



Description – Spring Creek Farms, LTD.  
61.8 Acre Tract #1 – Page 1 of 2

2019-005964-2  
December 23, 2019

A tract of land lying in the Northeast Quarter of Section 17, Township 36 North, Range 26 West, Cedar County, Missouri and being more fully described as follows to-wit:

Beginning at a found 1/2" iron pin marking the Northeast Corner of said Section 17; thence South 01 degree, 45 minutes and 25 seconds West along the East line of said Section 1777.66 feet to the centerline of Moore Branch, from which a 5/8" iron pin bears North 01 degree, 45 minutes and 25 seconds East 150.00 feet; thence North 41 degrees, 35 minutes and 47 seconds West along said centerline 360.05 feet; thence South 86 degrees, 30 minutes and 46 seconds West along said centerline 138.58 feet; thence North 70 degrees, 09 minutes and 19 seconds West along said centerline 129.12 feet; thence South 84 degrees, 09 minutes and 39 seconds West along said centerline 364.57 feet; thence North 44 degrees, 20 minutes and 23 seconds West along said centerline 217.78 feet; thence South 57 degrees, 09 minutes and 33 seconds West along said centerline 218.68 feet; thence North 62 degrees, 05 minutes and 48 seconds West along said centerline 580.39 feet; thence North 28 degrees, 06 minutes and 16 seconds West along said centerline 389.35 feet; thence North 63 degrees, 41 minutes and 34 seconds West along said centerline 390.54 feet; thence North 67 degrees, 28 minutes and 45 seconds West along said centerline 187.75 feet to the South right-of-way of U.S. Route #54; thence North 63 degrees, 37 minutes and 36 seconds East leaving said centerline and along said right-of-way 73.91 feet to a 5/8" iron pin; thence North 26 degrees, 22 minutes and 24 seconds West along said right-of-way 10.00 feet to a 5/8" iron pin; thence North 63 degrees, 37 minutes and 36 seconds East along said right-of-way 785.40 feet to a 5/8" iron pin; thence Easterly along said right-of-way and along a 3.064 degree curve to the right having a central angle of 27 degrees, 46 minutes and 00 seconds, an arc length of 906.26 feet and a chord of North 77 degrees, 30 minutes and 36 seconds East 897.42 feet to a 5/8" iron pin; thence South 88 degrees, 36 minutes and 24 seconds East along said right-of-way 458.00 feet to a 5/8" iron pin; thence Easterly along said right-of-way and along a 4.830 degree curve to the left having a central angle of 16 degrees, 20 minutes and 05 seconds, an arc length of 338.16 feet and a chord of North 83 degrees, 13 minutes and 34 seconds East 337.02 feet to a 5/8" iron pin on the North line of said Section 17;

thence South 87 degrees, 56 minutes and 55 seconds East leaving said right-of-way and along said North line 37.68 feet to the Point of Beginning, containing 61.8 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2019-005964-2 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during December of 2019.