

TRACT 1

A TRACT OF LAND LOCATED IN THE SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI BEING PART OF LOT 174, OLD HAWTHORNE NORTH PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 66 AND DESCRIBED WARRANTY DEED RECORDED IN BOOK 5637, PAGE 94 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 174 AND WITH THE EAST LINE THEREOF, S 24°44'10"W, 98.05 FEET; THENCE LEAVING SAID EAST LINE AND WITH THE NORTHEAST LINE OF A 16 FOOT DRAINAGE EASEMENT AS SHOWN IN OLD HAWTHORNE, PLAT 5 RECORDED IN PLAT BOOK 41, PAGE 38, N 24°46'45"W, 27.61 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, LEAVING SAID EAST LINE AND WITH THE WEST LINE OF A DRAINAGE AND UTILITY EASEMENT AS SHOWN IN OLD HAWTHORNE NORTH PLAT NO. 1 RECORDED IN PLAT BOOK 56, PAGE 66, S 24°44'10"W, 21.04 FEET TO THE SOUTHWEST LINE OF SAID 16 FOOT DRAINAGE EASEMENT; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTHWEST LINE, N 24°46'45"W, 22.15 FEET; THENCE LEAVING SAID SOUTHWEST LINE AND WITH THE NORTHWEST LINE, N 65°13'15"E, 16.00 FEET; THENCE LEAVING SAID NORTHWEST LINE AND WITH THE NORTHEAST LINE, S 24°46'45"E, 8.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 245 SQUARE FEET.

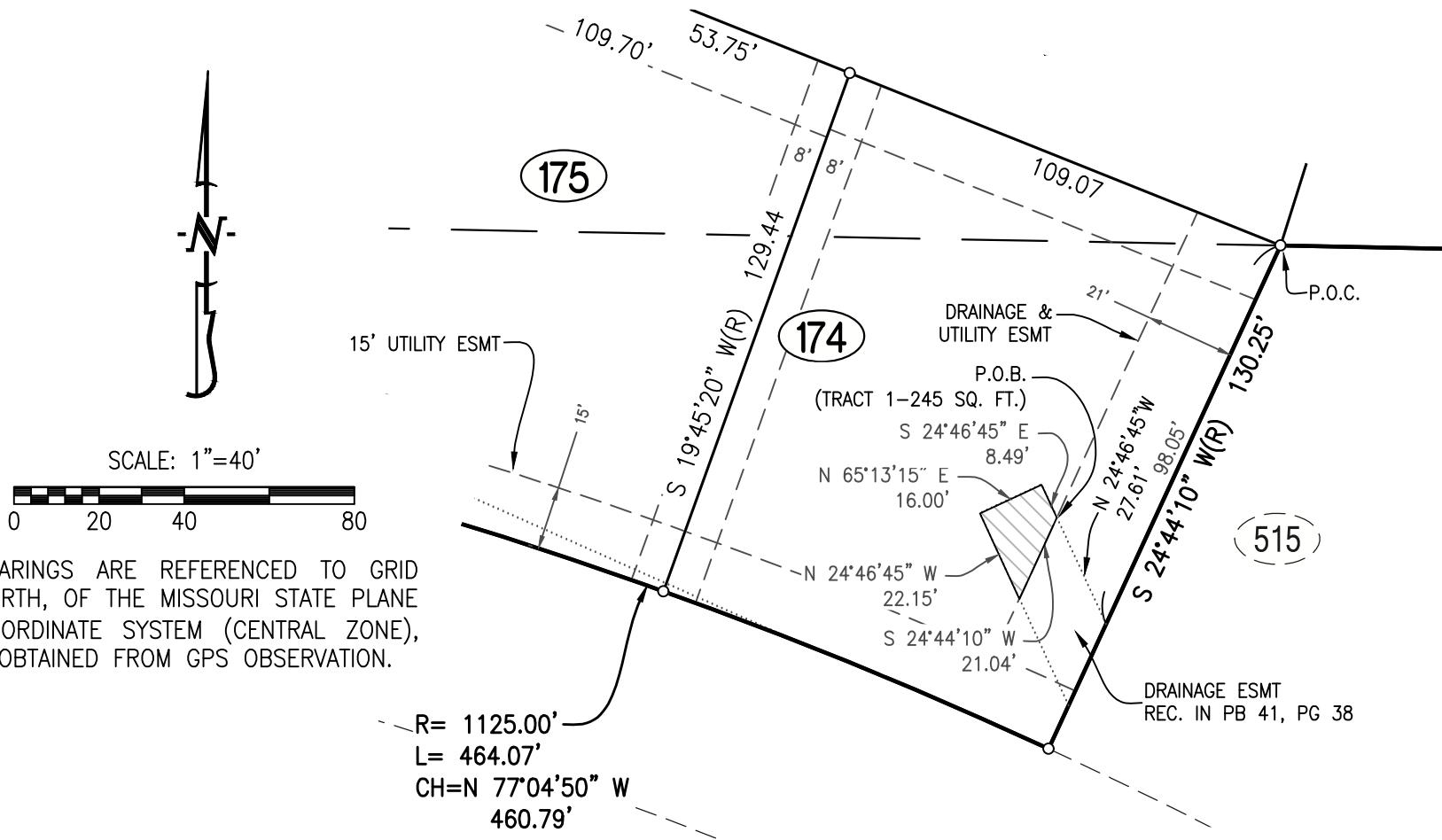


DAVID W. BORDEN, PLS-2002000244

3-9-23

DATE

<b>CROCKETT</b> ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	<b>DRAINAGE ESMT. VACATION</b>  LOT 174, OLD HAWTHORNE NORTH PLAT NO. 1 LOCATED IN S14-T48N-R12W COLUMBIA, BOONE COUNTY, MISSOURI
	DATE: 3/9/2023 PROJECT: 190254	



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

**CROCKETT**  
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CORPORATE NUMBER: 2000151304	
DATE: 3/9/2023	SCALE: 1" = 40'
PROJECT: 190254	DRAWN BY: DWB

<b>DRAINAGE ESMT. VACATION</b>
VACATION EXHIBIT LOTS 174-177 SEC 14 - T48N - R12W COLUMBIA, BOONE COUNTY, MISSOURI
ADDRESS: