

CEDAR FORD SUBDIVISION "PHASE THREE"

Part of Sections 27 & 34, T37N-R5W of the 5th P.M. Crawford County, Missouri

LIVING THE DREAM WAY (40' Wide)		
Id	Bearing	Distance
L1	N 59°31'44"E	82.52
L2	N 38°13'46"E	21.31
L3	N 21°55'32"E	43.97
L4	N 36°40'07"E	74.13
L5	N 45°40'00"E	32.96
L6	N 27°07'08"E	57.22
L7	N 12°55'39"E	25.40
L8	N 19°10'12"E	118.02
L9	N 16°29'26"E	40.05
L10	N 11°21'39"E	72.51
L11	N 40°52'06"E	110.23
L12	N 58°26'52"E	99.81
L13	N 38°25'49"E	96.53
L14	N 49°44'02"E	108.31
L15	N 65°49'35"E	61.78
L16	N 39°00'14"E	62.98
L17	N 51°12'09"E	48.00
L18	N 50°53'23"E	63.85
L19	N 40°36'41"E	51.85
L20	N 29°48'46"E	43.39
L21	N 36°16'39"E	28.49
L22	N 42°06'15"E	50.75
L23	N 33°16'18"E	59.04
L24	N 52°20'54"E	68.89
L25	N 33°37'07"E	35.56
L26	N 13°39'13"E	113.85
L27	N 29°04'07"E	54.05
L28	N 51°41'02"E	66.45
L29	N 42°51'09"E	27.83
L30	N 25°07'54"E	36.39
L31	N 90°75'0"E	27.34
L32	N 51°13'24"E	30.97
L33	N 12°48'20"W	61.00
L34	N 15°06'08"W	36.05
L35	N 18°48'02"E	35.85
L36	N 42°04'21"E	30.75
L37	N 62°05'40"E	45.66
L38	N 80°25'10"E	34.53
L39	N 88°24'7"E	58.11
L40	S 87°12'40"E	54.00
L41	N 73°54'10"E	35.85
L42	N 73°54'10"E	16.07
L43	N 14°20'06"E	43.15
L44	N 18°44'55"E	34.53
L45	N 30°36'59"E	37.42
L46	N 42°57'35"E	32.13
L47	N 17°32'31"E	60.89
L48	N 21°21'46"E	36.22
L49	N 19°44'41"E	88.42
L50	N 15°01'04"E	419.47
L51	N 12°23'08"E	54.13
L52	N 17°50'52"E	58.43
L53	N 22°02'02"E	150.67
L54	N 13°19'01"E	21.92
L55	N 4°24'57"E	42.91
L56	N 10°38'02"E	34.31
L57	N 17°04'28"E	78.70
L58	N 16°35'33"E	20.89
L59	N 5°59'45"E	67.59
L60	N 18°28'48"E	38.78
L61	N 37°03'42"E	50.40
L62	N 75°37'08"E	81.13
L63	N 80°07'38"E	32.79
L64	N 67°20'36"E	107.40
L65	N 52°05'13"E	35.97
L66	N 34°35'45"E	53.10
L67	N 25°20'28"E	44.55
L68	N 15°28'08"E	96.74
L69	N 18°12'30"E	25.56
L70	N 12°35'25"W	48.11
L71	N 47°32'28"W	48.11
L72	N 17°01'07"W	18.93
L73	N 42°25'53"E	67.02
L74	N 33°14'26"E	17.37
L75	N 16°36'30"E	37.75
L76	N 8°16'48"W	33.75
L77	N 14°52'07"E	24.35
L78	N 32°31'47"E	53.55
L79	N 41°12'20"E	71.08
L80	N 27°36'16"E	53.61
L81	N 4°30'39"E	26.77
L82	N 30°17'28"W	48.07
L83	N 22°35'50"W	35.12
L84	N 04°53'59"E	50.40
L85	N 35°29'43"E	63.96
L86	N 19°36'02"E	17.50
L87	N 19°36'02"E	128.50

