2025-0523
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BARBARA CLEVENGER
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PETTIS COUNTY, MO
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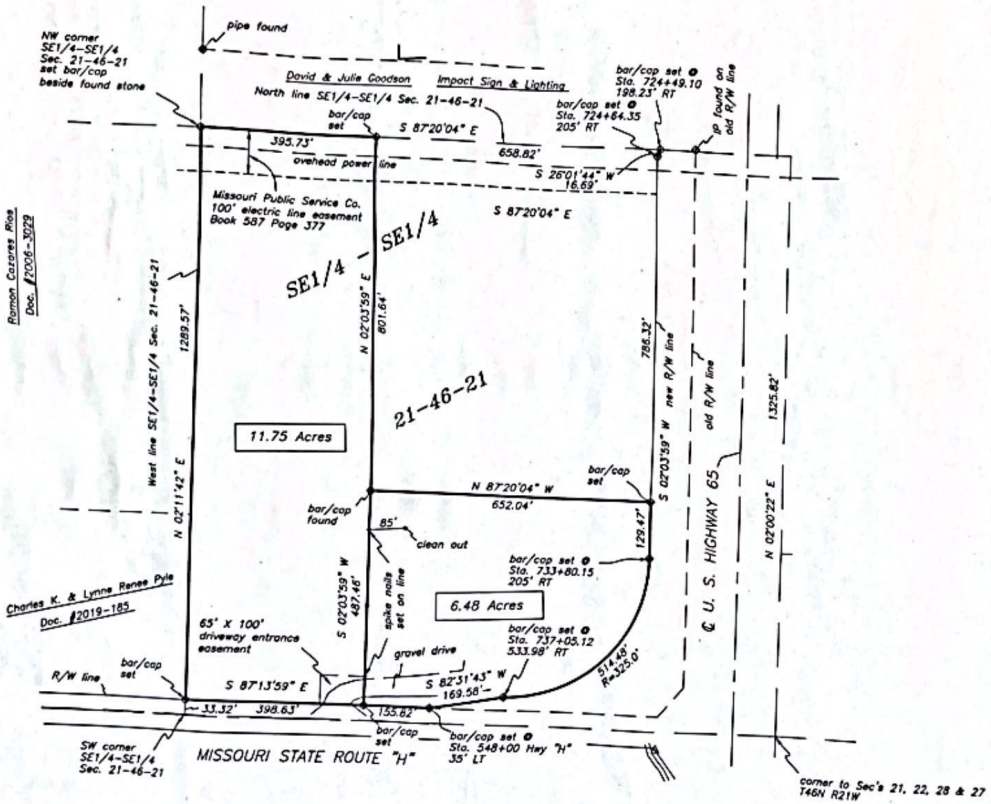
CERTIFICATE OF SURVEY



11.75 Acres

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "H", MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°11'42" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 33.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "H" AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°11'42" EAST, ALONG SAID WEST LINE, 1289.57 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 87°20'04" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 395.73 FEET; THENCE SOUTH 02°03'59" WEST, 1289.10 FEET TO A POINT ON THE NORTH LINE OF SAID MISSOURI STATE ROUTE "H"; THENCE NORTH 87°13'59" WEST, ALONG SAID NORTH LINE, 398.63 FEET TO THE POINT OF BEGINNING.

6.48 Acres

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI, LYING WEST OF THE NEW WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "H", MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°11'42" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 33.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "H"; THENCE SOUTH 87°13'59" EAST, ALONG SAID NORTH LINE, 398.63 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH 02°03'59" EAST, 487.46 FEET; THENCE SOUTH 87°20'04" EAST, 652.04 FEET TO A POINT ON THE NEW WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 65; THENCE SOUTH 02°03'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 129.47 FEET TO CENTERLINE STATION 733+80.15; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 325.0 FEET, AN ARC DISTANCE OF 514.48 FEET TO CENTERLINE STATION 737+05.12; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 82°31'43" WEST, 169.58 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "H" AT CENTERLINE STATION 548+00; THENCE NORTH 87°13'59" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 155.82 FEET TO THE POINT OF BEGINNING.

DRIVEWAY ENTRANCE EASEMENT

A 65.0 FOOT BY 100.0 FOOT DRIVEWAY ENTRANCE EASEMENT DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 46 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE NORTH 02°11'42" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 33.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE "H"; THENCE SOUTH 87°13'59" EAST, ALONG SAID NORTH LINE, 298.63 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH 02°03'59" EAST, 65.0 FEET; THENCE SOUTH 87°13'59" EAST, 100.0 FEET; THENCE SOUTH 02°03'59" WEST, 65.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE "H"; THENCE NORTH 87°13'59" WEST, ALONG SAID NORTH LINE, 100.0 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

NOTES

BEARINGS BASED UPON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE.

N

0 200

SCALE - 1" = 200'

FOR:

VLAD PASECHINK

23670 SACAJAWEA ROAD
SEDALIA, MISSOURI 65301
PHONE: 660-829-1949

STATE OF MISSOURI KERRY A. TURPIN PLS-1993

KERRY A. TURPIN PLS-1993

TURPIN LAND SURVEYING LLC

KERRY A. TURPIN, PLS PLS-1993
L.S. CORP. #2010026230

11.75 ACRE & 6.48 ACRE TRACTS

PETTIS COUNTY, MISSOURI

DATE: 10-25-2024