

Greene County Assessors Office

Mapping our County
One Property at a Time



Introductions

- Brent Johnson – Greene County Assessor

Mapping and Property Transfer Team

- Bill O'Brien – Deputy Assessor of Real Estate
- Ryan Newberry – Mapping Tech
- Devon Bellamy – Mapping Tech
- Keren Hill – Mapping and Admin Assistant

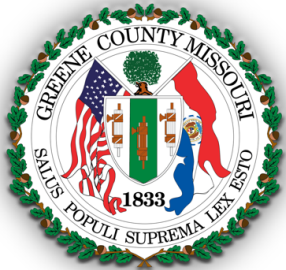
Greene County Assessor's Office

Brent Johnson is the 42nd Assessor
of Greene County, Missouri

The Honorable
BRENT JOHNSON
ASSESSOR

Greene County Assessor's Office
Established March 12th, 1833

ORGANIZATION CHART



EFFECTIVE
OCTOBER 2026

System Administration

Data Analytics

Administration – 7
Personal Property – 13
Real Property – 18
Mapping – 2.5
Total Staff – 40.5

MONTE RAY
Sr. Deputy Assessor
Real Estate

WILLIAM "BILL" O'BRIEN
Deputy Assessor
Real Estate

REXP
CHRISTIAN CARROLL
1
Chief
Deputy Assessor

CONAN DOUGHERTY
2
Executive
Deputy Assessor

LISA DARST BPP EXP
Sr. Deputy Assessor
Personal Property

SAMATHA MAYER BPP EXP
Deputy Assessor
Personal Property

Designated staff who handle:
BPP – Business Personal Property
EXP – Exemptions Personal Property
REXP – Real Property Exemptions

Copper (Cu)
Wellness

Sarah Freeman
REXP Samatha Blohm
Keren Hill
Administration

Keren also
assists mapping
with Property
Transfers

Devon Bellamy
Ryan Newberry
GIS 25% IT Staff
Mapping

Christina Cortez EXP
Lead
Personal Property

BPP Shania Arthur
Rachel Vo
BPP Cheyenne Moore
Handles calls, emails,
processes lists.

Emily Dralle
Dawn Kelly
Lori Thomas
BPP Max Duff
Jayzlin Kali-Palau
Chelra Taylor
Melinda Walton

Regina Curtis
Sr. Residential
Appraiser

Joshua Winborne
Anna DeLong
Lawrence "LJ" Rybczyk
Vacant
Juan "Gabe" Lopez

MeLISSA DAVIDSON
Sr. Commercial
Appraiser

Shane Knupps
Sherwin Montejo
Jim Stouffer

Nicholas "Nick" Tabatt
Victoria Trolley
Ethan Miller
Harrison Hemphill
Vacant
Preston Ulrich

Residential Appraisers

RE Data Collectors

Commercial Appraisers

Back Office Personal Property

Front End Personal Property

Executive Team
Team Directors
Team Leads

Assessor's Office

What we do: (30,000 Footview)

- Office has three divisions
 - Real Estate (Real Property)
 - 125,000 Plus Properties
 - Every two years (odd year)
 - Personal Property
 - Over 250,000 Accounts
 - Every Year (Millions of Assets)
 - Administration
 - Daily Operations
 - Mapping of Property

The Legal Description

How do we go from this:

THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 32, T30N, R20W OF THE 5th P.M. IN GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4), SAID SECTION 32, THENCE S88°25'26"E ALONG THE NORTH LINE OF SAID NE ¼ 663.68 FEET; THENCE S01°16'45"W, ALONG THE WEST LINE OF SAID E1/2 OF THE W1/2 OF THE NE ¼, 24.88 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; THENCE CONTINUING S01°16'45"W, 2611.63 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID E1/2 OF THE W1/2 OF THE NE1/4; THENCE S01°16'22"W, 1379.43 FEET TO AN IRON PIN; THENCE S88°28'01"E, 662.98 FEET TO THE EAST LINE OF SAID E1/2 OF THE W1/2 OF THE SE1/4; THENCE N01°16'57"E, 1379.43 FEET TO THE SOUTHEAST CORNER OF SAID E1/2 OF THE W1/2 OF THE NE1/4; THENCE N01°17'21"E, ALONG THE EAST LINE OF SAID E1/2 OF THE W1/2 OF THE NE1/4, 2612.01 FEET TO AN IRON PIN; THENCE N88°29'58"W, 663.67 FEET TO THE POINT OF BEGINNING. SAID TRACT III CONTAINS 60.78 ACRES SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY. SAID TRACT III IS SHOWN ON SURVEY JOB No. 09-1033-1 BY BARRY D. MACKEY, PLS-2007017965, AND SAID SURVEY IS INCORPORATED FULLY HEREIN BY REFERENCE.

To this:



Whose Property

How land was originally described:

Metes & Bounds - English Common Law

Used for centuries and still is used today.

Thirteen Colonies, England, Canada for example.

Metes – refers to boundaries defined by the measurement of straight runs, a simple compass direction, a distance between two terminal points.

Bounds – refers to more general boundary descriptions, along a wall or river, road or building. Often used to define large property, where precise is too expansive to write.

Metes & Bounds Example

What could go wrong?