PORTER PLACE DRIVE (40' Wide)		
Id	Bearing	Distance
L118	S 15°17'59"E	59.77
L119	S 32°41'04"E	73.50
L120	S 21°31'41"E	84.51
L121	S 33°12'29"E	74.89
L122	S 50°09'16"E	68.58
L123	S 65°39'10"E	58.89
L124	S 60°01'56"E	30.20
L125	S 41°11'05"E	51.35
L126	S 36°36'57"E	81.29
L127	S 45°57'48"E	42.20
L128	S 53°29'29"E	99.79
L129	S 67°47'53"E	88.79
L130	S 39°15'14"E	42.20
L131	S 66°09'34"E	63.32
L132	S 87°17'28"E	72.59
L133	S 14°41'14"E	51.46
L134	N 71°08'58"E	75.56
L135	N 77°59'23"E	79.61
L136	N 83°57'51"E	99.84
L137	N 58°40'01"E	142.57
L138	N 46°27'15"E	89.28
L139	N 30°31'01"E	30.68
L140	N 10°41'50"E	48.66
L141	N 31°08'46"E	85.45
L142	N 18°37'10"E	48.38
L143	N 7°44'21"E	100.70
L144	N 24°32'53"E	35.04
L145	N 38°48'49"E	33.06
L146	N 30°13'50"E	38.01
L147	N 63°11'58"E	86.13
L148	N 47°01'19"E	36.86
L149	N 38°12'08"E	35.05
L150	N 5°28'35"E	156.34
L151	N 12°46'54"W	65.52
L152	N 81°18'44"E	41.22
L153	N 23°46'40"E	16.19
L154	N 23°46'40"E	18.95
L155	N 43°16'13"E	27.81
L156	N 82°05'13"E	10.86
L157	N 82°05'13"E	14.68
L158	N 81°17'41"E	56.54
L159	N 84°47'37"E	29.90
L160	N 87°32'52"E	51.23
L161	N 82°17'58"E	121.85
L162	N 68°21'55"E	120.22
L163	N 72°31'03"E	194.57

MORE LANE (40' Wide)		
Id	Bearing	Distance
L89	N 61°03'04"E	88.25
L90	N 51°29'42"E	47.45
L91	N 72°15'41"E	130.56
L92	N 79°11'16"E	122.53
L93	N 72°36'43"E	51.93
L94	N 52°52'52"E	104.58
L95	N 58°37'48"E	49.22
L96	N 47°48'51"E	70.22
L97	N 40°44'29"E	42.99
L98	N 54°01'44"E	29.54
L99	N 78°52'41"E	26.50
L100	N 86°11'46"E	84.39
L101	N 89°12'12"E	91.59
L102	N 89°12'12"E	51.52
L103	N 87°30'48"E	51.52
L104	N 71°53'05"E	30.35
L105	N 62°30'11"E	34.38
L106	N 54°21'11"E	61.95
L107	N 69°36'47"E	30.35
L108	N 86°38'00"E	52.91
L109	N 76°28'07"E	104.49
L110	N 75°40'27"E	125.47
L111	N 64°13'30"E	77.41
L112	N 74°53'23"E	62.04
L113	N 66°03'10"E	45.33
L114	N 57°12'13"E	78.16
L115	N 61°05'25"E	39.40
L116	N 48°02'16"E	30.17
L117	N 32°42'40"E	68.46

Scale 1"= 200'

Grid North by GPS Observation
Parent Tract Title Ref: 202204232
Accuracy/Precision Type: Rural

NOTES:

- (1) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- (2) Every document of record supplied or acquired by the surveyor is noted hereon. There may be other easements or record documents which may affect this parcel. No abstract or title commitment was supplied surveyor prior to performing this survey.
- (3) All Roadways shown are 40 foot wide Roadway & Utility Easements.
- (4) All Lots shown have rights of usage and access to Lot 1 and Lot 2, and are subject to restrictions that could be filed at a later date.

LINE LEGEND

—+—+—+—	FENCE LINE
—+—+—+—	PROPERTY LINE
—+—+—+—	RIGHT-OF-WAY LINE
—+—+—+—	CENTERLINE
—+—+—+—	OVERHEAD ELECTRIC
—+—+—+—	WATERLINE

POINT LEGEND

●	FND. 3/8" I. ROD
●	FND. 5/8" I. ROD
●	FND. 1/2" I. ROD
●	UTILITY POLE
▲	FND. R/R SPIKE
●	TREE
●	SET 1/2" I. ROD
●	FND. R/R PIPE

"CEDAR FORD SUBDIVISION PHASE ONE"
(Instrument #202303887)
TRACT #5A
24.01 Acres

TRACT #5B
20.00 Acres

TRACT #5C
19.67 Acres

"CEDAR FORD SUBDIVISION PHASE ONE"
(Instrument #202302360)

