

Sample property description Parcel 19

Tracts of land lying in the Southeast Quarter of the Northeast Quarter of Section 17, Township 65 North, Range 6 West, Clark County, Missouri, lying on the left or easterly side and the right or westerly side of the hereinafter described Median Centerline of a highway, now known as new Route 61 (future 27); to wit:

All the land of said grantors lying within the following described tracts:

Tract 1

Commencing at a point on the hereinafter described Median Centerline of New Route 61 (future 27) Surveyed Median Centerline at station 99+00 being the Point of Beginning; thence southeasterly to a point 140 feet easterly of and at right angle to said Median Centerline Station 99+00; thence southwesterly to a point 140 feet easterly of and at right angle to Median Centerline Station 115+80; thence southeasterly to a point 200 feet easterly of and at right angle to Median Centerline Station 115+80; thence southwesterly to a point 200 feet easterly of and at right angle to Median Centerline Station 119+20; thence northwesterly to a point on the Median Centerline at Station 119+20; thence N 9° 45' 27" E along the hereinafter described median centerline a distance of 2,020 feet to the Point of Beginning.

Tract 2

Commencing at a point on the hereinafter described median centerline of New Route 61 (future 27) Surveyed Median Centerline at station 107+00 being the Point of Beginning; thence northwesterly to a point 150 feet westerly of and at right angle to said Median Centerline Station 107+00; thence southerly to a point 140 feet westerly of Median Centerline Station 109+00; thence to a point 140 feet westerly of and at right angle to Median Centerline Station 117+17; thence southeasterly to a point on the Median Centerline at Station 117+17; thence N 9° 45' 27" E along the hereinafter described Median Centerline a distance of 1,017 feet to the Point of Beginning.

The above described tracts contain 5.74 acres, more or less.

Also, a permanent easement for construction and maintenance of a drainage structure, containing 0.06 acre, described by metes and bounds as follows:

Beginning at a point 140 feet easterly of and at right angle to New Route 61 (future 27) Surveyed Median Centerline Station 109+90, said point being the Point of Beginning for this permanent easement description; thence easterly to a point 175 feet easterly of and at right angle to said Median Centerline Station 109+90; thence southerly to a point 175 feet easterly of and at right angle to Median Centerline Station 110+70; thence westerly to a point 140 feet easterly of and at right angle to Median Centerline Station 110+70; thence northerly to the Point of Beginning.

The drainage structure will be constructed on only part of said land, the extra land being included for men and machinery to work and turn on. After completion of construction of the drainage structure, the owners of said land may fence, and shall have the free and uninterrupted possession and use of said tract; subject only to the Missouri Highways and Transportation Commission's right, if it should so elect, to enter thereon from time to time for the purpose of maintaining said drainage structure.

Also, a temporary easement for construction purposes, containing 0.02 acre, described by metes and bounds as follows:

Beginning at a point 200 feet easterly of and at right angle to New Route 61 (future 27) Surveyed Median Centerline Station 116+05, said point being the Point of Beginning for this temporary easement description; thence easterly to a point 220 feet easterly of and at right angle to said Median Centerline Station 116+05; thence southerly to a point 220 feet easterly of and at right angle to Median Centerline Station 116+40; thence westerly to a point 200 feet easterly of and at right angle to Median Centerline Station 116+40; thence northerly to the Point of Beginning.

Upon completion and acceptance of the project, the easement rights in the above-said last-described tract shall cease and be no longer in effect.

Also, all of abutter's rights of direct access between the highway now known as Route 61 (future 27) and grantor's abutting land in the Southeast Quarter of the Northeast Quarter of Section 17, Township 65 North, Range 6 West, Clark County, Missouri; except that there is reserved and excepted to grantors, their heirs, and assigns the usual right of direct access (a) to any adjacent outer roadway if and while it may be maintained by proper authority in front of said land, and (b) along it to and from the nearest lane of the thruway or public highway, and (c) at all times when no outer roadway is being so maintained, there is reserved and excepted the right of direct access to the nearest lane of the thruway over a 20 foot entrance, centered on the east right of way line opposite Station 108+16.7.

Also, this conveyance is made upon the condition and understanding that such an adjacent outer roadway will be constructed and maintained fronting a portion of grantor's land on the east from approximate New Route 61 (future 27) Surveyed Median Centerline Station 116+00 to New Route 61 (future 27) Surveyed Median Centerline Station 119+00.

This conveyance includes all the realty and realty rights described in the preceding paragraphs that lie within the limits of a tract of land described and recorded with the Clark County Recorder of Deeds in Book xx at Page xx.

The New Route 61 (future 27) Surveyed Median Centerline is described as follows:

Beginning at a 5/8 inch iron pin at the Northeast corner of Section 8, Township 65 North, Range 6 West, thence North  $56^{\circ}45'19''$  West, a distance of 270.17 feet to New Route 61 (future 27) Surveyed Median Centerline Station 35+00, reestablished by Robert L. St. Clair, L.S. 2038; thence South  $16^{\circ}16'08''$  East for a distance of 884.48 feet to said Median Centerline P.C. Station 43+84.48; thence along a  $1^{\circ}30'00''$  curve to the right, said curve having a radius of 3,819.72 and an interior angle of  $26^{\circ}01'35''$  for a distance of 1735.09 feet to Median Centerline P.T. Station 61+19.57; thence South  $9^{\circ}45'27''$  West for a distance of 8,380.43 feet to Median Centerline Station 145+00; thence North  $82^{\circ}44'46''$  East a distance of 1097.24 feet to a 3/4 inch iron pipe located at the Northeast corner of Section 20, Township 65 North, Range 6 West, restored by Stephen P. Mock, L.S. 2539.