

JUNE 26, 2023

LEGAL DESCRIPTION-TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 43 NORTH, RANGE 19 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORGAN COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE QUARTER CORNER COMMON TO SAID SECTIONS 2 AND 3, THENCE SOUTH  $87^{\circ}15'43''$  EAST, 272.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EHLERS ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE **THE FOLLOWING NINE (9) COURSES:** SOUTH  $52^{\circ}17'57''$  EAST, 206.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A 258.86 FEET RADIUS CURVE TO THE RIGHT, 95.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $21^{\circ}07'26''$ , THE CHORD OF WHICH BEARS SOUTH  $41^{\circ}44'14''$  EAST, 94.90 FEET; THENCE SOUTH  $31^{\circ}10'31''$  EAST, 343.04 FEET; THENCE SOUTH  $27^{\circ}48'01''$  EAST, 324.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A 794.19 FEET RADIUS CURVE TO THE LEFT, 139.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $10^{\circ}05'03''$ , THE CHORD OF WHICH BEARS SOUTH  $32^{\circ}50'33''$  EAST, 139.60 FEET; THENCE SOUTH  $37^{\circ}53'04''$  EAST, 160.92 FEET TO A POINT OF CURVATURE; THENCE ALONG A 302.93 FEET RADIUS CURVE TO THE RIGHT, 154.60 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $29^{\circ}14'25''$ , THE CHORD OF WHICH BEARS SOUTH  $23^{\circ}15'51''$  EAST, 152.93 FEET; THENCE SOUTH  $08^{\circ}38'39''$  EAST, 214.99 FEET TO A POINT OF CURVATURE; THENCE ALONG A 736.38' RADIUS CURVE TO THE LEFT, 115.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $09^{\circ}00'21''$ , THE CHORD OF WHICH BEARS SOUTH  $13^{\circ}08'49''$  EAST, 115.63 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH  $87^{\circ}53'39''$  WEST, 1157.24 FEET TO THE SECTION LINE; THENCE CONTINUING NORTH  $87^{\circ}53'39''$  WEST, 714.16 FEET TO THE TOE OF A BLUFF; THENCE ALONG THE TOE OF SAID BLUFF **THE FOLLOWING EIGHT (8) COURSES:** NORTH  $32^{\circ}58'42''$  EAST, 130.39 FEET; THENCE NORTH  $39^{\circ}42'55''$  EAST, 151.08 FEET; THENCE NORTH  $46^{\circ}28'14''$  EAST, 207.06 FEET; THENCE NORTH  $10^{\circ}55'16''$  EAST, 438.52 FEET; THENCE NORTH  $13^{\circ}38'55''$  EAST, 238.43 FEET; THENCE NORTH  $11^{\circ}01'40''$  EAST, 171.18 FEET; THENCE NORTH  $16^{\circ}47'02''$  EAST, 155.11 FEET; THENCE NORTH  $22^{\circ}01'41''$  EAST, 101.27 FEET TO SAID QUARTER CORNER AND THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 40.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.



*John G. Butler*

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