


DESCRIPTION OF O ZONING
FOR MFL GOLF, LLC.
JOB #170585

AUGUST 23, 2021

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF A TRACT AS SHOWN BY SURVEY RECORDED IN BOOK 318, PAGE 133 AND THE SURVEY RECORDED IN BOOK 5133, PAGE 83 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5145, PAGE 147 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND WITH THE SOUTH LINE THEREOF, N 88°10'55"W, 317.16 FEET TO THE SOUTHEAST CORNER OF VH ACRES, RECORDED IN PLAT BOOK 44, PAGE 25; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID VH ACRES, N 47°34'15"W, 805.06 FEET; THENCE N 7°35'45"E, 603.89 FEET TO THE SOUTH LINE OF THE QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 208; THENCE WITH THE LINES OF SAID DEED, 30.47 FEET ALONG A 603.70-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 82°07'45"W, 30.47 FEET; THENCE N 6°25'30"W, 30.00 FEET; THENCE 88.96 FEET ALONG A 573.70-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 88°01'05"W, 88.87 FEET; THENCE N 2°27'35"E, 30.00 FEET; THENCE 35.35 FEET ALONG A 543.70-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 89°24'10"E, 35.34 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 383, PAGE 139; THENCE LEAVING THE LINES OF SAID DEED AND WITH THE EAST LINE OF SAID SURVEY, N 11°54'25"E, 973.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70; THENCE LEAVING THE EAST LINE OF SAID SURVEY AND WITH SAID SOUTH RIGHT OF WAY LINE, S 87°53'55"E, 1771.44 FEET; THENCE S 35°22'25"E, 7.30 FEET; THENCE 138.87 FEET ALONG A 246.50-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 27°06'15"W, 137.04 FEET; THENCE S 87°53'20"E, 441.56 FEET; THENCE N 2°06'40"E, 130.00 FEET; THENCE S 87°53'20"E, 519.85 FEET TO THE CENTERLINE OF PERCHE CREEK AS SHOWN IN BOONE COUNTY SURVEY #7602; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE APPROXIMATE CENTERLINE OF SAID PERCHE CREEK S 25°56'55"W, 416.53 FEET; THENCE S 6°22'45"W, 545.00 FEET; THENCE S 1°12'15"E, 491.90 FEET; THENCE S 27°54'15"W, 141.66 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 2587, PAGE 22; THENCE WITH THE WEST LINES OF SAID SURVEY AND CONTINUING WITH THE CENTERLINE OF SAID CREEK, S 45°27'20"W, 364.00 FEET; THENCE S 27°15'40"W, 87.00 FEET; THENCE S 0°44'00"E, 105.00 FEET; THENCE S 15°31'40"E, 91.00 FEET; THENCE S 47°24'10"E, 88.00 FEET;

 <p>CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com</p>	<p>CORPORATE NUMBER 2000151304</p>	<p>O ZONING DESC.</p>
	<p>DATE: 08/23/21</p>	
	<p>PROJECT: 170585</p>	

THENCE S 14°20'10"E, 104.00 FEET; THENCE S 17°51'20"W, 7.92 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE LEAVING THE LINES OF SAID SURVEY AND THE SOUTH LINE OF SAID NORTHWEST QUARTER, N 83°29'50"W, 1486.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 121.22 ACRES, EXCEPTING ALL THAT PART OF THE TRACT DESCRIBED AS FOLLOWS:

EXCEPTION TRACT


A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL PART OF A TRACT AS SHOWN BY SURVEY RECORDED IN BOOK 318, PAGE 133 AND THE SURVEY RECORDED IN BOOK 5133, PAGE 83 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5145, PAGE 147 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND WITH THE WEST LINE THEREOF, S 1°05'15"W, 1168.42 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID POINT ALSO BEING ON CENTERLINE FOR VACATED OLD HIGHWAY 40 AS DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 208 AND WITH SAID VACATED CENTERLINE, N 69°47'45"E, 443.33 FEET; THENCE LEAVING SAID VACATED CENTERLINE, S 19°29'20"E, 240.32 FEET; THENCE S 69°37'35"W, 534.60 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE WITH SAID WEST LINE, S 1°05'15"W, 350.45 FEET; THENCE LEAVING SAID WEST LINE, N 46°33'10"W, 634.31 FEET TO SAID CENTERLINE OF VACATED OLD HIGHWAY 40; THENCE WITH SAID VACATED CENTERLINE, N 69°47'45"E, 503.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.99 ACRES.

 DAVID T. BUTCHER, PLS-2002014095

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