

Land Description:

ROUTE: 100
COUNTY: Franklin
JOB NO.: J6P1004
PARCEL: 72

GWD REMNANT

A tract of land located in Lot Seventeen (17) in Homestead Acres, Plat Two (2), in the East half of the Southwest quarter of Section Eleven (11), Township Forty-three (43) North, Range One (1) East of the 5th P.M., in Franklin County, Missouri and being more particularly described as being bounded on the Northeast, North, Northwest, West and Southwest by Grantor's Northeast, North, Northwest, West and Southwest property lines of a tract of land now or formerly owned by JANET R. HARDIN, as set out by deeds recorded in Book 493 and Page 704, and Book 534 and Page 252 in the Franklin County Records and (hereinafter referred to as the "HARDIN TRACT") and bounded on the Southwest and South by a line described as beginning at a point in the said Southwest property line of the "HARDIN TRACT", said point being 118.05 feet perpendicular distance Northeast of Station 1657+24.10 on the hereinafter described relocated centerline of Missouri State Route 100; thence Southeasterly to a point 99.66 feet perpendicular distance Northeast of centerline Station 1658+00.00; thence continuing Southeasterly to a point 80.00 feet perpendicular distance Northeast of centerline Station 1659+15.00; thence continuing Southeasterly and parallel with the said centerline to a point 80.00 feet perpendicular distance Northeast of centerline Station 1660+30.00; thence Northeasterly to a point 120.00 feet perpendicular distance Northeast of centerline Station 1660+85.00; thence Southeasterly to a point 115.00 feet perpendicular distance Northeast of centerline Station 1662+00.00; thence Easterly to a point in the said Northeast property line of the said "HARDIN TRACT" being 124.40 feet perpendicular distance Northeast of centerline Station 1662+37.60.

The relocated centerline of Route 100 is described as follows:

COMMENCING at a Found Iron Pin located at the Northeast corner of Lot A of Homestead Acres-Plat A in Section 11, Township 43 North, Range 1 East in Franklin County, Missouri, and recorded in Plat Book 297 Page 257 of the Franklin County Records; said Found Iron Pin being located by Stephen B. Boergerhoff, L. S. No. 2002000243 and recorded as Document #750-2171 of the Missouri Department of Natural Resources Land Corner Records; thence South 06 degrees 16 minutes 15 seconds East for a distance of 559.41 feet to P. T. Station 1657+12.17 on the relocated centerline of Route 100, BEING THE POINT OF BEGINNING; thence extending Northwesterly along said relocated centerline of Route 100 and along the arc of a curve to the right, having a radius of 2,828.82 feet for a distance of 1,196.90 feet (arc length) to relocated centerline P. C. Station 1645+15.27; thence extending North 39 degrees 49 minutes 39 seconds West along said relocated centerline of Route 100 for a distance of 1,647.35 feet to relocated centerline Station 1628+67.92, BEING A POINT OF ENDING.

BEGINNING AGAIN at P. T. Station 1657+12.17 on the relocated centerline of Route 100; thence extending South 64 degrees 04 minutes 12 seconds East along said relocated centerline of Route 100 for a distance of 2,603.35 feet to relocated centerline P. C. Station 1683+15.52, BEING THE POINT OF ENDING.

It is understood that the above-described property is being acquired in excess of that actually to be occupied by the public improvement and that the party of the second part is hereby vested with fee simple title thereto, under the authority of Article I, Section 27, of the Constitution of 1945 of the State of Missouri.