

WASHINGTON COUNTY, MISSOURI

MISSOURI ROUTE "BB" - WIDTH VARIES

20.00 ACRES
MORE OR LESS

12.00 ACRES MORE OR LESS
REFERENCE: PLAT BOOK: 35, PAGE: 33

ROBINSON ROAD - 40' W

21.89'

FOUND 1/2" REBAR SET FOR REFERENCE

1/2" REBAR WITH PLASTIC CAP BY PLS 1594 SET FLUSH ON RIGHT OF WAY OF ROBINSON ROAD, REFERENCE TO TRUE CORNER IN ROAD.

2822.08'

S 89°38'29"E

N 88°42'26"E 800.00'

N 88°42'26"E 376.90'

S 79°58'58"E 50.99'

N 54°35'39"E 116.33'

N 17°27'13"W 322.14'

N 20°51'51"W 207.74'

N 23°10'51"W 169.50'

N 23°10'51"W 999.63'

N 89°11'24"W

N 06°23'38"W 761.19'

N 06°23'38"W 568.29'

N 88°55'55"W

TRUE "POINT OF BEGINNING" 1/2" REBAR WITH PLASTIC CAP SET FLUSH

FOUND 18"x12" STONE MARKING THE NORTHEAST CORNER, OF THE SOUTHWEST QUARTER, OF SECTION 17.

SET 1/2" REBAR WITH CAP FLUSH

SET 1/2" REBAR WITH PLASTIC CAP FOR REFERENCE TO TRUE CORNER IN COUNTY ROAD

STA. 175+76.8
END OF "BB"

STA. 161+50

LEGAL DESCRIPTION

A tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 2 East of the Fifth Principal Meridian, Washington County, Missouri, described as follows:

Commence at the West Quarter corner of Section 17, T35N, R2E;

THENCE South 89 degrees 38 minutes 29 seconds East for a distance of 2822.08 feet to a set stone at a fence corner;

THENCE North 08 degrees 55 minutes 58 seconds West for a distance of 568.29 feet to rebar pin found set for a tract of land described and recorded in Plat Book 35 at Page 33, it being the True Point of Beginning of the tract of land herein described;

THENCE North 89 degrees 11 minutes 24 seconds West for a distance of 999.63 feet to a point on the centerline of Robinson Road, a rebar pin is found set for reference back along the last described line at 21.89 feet, then along and with said centerline the following bearings and distances;

THENCE North 23 degrees 10 minutes 51 seconds West for a distance of 169.50 feet;

THENCE North 20 degrees 51 minutes 59 seconds West for a distance of 207.74 feet;

THENCE North 17 degrees 27 minutes 13 seconds West for a distance of 322.14 feet to the Southwest corner of a non-typical right of way area for Missouri Route "BB", said corner is located 100.00 feet from centerline station 175+76.8, then leaving Robinson Road, passing over a rebar pin set for reference at 21.03 feet along and with the South marginal right of way line of said area;

THENCE North 54 degrees 35 minutes 39 seconds East for a distance of 116.33 feet to a rebar pin set on or near the typical South marginal right of way line of Missouri Route "BB", then along and said right of way;

THENCE North 88 degrees 42 minutes 26 seconds East for a distance of 800.00 feet to a turn point;

THENCE South 79 degrees 58 minutes 58 seconds East for a distance of 50.99 feet to a turn point;

THENCE North 88 degrees 42 minutes 26 seconds East for a distance of 376.90 feet to a rebar pin, then leaving said right of way;

THENCE South 06 degrees 23 minutes 38 seconds West for a distance of 761.19 feet to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 20.00 acres more or less.

N/F
LINDA CIVEY
BOOK: 2020,
PAGE: 2202

N/F
BLOOM
BOOK: 2024,
PAGE: 4226

N/F
"KAY"
REFERENCE: PLAT BOOK: 26, PAGE: 95

"POINT OF COMMENCEMENT"
WEST QUARTER CORNER,
SECTION 17, PREVIOUSLY
FOUND A 1/4" IRON ROD IN A
PILED OF STONES BY PLS 1538,
O. D. LASHLEY, 1973

RECORDER OF DEEDS:

SEAL: STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR No. 1594 SIDNEY L. NICKELSON 3-28-25

COMPANY NAME AND ADDRESS:
SID NICKELSON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
SID NICKELSON, PLS. 1594
765 HIGHWAY 21
CALEDONIA, MO 63631
(573) 779-3377
sidnickelson@yahoo.com

NORTH ARROW REFERENCE:
NORTH
REFERENCE:
PLAT BOOK: 26,
PAGE: 95

LEGEND

- POINT FOUND PREVIOUSLY, NOT VISITED THIS SURVEY
- POINT FOUND THIS SURVEY AS NOTED
- POINT SET THIS SURVEY, 1/2" REBAR PIN
- POINT COMPUTED THIS SURVEY
- DENOTES RIGHT OF WAY OF NOTED ROADWAYS
- DENOTES APPROXIMATE FENCE LINE
- DENOTES SECTION LINE/ QUARTER SECTION LINES
- DENOTES PROPERTY BOUNDARY SURVEYED
- LAND HOOK, DENOTES SAME OWNERSHIP
- N/F - NOW AND/OR FORMERLY

THIS SURVEY WAS EXECUTED TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS.

SIGNATURE: *Sid Nickelton*

REQUESTED BY: LINDA CIVEY

STREET ADDRESS: 12969 BB HIGHWAY

CITY, STATE, ZIP: CALEDONIA, MISSOURI 63631

PHONE NUMBER: N/A

DATE: 03-28-2025

SCALE: 0 100 200
SCALE IN FEET
THIS IS A RURAL CLASS SURVEY

DWG AND CRD FILE NAME: JNROBIII.CRD, CIVEY20.DWG

DRAWN BY: M. T.

CHECKED BY: S. N.

SHEET 1 OF 1

SHEET 1 OF 1