

10 STERLING OAKS LN
BRANSON WEST, MO

132.3 ACRE LAKEFRONT & LAKE VIEW PARCEL

THREE TAX PARCEL ID #'S 11-7.0-36-001-001-001, 11-7.0-36-001-005-001 & 12-9.0-31-000-000-040
DEED FILED AS INSTRUMENT **200800010116**, STONE COUNTY, MO RECORDER'S OFFICE

PROPERTY LEGAL DESCRIPTION FROM SURVEY

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 22 WEST, AND A PART OF THE NORTHEAST QUARTER OF SECTION 38, TOWNSHIP 23 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE ACCEPTED NORTHWEST CORNER OF SAID SECTION 31, THENCE SOUTH 88 DEGREES 14 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 1743.64 FEET TO THE GOVERNMENT FEE TAKE LINE, SAID POINT BEING CORPS OF ENGINEERS MONUMENT # 217-5-11, THENCE SOUTH 01 DEGREE 57 MINUTES 43 SECONDS WEST ALONG SAID GOVERNMENT FEE TAKE LINE 678.27 FEET TO CORPS OF ENGINEERS MONUMENT # 217-5-12, THENCE NORTH 88 DEGREES 04 MINUTES 35 SECONDS WEST DEPARTING SAID GOVERNMENT FEE TAKE LINE 108.86 FEET TO THE WESTERLY RIGHT-OF-WAY OF AN EXISTING 40.00 FOOT WIDE ROAD RIGHT-OF-WAY AS NOW LOCATED, THENCE SOUTH 88 DEGREES 33 MINUTES 38 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY 244.43 FEET, THENCE SOUTH 49 DEGREES 41 MINUTES 38 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY 45.99 FEET, THENCE SOUTH 20 DEGREES 34 MINUTES 48 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY 61.18 FEET, THENCE SOUTH 16 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY 70.09 FEET, THENCE SOUTH 30 DEGREES 38 MINUTES 34 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY 108.51 FEET, THENCE SOUTH 88 DEGREES 06 MINUTES 27 SECONDS EAST DEPARTING SAID WESTERLY RIGHT-OF-WAY 225.18 TO THE GOVERNMENT FEE TAKE LINE SAID POINT BEING CORPS OF ENGINEERS MONUMENT # 217-5-15, THENCE SOUTH 01 DEGREE 58 MINUTES 45 SECONDS WEST ALONG SAID GOVERNMENT FEE TAKE LINE 674.25 FEET TO CORPS OF ENGINEERS MONUMENT # 217-5-16, THENCE NORTH 88 DEGREES 07 MINUTES 50 SECONDS WEST ALONG SAID GOVERNMENT FEE TAKE LINE 186.06 FEET TO CORPS OF ENGINEERS MONUMENT # 217-5-17, THENCE SOUTH 01 DEGREE 55 MINUTES 13 SECONDS WEST ALONG SAID GOVERNMENT FEE TAKE LINE 337.59 FEET TO CORPS OF ENGINEERS MONUMENT # 217-5-18, THENCE NORTH 88 DEGREES 07 MINUTES 24 SECONDS WEST ALONG SAID GOVERNMENT FEE TAKE LINE 1599.86 FEET TO CORPS OF ENGINEERS MONUMENT # 217-5-19, THENCE SOUTH 01 DEGREE 54 MINUTES 28 SECONDS WEST ALONG SAID GOVERNMENT FEE TAKE LINE 337.35 FEET TO CORPS OF ENGINEERS MONUMENT # 217-5-20, THENCE NORTH 88 DEGREES 32 MINUTES 34 SECONDS WEST DEPARTING SAID GOVERNMENT FEE TAKE LINE 852.28 FEET, THENCE NORTH 01 DEGREE 27 MINUTES 28 SECONDS EAST 1350.86 FEET TO THE SOUTH RIGHT-OF-WAY OF AN EXISTING 40.00 FOOT ROAD RIGHT-OF-WAY, THENCE NORTH 73 DEGREES 02 MINUTES 17 SECONDS WEST ALONG SAID RIGHT-OF-WAY 103.02 FEET, THENCE ALONG A 313.82 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID RIGHT-OF-WAY 180.38 FEET SAID CURVE HAVING A CHORD BEARING OF NORTH 56 DEGREES 33 MINUTES 24 SECONDS WEST AND A CHORD DIMENSION OF 177.88 FEET, THENCE NORTH 40 DEGREES 04 MINUTES 47 SECONDS WEST ALONG SAID RIGHT-OF-WAY 175.22 FEET, THENCE ALONG A 525.00 FOOT RADIUS CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY 207.70 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 51 DEGREES 24 MINUTES 48 SECONDS WEST AND A CHORD DIMENSION OF 208.35 FEET, THENCE ALONG A 103.00 FOOT RADIUS CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY 53.83 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 77 DEGREES 30 MINUTES 53 SECONDS WEST AND A CHORD DIMENSION OF 53.03 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKE ROAD "13-11" AS NOW LOCATED, THENCE NORTH 18 DEGREES 52 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY 34.22 FEET, THENCE NORTH 27 DEGREES 28 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY 219.47 FEET, THENCE NORTH 25 DEGREES 19 MINUTES 48 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY 205.13 FEET, THENCE NORTH 16 DEGREES 58 MINUTES 18 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY 116.04 FEET, THENCE NORTH 05 DEGREES 36 MINUTES 55 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY 48.84 FEET, THENCE SOUTH 88 DEGREES 56 MINUTES 34 SECONDS EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY 1405.85 FEET TO THE NORTHEAST CORNER OF SAID SECTION 38, THENCE NORTH 07 DEGREES 42 MINUTES 02 SECONDS WEST 50.81 FEET TO THE POINT OF BEGINNING, CONTAINING 132.3 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.