Lot 8
24.66 Acres

Lot 9
25.04 Acres

KELLEY LANE (40' Wide)		
Id	Bearing	Distance
L164	N 48°12'51"E	43.87
L165	N 39°30'11"E	52.37
L166	N 79°06'40"E	32.64
L167	S 89°59'53"E	46.99
L168	S 77°33'33"E	34.48
L169	S 84°52'13"E	117.19
L170	S 56°16'46"E	101.12
L171	S 60°58'14"E	94.99
L172	S 61°42'52"E	40.79
L173	N 33°15'57"E	43.27
L174	N 34°17'50"E	38.80
L175	N 17°10'27"E	56.24
L176	N 21°05'11"E	80.13
L177	N 11°27'17"E	101.77
L178	N 24°42'31"E	91.43
L179	N 20°24'29"E	97.18
L180	N 29°08'10"E	29.02
L181	N 43°29'43"E	29.36
L182	N 72°11'33"E	24.40
L183	N 79°17'54"E	52.17
L184	N 68°53'47"E	101.44
L185	N 59°44'40"E	29.70
L186	N 40°40'08"E	27.29

SASQUATCH WAY		
Id	Bearing	Distance
L248	N 84°09'01"E	92.17
L249	S 75°08'33"E	30.20
L250	S 67°57'48"E	93.05
L251	S 54°50'00"E	29.80
L252	S 38°14'35"E	107.71
L253	S 52°17'58"E	34.21
L254	S 66°27'46"E	73.80
L255	S 70°44'28"E	40.82
L256	S 85°47'57"E	84.52
L257	N 82°02'30"E	72.12
L258	S 74°47'53"E	69.41
L259	S 72°40'50"E	119.90
L260	S 53°17'51"E	88.15
L261	S 69°13'28"E	84.79
L262	S 27°14'48"E	62.17
L263	S 61°11'33"E	65.10
L264	S 55°10'40"E	117.52
L265	S 44°40'54"E	94.66
L266	S 65°05'54"E	93.61
L267	S 63°41'29"E	23.80
L268	S 30°57'34"E	94.96
L269	S 47°17'22"E	65.03

AVA DRIVE (40' Wide)		
Id	Bearing	Distance
L188	N 4°51'05"W	48.94
L189	N 10°37'26"W	45.14
L190	N 24°13'30"E	132.64
L191	N 28°48'13"W	59.06
L192	N 8°58'48"W	54.33
L193	N 35°14'40"W	129.90
L194	N 27°34'30"W	72.35
L195	N 54°07'04"W	51.39
L196	N 41°49'50"W	93.94
L197	N 23°15'28"W	75.36
L198	N 31°45'08"W	93.49
L199	N 15°12'11"W	104.51
L200	N 26°35'11"W	36.71
L201	N 15°12'11"W	104.51
L202	S 2°02'08"W	38.23
L203	S 10°16'40"E	78.66
L204	S 27°01'59"E	23.65
L205	S 10°59'34"E	38.15

