 (9) BK 35, PG 47

W 1319.87 (M)
1319.87 (9) BK 35, PG 47

TRACT 1:

A tract of land being all of the East Half of the East Half of the Southeast Quarter of Section 22 and part of the Southwest Quarter of Section 23, all in Township 31 North, Range 16 West of the fifth principal meridian, Howard County, Missouri, being more particularly described as follows:

Beginning at a stone marking the Northwest corner of the Southwest Quarter of said Section 23; thence along the North line of said Southwest Quarter, South 87 degrees 42 minutes 26 seconds East, a distance of 691.05 feet to an iron rod; thence South 04 degrees 13 minutes 01 seconds East, a distance of 1483.16 feet to an iron rod; thence South 00 degrees 26 minutes 06 seconds East, a distance of 316.86 feet to an iron rod; thence South 08 degrees 58 minutes 06 seconds West, a distance of 143.30 feet to an iron rod; thence South 22 degrees 35 minutes 49 seconds West, a distance of 529.58 feet to an iron rod; thence South 36 degrees 58 minutes 46 seconds West, a distance of 251.50 feet to an iron rod on the South line of said Section 23; thence North 87 degrees 47 minutes 07 seconds West, a distance of 501.69 feet to an iron rod at the Southwest corner of said Section 23; thence North 87 degrees 48 minutes 36 seconds West, a distance of 659.98 feet to an iron rod at the Southwest corner of the East Half of the East Half of the Southwest Quarter of said Section 22; thence North 01 degrees 37 minutes 53 seconds East, a distance of 2647.25 feet to an iron rod at the Northwest corner of the East Half of the East Half of the Southeast Quarter of said Section 22; thence South 86 degrees 54 minutes 07 seconds East, a distance of 661.58 feet to the POINT OF BEGINNING, containing 86.1 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

TRACT 2:

A tract of land being part of the Southwest Quarter of Section 23, Township 31 North, Range 16 West of the fifth principal meridian, Howard County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northeast corner of the Southwest Quarter of said Section 23; thence South 01 degrees 25 minutes 09 seconds West, a distance of 2633.26 feet to a stone marking the Southeast corner of the Southwest Quarter of said Section 23; thence along the

REFERENCE SURVEYS:

- 1882: SRB 3, PG 98; CLOYD.
- 1982: DOC#750-21319; BOWEN, PLS#1738.
- 1996: BK 17, PG 70; SLAGLE, PLS#189.
- 2018: BK 31, PG 48; DERBOVEN, PLS#2016019005.
- 2022: BK 35, PG 47; FORBIS, PLS#2021015380.

● - F

⊗ - R

⊗ - S

⊗ - 5

(M) - 1

(R) - R

(D) - L

(GLO) - C

BEARING:
GRID BAS

0

1

CLIENT: DON

RE

DATE OF SURVEY

ACCURACY

ALL DISTANCE

GROUND MEASUREMENT

FOR MISSOURI

FIELD: MGW

SURVEY CER

AS