"Commencing at a corner at the intersection of two stone walls near an apple tree on the north side of Muddy Creek road one mile above the junction of Muddy and Indian Creeks, thence north for 150 rods to the end of the stone wall bordering the road, thence northwest along a line to a large standing rock on the corner of the property now or formerly belonging to John Smith, thence west 150 rods to the corner of a barn near a large oak tree, thence south to Muddy Creek road, thence down the side of the creek road to the point of commencement."

Property Mapping History

Start here First

It all started with the Land Ordinance of 1785

“A surveyor from each state shall be appointed by Congress.....”

In 1784 Thomas Hutchins was appointed as the Geographer of the United States. Each of the 13 states appointed a surveyor to assist Hutchins. They were assisted to established the stating point of the **Public Land Survey System (PLSS)**. Of the 13 only 8 showed up on the north bank of the Ohio River in September of 1785 where a wooden stake was placed on August 20, 1785

September 30, 1785

On September 30, 1785, the first survey of the lands of the west began. This is the beginning of how we documented land moving forward for the majority of the United States.

Louisiana Purchase

830,000 square miles of public land

The Act of May 6, 1812, 2 Stat. 728

Establishes the survey for all lands purchased in 1803, fit for cultivation and not otherwise appropriated.....

The Point of Beginning (POB) was the old mouth of the Arkansas River on the 5th Principal Meridian.

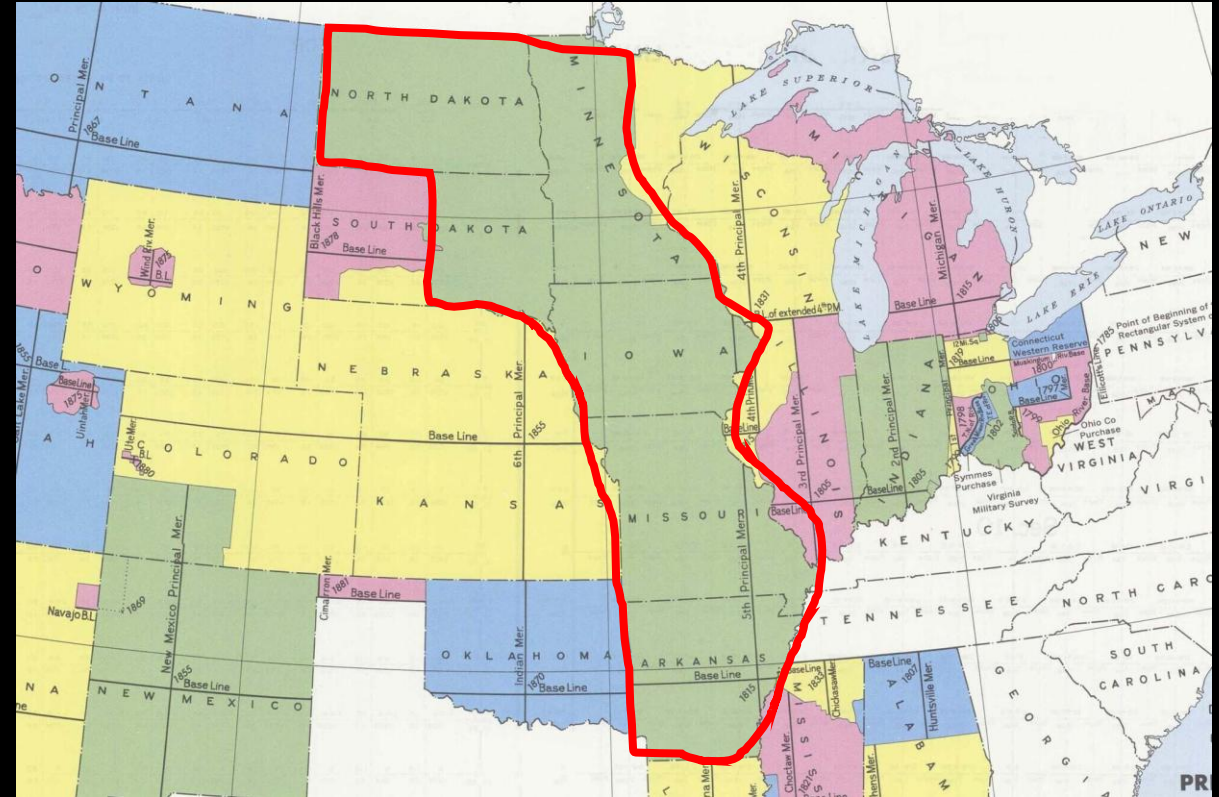
November 10, 1815

At the location in the middle of a swamp on November 10, 1815, the POB was established on the land of Davidsons of Marvell, AR. The family made this spot available to the state and today is a State Park.

All land parcels in Arkansas, Missouri, Iowa, North Dakota, and parts of South Dakota and Minnesota are referenced by township and range to this point. It references more land area than any other Initial Point in the United States Public Land Survey System.

