

DESCRIPTION OF KEENE ESTATES PLAT NO.1 – UTILITY EASEMENT VACATION
 FOR KEENE COURT, LLC.
 JOB #230282

MARCH 18, 2024

THREE (3) STRIPS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, A PORTION OF THE RIGHT OF WAY OF KEENE COURT AS SHOWN IN KEENE ESTATES PLAT NO. 1, RECORDED IN PLAT BOOK 10, PAGE 151 AND ALSO A PORTION OF LOTS 4,5,7 AND 8 OF SAID KEENE ESTATES PLAT NO.1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1:

COMMENCING ON THE NORTHERLY RIGHT OF WAY LINE OF KEENE COURT AT THE SOUTHEAST CORNER OF LOT 10 OF SAID KEENE ESTATES PLAT NO. 1; THENCE WITH THE EAST LINE EXTENSION OF SAID LOT 10, S 8°04'40"W, 25.00 FEET TO THE CENTERLINE OF SAID KEENE COURT AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 50.00 FEET WIDE AND LYING 25 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, N 81°55'25"W, 320.40 FEET TO THE END OF THIS DESCRIBED CENTERLINE.

STRIP 2:

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 OF SAID KEENE ESTATES PLAT NO. 1; THENCE WITH THE WEST LINE THEREOF, S 8°04'40"W, 8.00 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 16 FEET WIDE AND LYING 8 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE AND CONTINUING WITH THE WEST LINE OF SAID LOT 8, S 8°04'40"W, 102.00 FEET TO THE END OF THIS DESCRIBED CENTERLINE.

STRIP 3:

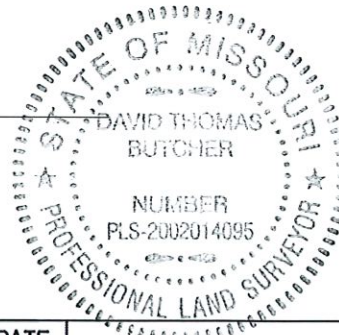
COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID KEENE ESTATES PLAT NO. 1; THENCE WITH THE WEST LINE THEREOF, N 8°04'35"E, 8.00 FEET TO THE POINT OF BEGINNING:


THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 16 FEET WIDE AND LYING 8 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE AND CONTINUING WITH THE WEST LINE OF SAID LOT 4, N 8°04'35"E, 95.00 FEET TO THE END OF THIS DESCRIBED CENTERLINE.

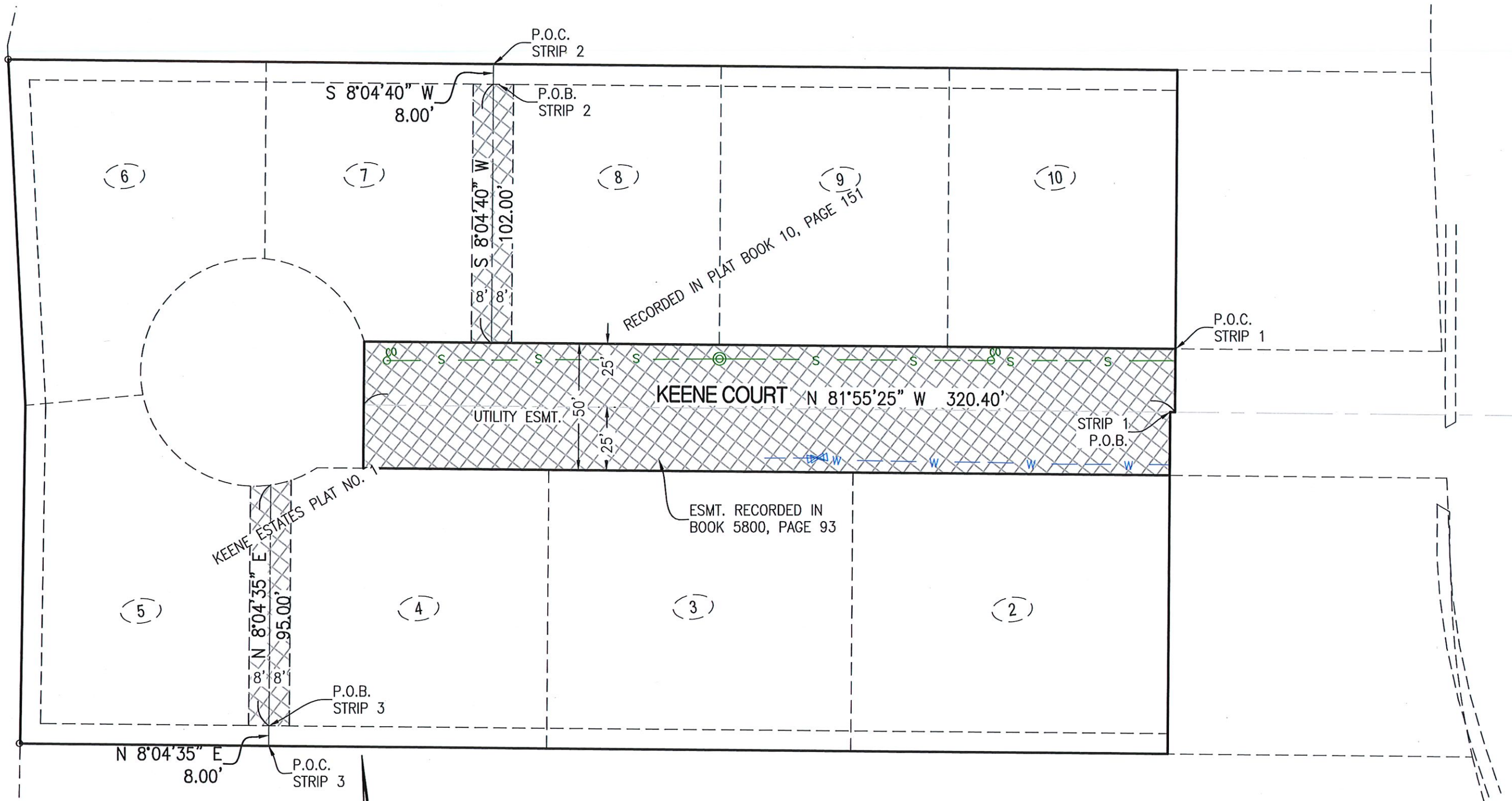
BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.


 DAVID T. BUTCHER, PLS-2002014095

3/19/2024
 DATE



 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	KEENE COURT –UTILITY ESMT VACATION
	DATE: 03/18/2024 PROJECT: 230282	SE QUARTER, SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI



(6)

(7)

(8)

(9)

(10)

(5)

(4)

(3)

(2)

S 8°04'40" W
8.00'

S 8°04'40" W
102.00'

P.O.C.
STRIP 2

P.O.B.
STRIP 2

RECORDED IN PLAT BOOK 10, PAGE 151

P.O.C.
STRIP 1

KEENE COURT N 81°55'25" W 320.40'

UTILITY ESMT.

STRIP 1
P.O.B.

ESMT. RECORDED IN
BOOK 5800, PAGE 93

KEENE ESTATES PLAT NO. 1

N 8°04'35" E
95.00'

P.O.B.
STRIP 3

N 8°04'35" E
8.00'

P.O.C.
STRIP 3



SCALE: 1"=40'



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

CROCKETT
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1" = 40'

DRAWN BY:
JWS

KEENE COURT - UTILITY ESMT. VACATION

SE QUARTER, SECTION 8, TOWNSHIP 48 NORTH,
RANGE 12 WEST, COLUMBIA, BOONE COUNTY
MISSOURI

ADDRESS: