N89°28'18"E
112.18'
16'
112.18'
2
1
3
4
BLOCK 15
6
5
7
8
112.40'
16'
112.40'
240.68'
N00°03'34"E
S00°02'45"E
240.68'
VINE ST.
S00°02'46"E
240.68'
BLOCK 16
GRAVES AND LEEPER'S ADDITION
66'
S89°28'18"W
60'
FIRST ST.
P.O.B.
TRACT #1
66'
N89°28'18"E
466.24'
N15°52'34"W
8.67'
S00°00'00"W
25.11'
ELM ST.
S00°03'34"W
114.32'
TRACT 1
0.79± ACRES
S15°52'34"E
7.52'
L=154.06'
R=1244.30
S81°04'13"W
153.96'
CHORD
FREIGHT
BUILDING
CHORD
S67°16'26"W 195.33'
L=195.54 R=1244.30
S74°07'26"W
124.76'
TRACT 2
1.06± ACRES
S00°00'00"W
106.75'
S19°29'06"E
41.24'
DEPOT
CHORD
S77°22'32"W 438.35'
L=438.64 R=3525.95
N19°29'06"W
74.42'
P.O.B.
TRACT #2
52.21'
S12°59'34"E
MID-AM BUILDING

● – FOUND IRON PIN
○ – SET 5/8" REBAR W/CAP

SCALE : 1"= 100 '

100 50 0 100

BEARINGS BASED ON
CHILLICOTHE GRID

AUTOCAD INFORMATION BLOCK

May 8, 2006 9:07.12 am (sch)
S:\PROJ\201147-010\dwg\201147-010bas.dwg

CLIENT: CITY OF CHILLICOTHE
DATE OF SURVEY: MAY 3, 2006
CLASS OF SURVEY: SUBURBAN

DESCRIPTION TRACT #1:
A tract of land lying in the Northeast Quarter of the Northwest Quarter of Section 1, Township 57 North, Range 24 West of the fifth principal meridian, City of Chillicothe, Livingston County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of Block 15 of Graves and Leeper's Addition to the City of Chillicothe; thence South 00 degrees 03 minutes 34 seconds West, a distance of 60.00 feet to the Southeast corner of the intersection of First St. and Elm St. and the POINT OF BEGINNING; thence North 89 degrees 28 minutes 18 seconds East, a distance of 466.24 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 25.11 feet to a point 12.5 feet South of an existing spur rail centerline; thence along a line parallel to said rail along the arc of a curve to the left, having a radius of 1244.30 feet, a length of 154.06 feet and a chord bearing South 81 degrees 04 minutes 13 seconds West, 153.96 feet to a point 2.0 feet off the East side of the old freight building; thence following a line 2.0 feet parallel to said building the following courses and distances, North 15 degrees 52 minutes 34 seconds West, a distance of 8.67 feet; thence South 74 degrees 07 minutes 26 seconds West, a distance of 124.76 feet; thence South 15 degrees 52 minutes 34 seconds East, a distance of 7.52 feet to a point 12.5 feet South of an existing spur rail centerline; thence along a line parallel to said rail along the arc of a curve to the left, having a radius of 1244.30 feet, a length of 195.54 feet and a chord bearing South 67 degrees 16 minutes 26 seconds West, 195.33 feet to the Easterly right of way of Elm Street; thence along said right of way, North 19 degrees 29 minutes 06 seconds West, a distance of 41.24 feet; thence North 00 degrees 03 minutes 34 seconds East, a distance of 114.32 feet to the POINT OF BEGINNING, containing 0.79 acres, more or less.

DESCRIPTION TRACT #2:
A tract of land lying in the Northeast Quarter of the Northwest Quarter of Section 1, Township 57 North, Range 24 West of the fifth principal meridian, City of Chillicothe, Livingston County, Missouri, being more particularly described as follows:
Commencing at the Southwest corner of Block 15 of Graves and Leeper's Addition to the City of Chillicothe; thence along the East line of Elm Street, South 00 degrees 03 minutes 34 seconds West, a distance of 174.32 feet; thence continuing along the East line of Elm Street; South 19 degrees 29 minutes 06 seconds East, a distance of 41.24 feet to a point 12.5 feet South of the centerline of an existing spur rail centerline and the POINT OF BEGINNING; thence along a line parallel to said rail along the arc of a curve to the right, having a radius of 1244.30 feet, a length of 195.54 feet and a chord bearing North 67 degrees 16 minutes 26 seconds East, 195.33 feet to a point 2.0 feet off the West side of the old freight building; thence following a line 2.0 feet parallel to said building the following courses and distances, North 15 degrees 52 minutes 34 seconds West, a distance of 7.52 feet; thence North 74 degrees 07 minutes 26 seconds East, a distance of 124.76 feet; thence South 15 degrees 52 minutes 34 seconds East, a distance of 8.67 feet to a point 12.5 feet South of an existing spur rail centerline; thence along a line parallel to said rail along the arc of a curve to the right, having a radius of 1244.30 feet, a length of 154.06 feet and a chord bearing North 81 degrees 04 minutes 13 seconds East, 153.96 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 106.75 feet to a point 12.5 feet North of the centerline of the main rail tract; thence along a line parallel to said main rail, along the arc of a curve to the left, having a radius of 3525.95 feet, a length of 438.64 feet and a chord bearing South 77 degrees 22 minutes 32 seconds West, a distance of 438.35 feet to the Easterly right of way of Elm St.; thence along said right of way, North 19 degrees 29 minutes 06 seconds West, a distance of 74.42 feet to the POINT OF BEGINNING containing 1.06 acres, more or less.

SURVEYORS STATEMENT
A survey of the property shown hereon has been performed to the best of my knowledge and belief in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

By: _____ Date: 5-8-2006
John H. Schaefer, Missouri P.L.S.#2005000079
Shafer, Kline & Warren Inc. L.S.#0003
Original Signature in a color other than black.

STATE OF MISSOURI
JOHN H. SCHAEFER
NUMBER PLS-2005000079
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISIONS	BY	APP'D
1				
2				
3				

Designed By ____
Drawn By JHS
Checked By JHS
Issue Date: ____
Job No. 501059-030

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SHAFER, KLINE & WARREN, INC.
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660/385-6441 FAX: 660/385-6614
OTHER OFFICE LOCATIONS:
Ida, KS Overland Park, KS Ottumwa, IA Chillicothe, MO Kansas City, MO
CIVIL ENGINEERS • ELECTRICAL ENGINEERS • MECHANICAL ENGINEERS • LANDSCAPE ARCHITECTS • LAND PLANNERS

OLD RAILROAD DEPOT SURVEY
NE 1/4 NW 1/4 SEC. 1, T57N, R24W

CITY OF CHILLICOTHE
LIVINGSTON COUNTY, MISSOURI

SHEET NO.
1 OF 1

501059-030