Our Property Descriptions Begin Here

POB for the PLSS (Latitude 34-38-45, Longitude 91-03-07)
for all or most of six states



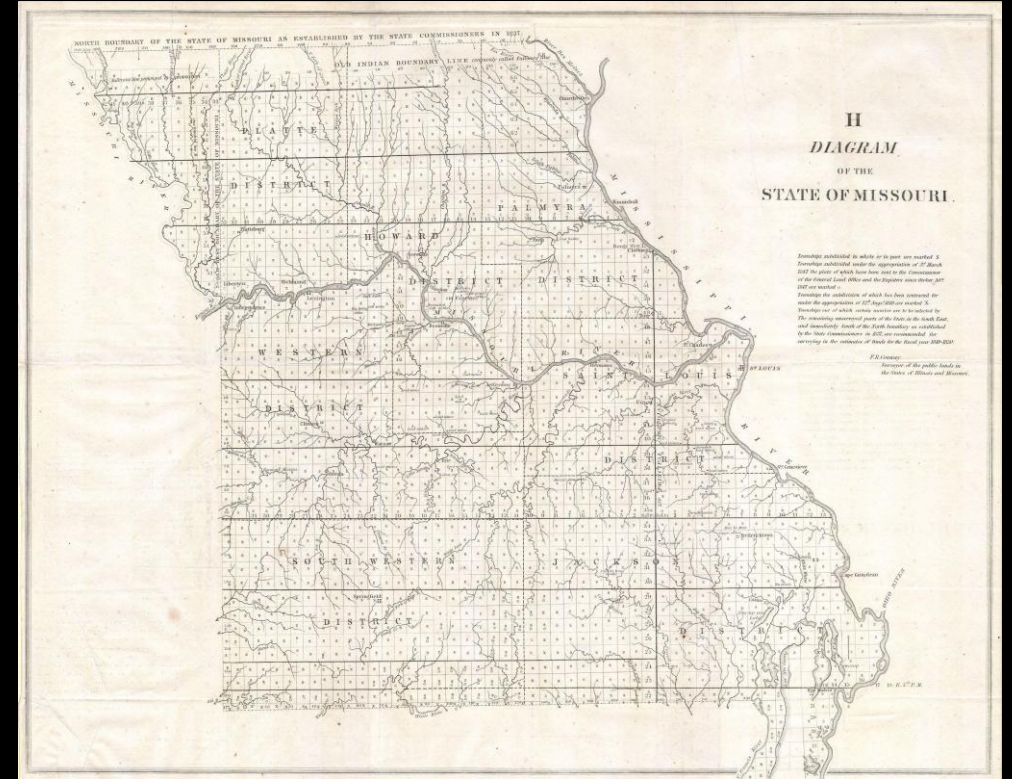
PLSS

Basically, a grid (Lattice) system to divide land.

Townships – 36 square miles or 6 miles on each side. This is done by Township lines running parallel to the base line (east-west) and range lines running north-south in 6-mile intervals.

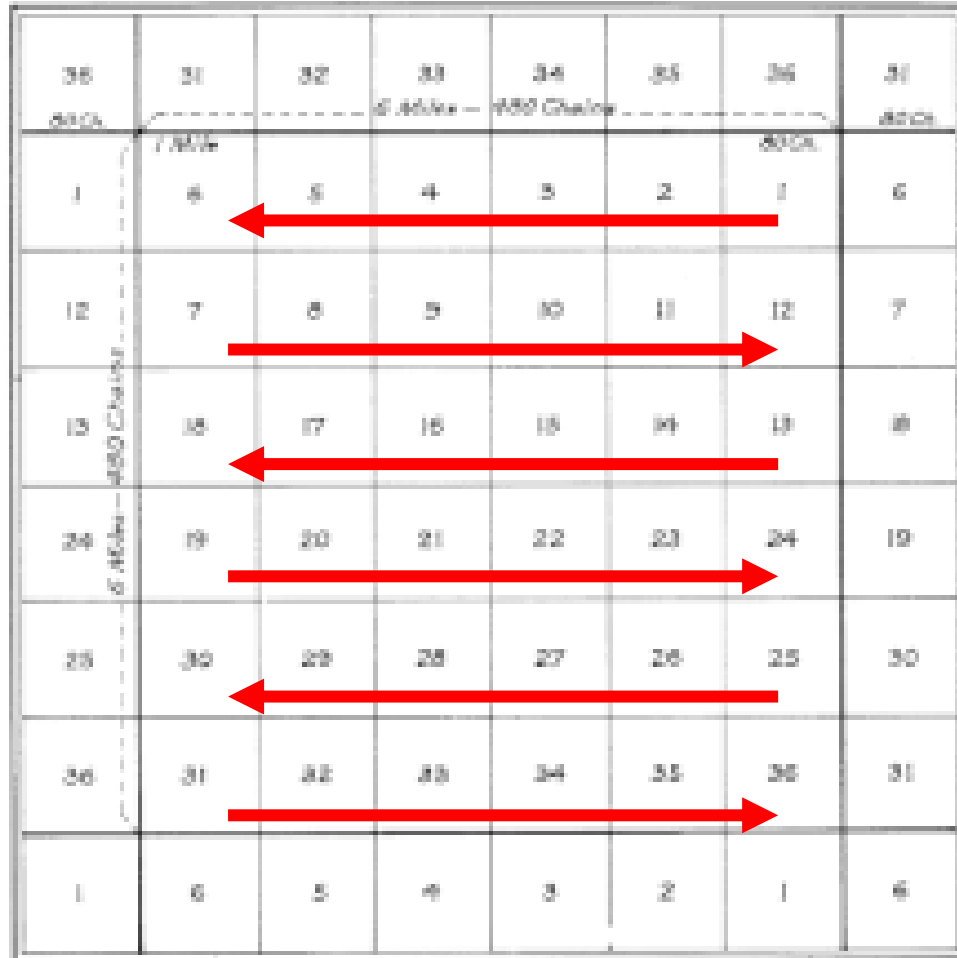
Sections – townships are then divided into 36 sections of approximately 1 sq mile (640 acres) These sections are then divided into four quarter-sections of 0.25 square miles (160 acres).