BOUNDARY DESCRIPTION

Part of the NW 1/4 of Section 34, T37N-R5W of the 5th P.M. in Crawford County, Missouri, more fully described as follows:
Commencing at the SW Corner of the NW 1/4 of said Section 34; thence S 66°28'54"E, a distance of 216.22 feet to the centerline of Living the Dream Way (a 40 foot wide roadway and utility easement) and the POINT OF BEGINNING; thence along said centerline N 19°10'12"E, a distance of 118.02 feet; thence N 16°29'26"E, a distance of 40.05 feet; thence N 11°21'39"E, a distance of 72.51 feet; thence N 40°52'06"E, a distance of 110.23 feet; thence N 58°26'52"E, a distance of 99.81 feet; thence N 38°25'49"E, a distance of 96.53 feet; thence N 49°44'02"E, a distance of 108.31 feet; thence N 65°49'35"E, a distance of 61.78 feet; thence N 39°00'14"E, a distance of 62.98 feet; thence N 51°12'09"E, a distance of 48.00 feet; thence N 50°53'23"E, a distance of 63.85 feet; thence N 40°36'41"E, a distance of 51.85 feet; thence N 29°48'46"E, a distance of 43.39 feet; thence N 36°16'39"E, a distance of 28.49 feet; thence N 42°06'15"E, a distance of 50.75 feet; thence N 33°16'18"E, a distance of 59.04 feet; thence N 52°20'54"E, a distance of 68.89 feet; thence N 33°37'07"E, a distance of 35.56 feet; thence N 13°39'13"E, a distance of 113.85 feet; thence N 29°04'07"E, a distance of 54.05 feet; thence N 51°41'02"E, a distance of 66.45 feet; thence N 42°51'09"E, a distance of 27.83 feet; thence N 25°07'54"E, a distance of 36.39 feet to the intersection of the centerline of Porter Place Drive (a 40 foot wide roadway and utility easement); thence along said centerline S 15°17'59"E, a distance of 59.77 feet; thence S 32°41'04"E, a distance of 73.50 feet; thence S 21°31'41"E, a distance of 84.51 feet; thence S 33°12'29"E, a distance of 74.89 feet; thence S 50°09'16"E, a distance of 68.58 feet; thence S 65°39'10"E, a distance of 58.89 feet; thence S 60°01'56"E, a distance of 30.20 feet; thence S 41°11'05"E, a distance of 51.35 feet; thence S 36°36'57"E, a distance of 81.29 feet; thence S 45°57'48"E, a distance of 42.20 feet; thence S 53°29'29"E, a distance of 99.79 feet; thence S 67°47'53"E, a distance of 88.79 feet; thence S 39°15'14"E, a distance of 42.20 feet to the intersection of Ava Drive (a 40 foot wide roadway and utility easement); thence along said centerline S 29°48'46"E, a distance of 43.30 feet; thence S 36°16'39"E, a distance of 28.49 feet; thence S 42°06'15"E, a distance of 50.75 feet; thence S 33°16'18"E, a distance of 59.04 feet; thence S 52°20'54"E, a distance of 68.89 feet; thence S 33°37'07"E, a distance of 35.56 feet; thence S 13°39'13"E, a distance of 113.85 feet; thence S 29°04'07"E, a distance of 54.05 feet; thence S 51°41'02"E, a distance of 66.45 feet; thence S 42°51'09"E, a distance of 27.83 feet; thence S 25°07'54"E, a distance of 36.39 feet to the intersection of the centerline of Porter Place Drive (a 40 foot wide roadway and utility easement); thence along said centerline S 15°17'59"E, a distance of 59.77 feet; thence S 32°41'04"E, a distance of 73.50 feet; thence S 21°31'41"E, a distance of 84.51 feet; thence S 33°12'29"E, a distance of 74.89 feet; thence S 50°09'16"E, a distance of 68.58 feet; thence S 65°39'10"E, a distance of 58.89 feet; thence S 60°01'56"E, a distance of 30.20 feet; thence S 41°11'05"E, a distance of 51.35 feet; thence S 36°36'57"E, a distance of 81.29 feet; thence S 45°57'48"E, a distance of 42.20 feet; thence S 53°29'29"E, a distance of 99.79 feet; thence S 67°47'53"E, a distance of 88.79 feet; thence S 39°15'14"E, a distance of 42.20 feet to the intersection of Ava Drive (a 40 foot wide roadway and utility easement); thence along said centerline S 29°48'46"E, a distance of 43.30 feet; thence S 36°16'39"E, a distance of 28.49 feet; thence S 42°06'15"E, a distance of 50.75 feet; thence S 33°16'18"E, a distance of 59.04 feet; thence S 52°20'54"E, a distance of 68.89 feet; thence S 33°37'07"E, a distance of 35.56 feet; thence S 13°39'13"E, a distance of 113.85 feet; thence S 29°04'07"E, a distance of 54.05 feet; thence S 51°41'02"E, a distance of 66.45 feet; thence S 42°51'09"E, a distance of 27.83 feet; thence S 25°07'54"E, a distance of 36.39 feet to the intersection of the centerline of Porter Place Drive (a 40 foot wide roadway and utility easement); thence along said centerline S 15°17'59"E, a distance of 59.77 feet; thence S 32°41'04"E, a distance of 73.50 feet; thence S 21°31'41"E, a distance of 84.51 feet; thence S 33°12'29"E, a distance of 74.89 feet; thence S 50°09'16"E, a distance of 68.58 feet; thence S 65°39'10"E, a distance of 58.89 feet; thence S 60°01'56"E, a distance of 30.20 feet; thence S 4