



1"=40'

EXHIBIT "A" VACATION OF EASEMENT

LOCATED IN LOT 1,
MASON RIDGE PHASE I
PART OF SEC. 28, T28N, R23W
REPUBLIC, GREENE COUNTY, MISSOURI

A PORTION OF THE 10.00 FEET WIDE PLATTED UTILITY EASEMENT LOCATED ON THE SOUTH SIDE OF LOT ONE (1), MASON RIDGE PHASE 1, A SUBDIVISION IN THE NORTHEAST QUARTER (NE¼) OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE 5TH P.M. IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, SAID PORTION OF THE UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF MASON RIDGE PHASE 1, THENCE N00°10'18"W, 10.72 FEET TO THE NORTH LINE OF SAID UTILITY EASEMENT; THENCE S69°06'01"E, ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, 102.36 FEET; THENCE ALONG SAID NORTH LINE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 7.87 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND DISTANCE OF S84°07'43"E, 7.78 FEET; THENCE S00°04'27"E, 10.08 FEET TO THE PLATTED SOUTH LINE OF SAID LOT 1; THENCE ALONG SAID SOUTH LINE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 11.52 FEET, WITH A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF N82°18'18"W, 11.42 FEET; THENCE N69°06'01"W, ALONG SAID SOUTH LINE, 98.51 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. SAID DESCRIPTION IS SHOWN ON JOB No. 250513 BY O&M SURVEYING, LLC, LC-2022004477 AND IS INCORPORATED FULLY HEREIN BY REFERENCE.

JOB No# 250513

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