Sections can be divided into quarter-quarter sections of 1/16 mile (40 acres)



The Township Diagram

*THEORETICAL
TOWNSHIP DIAGRAM
SHOWING
METHOD OF NUMBERING SECTIONS
WITH ADJOINING SECTIONS*



Sections are labeled starting from the top right of the township going from 1 to 36.

This is the basic building blocks for property descriptions.

Known as Section, Township, Range (STR)

The Section Breakdown

Public Land Survey System

NW ¼		NW ¼ NE ¼		NE ¼ NE ¼	
		SW ¼ NE ¼		SE ¼ NE ¼	
W ½ SW ¼	E ½ SW ¼	N ½ NW ¼ SE ¼		NW ¼ NE ¼ SE ¼	NE ¼ NE ¼ SE ¼
		S ½ NW ¼ SE ¼		SW ¼ NE ¼ SE ¼	SE ¼ NE ¼ SE ¼
		W ½ SW ¼ SE ¼	E ½ SW ¼ SE ¼		

Typical Section Subdivisions

Basically, a grid (Lattice) system to divide land.

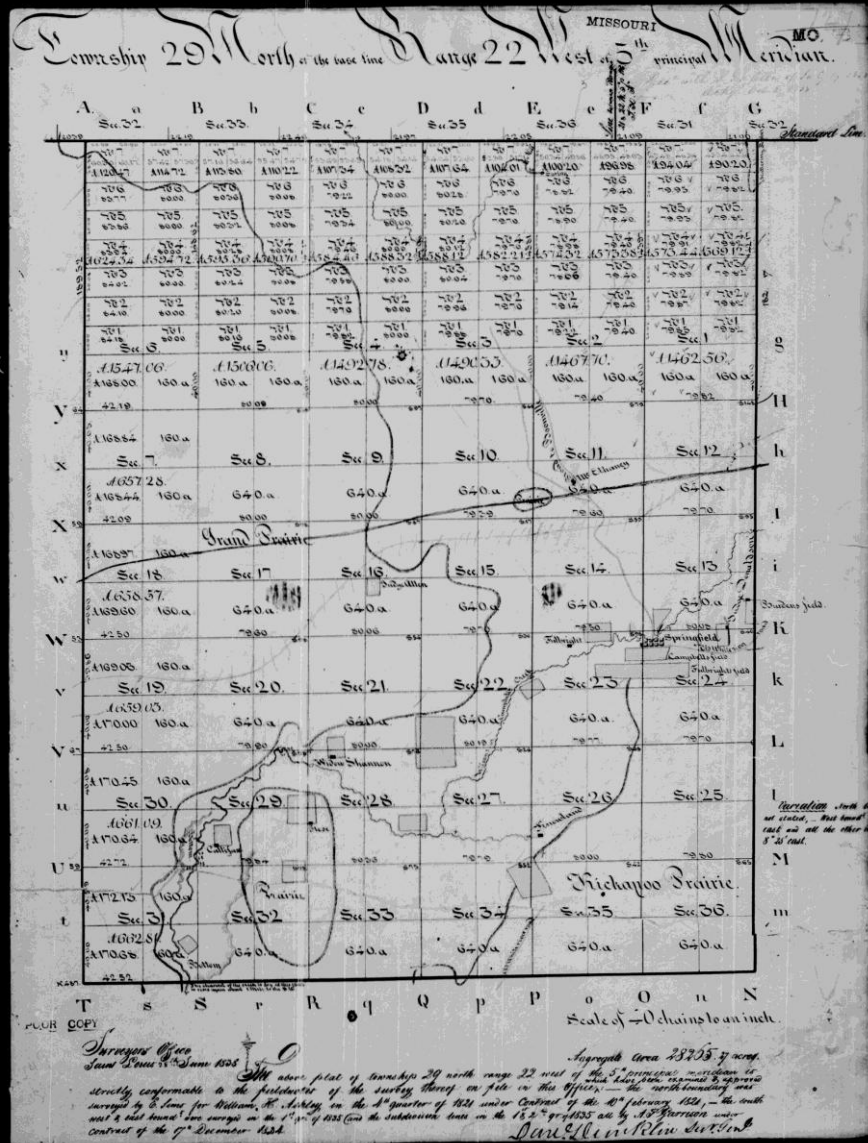
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Government Land Office (GLO)

Public Land Survey System



Original Survey of Township 29N,
Range 22W, Section 13

Survey Commenced January 1, 1835,
by A. J. Garrison (Deputy Surveyor)

Approved on June 28, 1838

The Past and Today

Public Land Survey System



Mapping from 1815 - 1870

Property Mapping

Most property was mapped via the US Government; some mapping was being done by title companies and private mapping companies.

