

POINT OF COMMENCEMENT
 NE COR., NW 1/4, SEC. 24-46-26
 = NW CORNER KEYSTONE DEVELOPMENT-2ND PLAT
 3.5" ALUMINUM DISC

US 50 HWY
 RIGHT-OF-WAY

**PROPOSED TEMPORARY
 GRADING AND
 CONSTRUCTION
 EASEMENT EXHIBIT**

LOT 5

MISSOURI BUSINESS ROUTE 13 RIGHT-OF-WAY

POINT OF BEGINNING

S 88°09'11" E
 25.00'

EAST R/W LINE MO HWY 13 R/W =
 EAST LINE, NW 1/4, SEC 24-46-26

S 01°50'49" W 291.28'

KEYSTONE DEVELOPMENT - 2ND PLAT

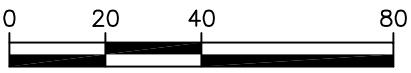
AREA:
 12,110 SF
 0.28 ACRES

60.00' N 01°50'49" E
 112.00' N 01°50'49" E
 62.48' N 47°39'09" E
 320.00' S 01°50'49" W

LOT 4

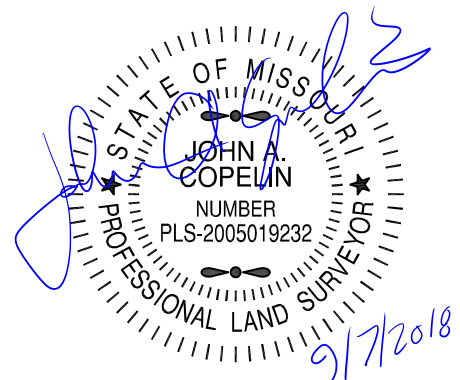


PROPOSED TEMPORARY GRADING
 AND CONSTRUCTION EASEMENT



SCALE: 1" = 40'

TRACT
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09/06/2018
 2836EXB-TCE

TEMPORARY CONSTRUCTION AND GRADING EASEMENT
KEYSTONE DEVELOPMENT – 2ND PLAT

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 46 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN WARRENSBURG, JOHNSON COUNTY, MISSOURI, SAID TRACT BEING ENTIRELY WITHIN THE RIGHT-OF-WAY OF MISSOURI BUSINESS ROUTE 13 AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF KEYSTONE DEVELOPMENT – 2ND PLAT, A SUBDIVISION IN SAID CITY OF WARRENSBURG, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S01°50'49"W ON THE EAST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF SAID KEYSTONE DEVELOPMENT – 2ND PLAT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID MISSOURI BUSINESS ROUTE 13, A DISTANCE OF 291.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°50'49"W ON SAID QUARTER SECTION, SUBDIVISION AND RIGHT-OF-WAY LINE A DISTANCE OF 320.00 FEET TO THE NORTHWEST CORNER OF TRACT A OF SAID KEYSTONE DEVELOPMENT – 2ND PLAT; THENCE N31°10'37"W A DISTANCE OF 119.27 FEET; THENCE N01°50'49"E A DISTANCE OF 60.00 FEET; THENCE N41°39'09"E A DISTANCE OF 62.48 FEET; THENCE N01°50'49"E A DISTANCE OF 112.00 FEET; THENCE S88°09'11"E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINS 12,110 SQUARE FEET OR 0.28 ACRES, MORE OR LESS.

