



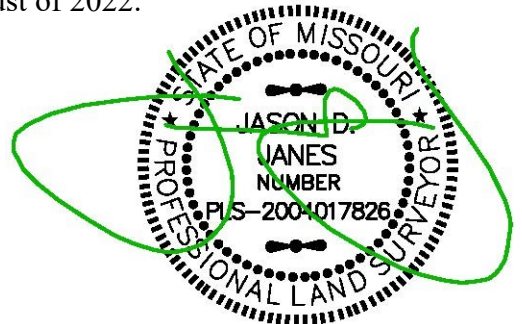
Description – Lawrence Minshall
64.1 Acre Tract

2022-007596
August 5, 2022

A tract of a land lying in the West Half of the Southeast Quarter of Section 1, Township 55 North, Range 27 West, Caldwell County, Missouri and being more fully described as follows to-wit:

Beginning at a 5/8" iron pin marking the Center of said Section 1; thence North 88 degrees, 25 minutes and 36 seconds East along the East-West centerline of said Section 1327.40 feet to a 5/8" iron pin marking the Northeast Corner of the West Half of the Southeast Quarter of said Section; thence South 00 degrees, 05 minutes and 32 seconds West leaving said East-West centerline and along the East line of said West Half 2640.83 feet to a found iron pipe marking the Southeast Corner of said West Half; thence South 88 degrees, 27 minutes and 29 seconds West leaving said East line and along the South line of said Section and along SE Tobin Valley Drive 1323.46 feet to a 5/8" iron pin marking the South Quarter Corner of said Section; thence North 43 degrees, 40 minutes and 52 seconds East leaving said South line and said SE Tobin Valley Drive 1090.65 feet to a 5/8" iron pin; thence North 00 degrees, 00 minutes and 26 seconds East parallel with the North-South centerline of said Section 551.73 feet to a 5/8" iron pin on the South line of the Northwest Quarter of the Southeast Quarter of said Section; thence South 88 degrees, 26 minutes and 33 seconds West along said South line 753.43 feet to a 5/8" iron pin marking the Southwest Corner of said Quarter-Quarter Section; thence North 00 degrees, 00 minutes and 26 seconds East leaving said South line and along the North-South centerline of said Section 1320.00 feet to the Point of Beginning, containing 64.1 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 #2022-007596 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during August of 2022.

August 5, 2022



Prepared by
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