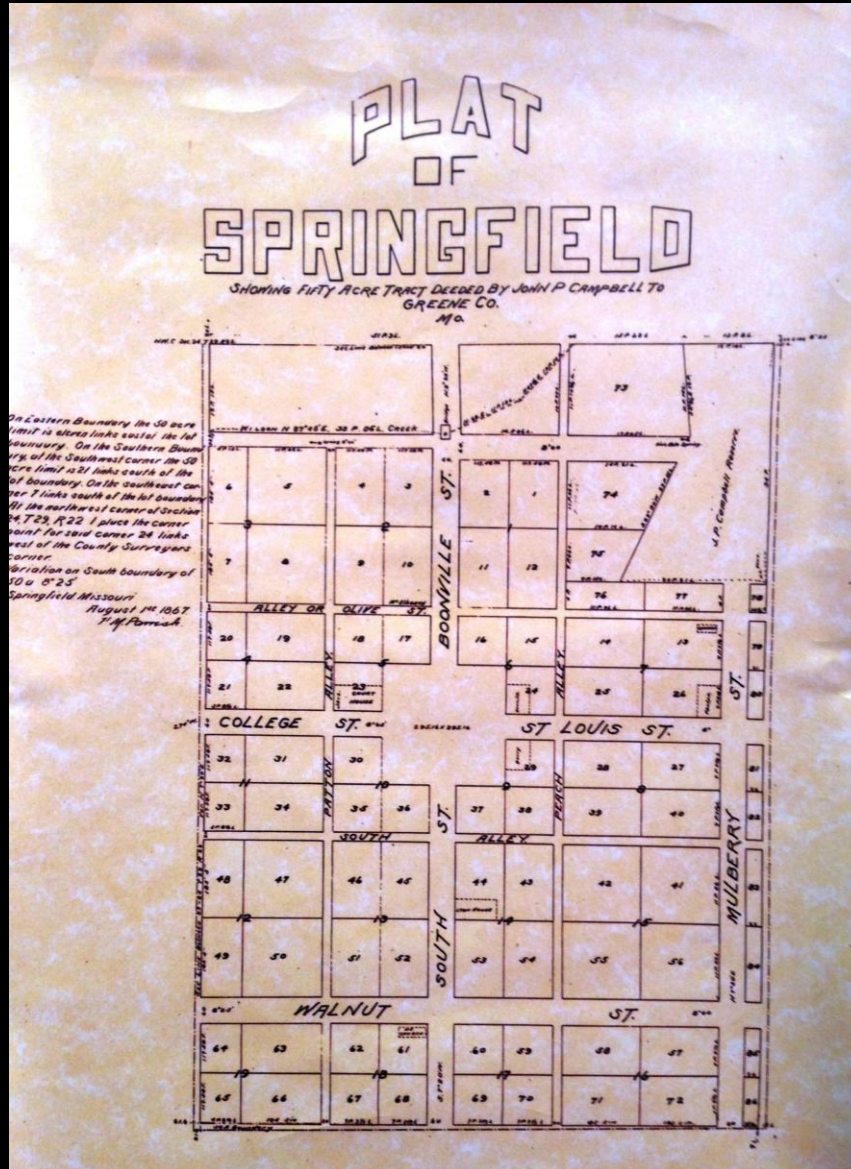
Plats were recorded with the County and kept in plat books.

Hand drawn Maps of property, usually general in size of lots. Land was divided up like today.

Urban areas used Block and Lots, property was easily described as Lot 1 of Blk A Wilson Sub.

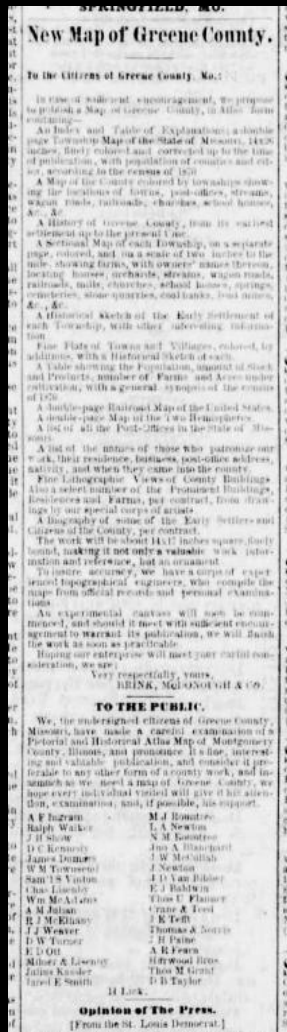
Map showing the original 50 ac of land John Polk Campbell donated to Greene County to form the City of Springfield. (Map is a duplicate original was damaged)

1835 the land was deeded, the map is from 1867



Greene County

Maps



NEW LAW.

On presenting a petition to the County Court recently my friend found a number of unlooked for obstacles in his way. Wishing to know the location of roads in our township he was pointed to a county map which was *supposed* to show most of the important roads. In many counties a book of township plats is kept in which every road is accurately located and the date of its location marked on the road.

He was informed that the law requires fifty cents for filing each petition. I had supposed that the right of free petition was a constitutional privilege. We may petition congress for woman suffrage, the eight hour law, or for any other privilege or right that wisdom or fanaticism may approve, without prior To the credit of the clerk, he does not insist on this fee, except when a person asks to change a road for his own accommodation.

He was asked to name the road, there being no plat book of roads each road must be named in order to find it. And as it now takes so much trouble to locate a road as to incorporate a city it is in keeping to name the road.

There is now no road commissioner. The county surveyor views the route and takes relinquishments but can not or does not assess damage. The surveyor's report lays over for one term giving six months instead of three as formerly for remonstrances.

Damages are now assessed by a jury who hear the complaints of those asking damages, the friends of the road having no part in this mock trial. It is said that like the justice who decided as soon as the plaintiff had presented the case, without hearing the defendant, these juries always give whatever damages are asked. The friends of the road must then raise the assessed damage by subscription or the road will not be established. I was told by the county surveyor that this method of assessing damage costs the county in case damages are asked, for each road, from *ten to twenty five dollars* more than it did when they were assessed by the commissioners. It now takes six months to procure an order to establish a road if no damage is asked, and nine months if damages are asked. Formerly it took but three months.

Almost every petition finds some objection. On a route where all had opened a lane, one old gentleman from the land of tar and turpentine, would not give the right of way for a quarter of a mile on his farm because he thought twenty feet was wide enough for a road. As the law calls for thirty feet his share under the law would have been but fifteen feet. The county must be taxed at least ten dollars to send a jury to hear his complaint.

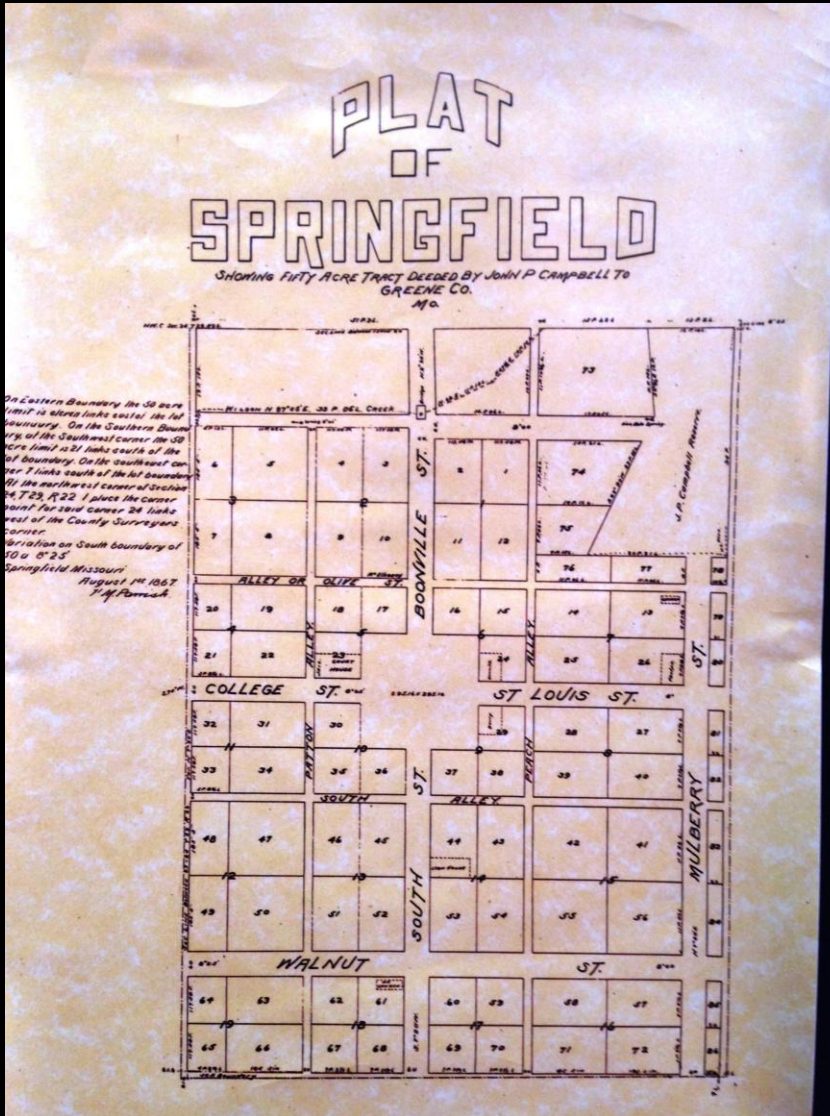
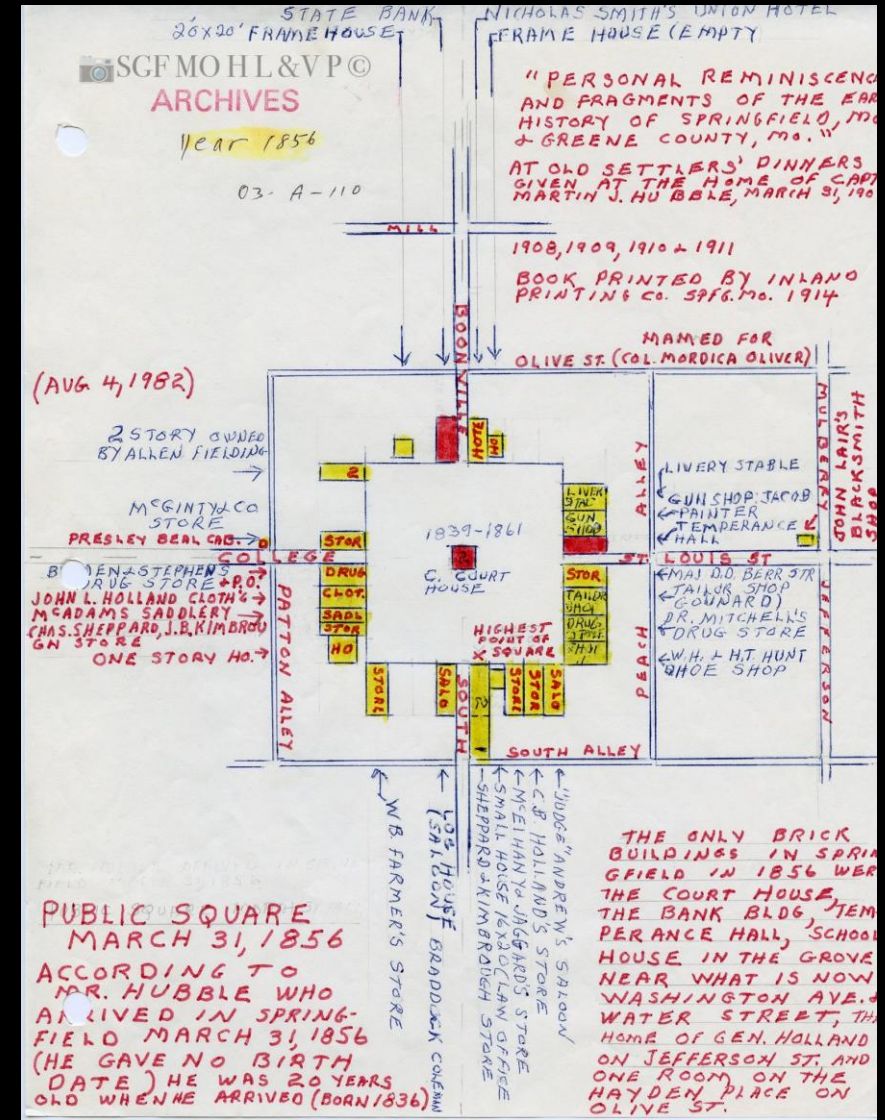
It will be seen that the law delays and obstructs the location of roads, while the gentleman who adheres to winding cow-paths or narrow lanes is waited upon by his peers, at his own door, and at the county's expense, and receives a purse from his enterprising neighbors.

II.

In 1877 there was a newspaper listing for the New Map of Greene County. This is earliest mention of a map that can be found. (Atlas Map Book)

In 1880 the newspaper mentioned that the County did not have a map showing road right of ways, while it was required by law.

Historic Maps

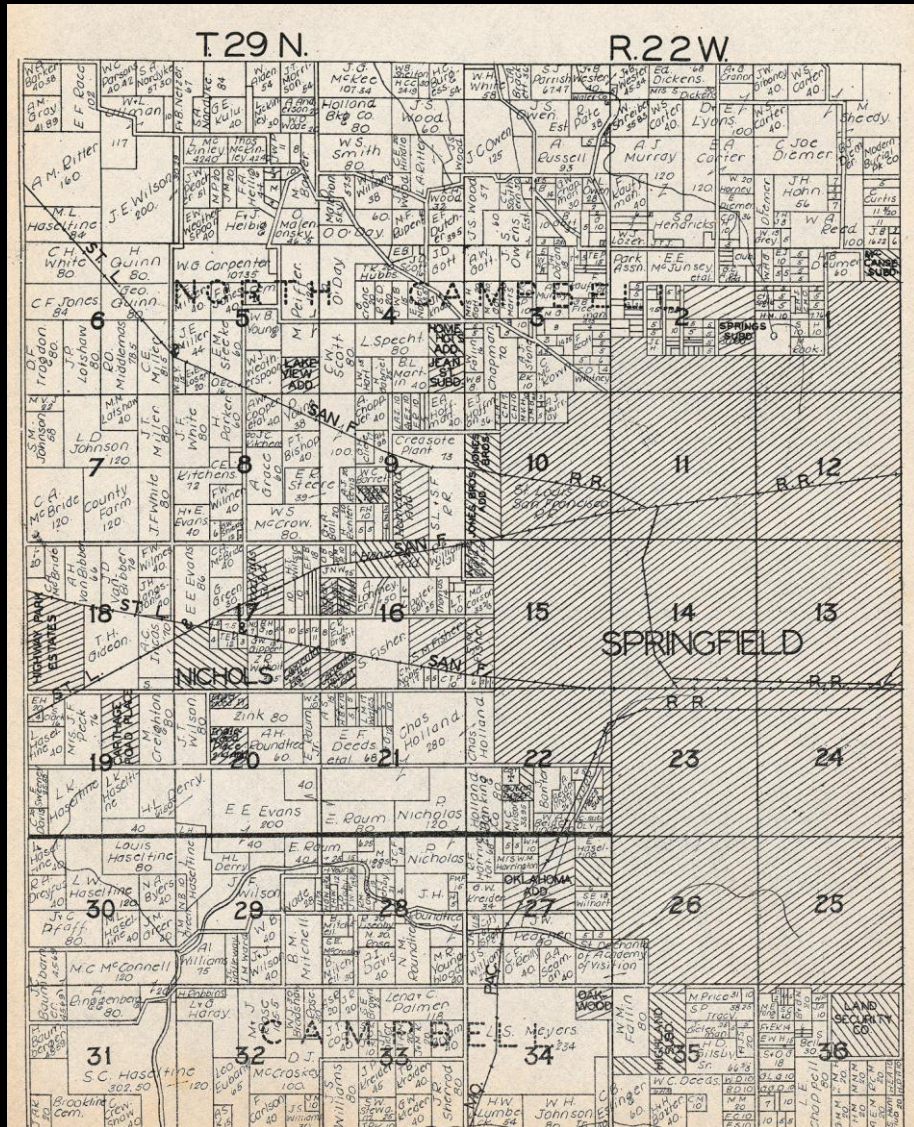


1872 Springfield (The Aerial?)



Mapping from the 1870s – 1930s

Property Mapping



Commercial Plat Books Era

Private mapmaking companies published maps books and county atlases.

Showing ownership of land mostly in rural areas.

1930 Greene County Plat Book, Township 29N, Range 22W. Published by W.W. Hixson & Company

The New Plan Maps

AN IMPORTANT MEASURE

New System of Making Assessments for Revenue Purposes.

J. T. Rice, Tells How It Differs From the Old Plan.

One of our reporters, in pursuit of news, recently wandered into the office of Joseph T. Rice, who, by the way, is under contract with the county court to inaugurate a new system of making assessments for revenue purposes.

Sending an item of more than ordinary import the pencil-pusher asked Mr. Rice if he would explain the new system, telling in what respect it differed from the old?

"Yes," said he, "the public is entitled to the information and it is my opinion that the good results from the new system, when fully in operation, will be very gratifying to the great majority of taxpayers. Under the new system the city will have to be divided into blocks, bounded by streets or streets and alleys, and each block numbered. This will have to be done by a map of the city, which I have prepared. Then a plat (about twelve inches square) of each block must be made dividing it into as many subdivisions as there may be owners in it, if it has not been regularly platted and blocked. If it has, then the lot and block numbers will be preserved in addition to giving the block a number for assessment purposes.

The size of each lot will be given and the name of the owner also written on each lot. These plats will be bound in book form and the work ready to hand over to the assessor."

"In what does this differ from the old system?"

"This is the difference: Under this system the assessor has before him a complete list of owners and a description of every lot and parcel of ground in the city. He may issue his assessment lists from these plat books, and, when they are returned, check them off from the books. He will then know who has neglected or refused to return the list, as sometimes happens, when the law makes it his duty to assess it himself. Under the old system he had no such guide and it was impossible for him to find all the property."

"What effect will the new system have on the revenues?"

"It will add largely to the revenues received as taxes, without increasing the rate of taxation. Indeed, I am not sure but the rate could safely be reduced."

"Are valuations of property already on the books likely to be increased under the new system?"

"On the contrary. For every piece of ground that will have to be increased from the present valuation at least one piece may justly be reduced."

"About how much do you expect the volume of taxable property to be increased?"

"A large amount which could easily be omitted, under the old system, without casting the slightest reflection on the ability or industry of the assessor."

On a recent visit to Iowa, Mr. K. Dalton of Luray, Russell Co., Kansas, called at the laboratory of Chamberlain & Co., Des Moines, to show them his six-year-old boy, whose life had been saved by Chamberlain's Cough Remedy, it having cured him of a very severe at-

In 1890 the state changed how assessments were to be completed. This included having blocks and lots.

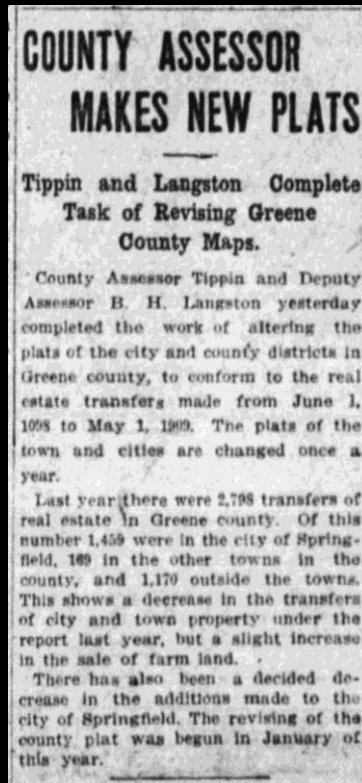
The Assessor needed maps for the purpose of assessment.

Assessment Maps

Maps

We can find newspapers that talk about the Assessor maps, in 1909.

Assessor Tippin was known to be the Assessor of reform. Many of the assessment practices in Missouri are due to him.



New Maps

Maps

ROBINSON NOW AT WORK ON NEW SPRINGFIELD MAP

Work on the new map of the city for the use of the county assessor, contract for which was let some weeks ago by the county court to W. E. Robinson of Houston, Texas, has been begun.

Mr. Robinson at this time is gathering data of various kinds to use in making the map, which will be about seven by eight feet in dimensions and will be drawn to a scale of 300 feet to the inch.

At present the expert is copying all the plates which have been filed with the county recorder since the old map, now worn out, was made in 1908. It is stated about 150 additions have been platted since that time. In addition to this work the map maker is copying city ordinances to get the changes made in boundary lines since that time.

This preliminary work is taking considerable time and the actual work on the map cannot begin until this task is disposed of.

The old map which hangs in the offices of John W. Bass, county assessor, has been torn and patched and worn until it is of little service. The recent extension of the city limits contributed to making the old map obsolete, as has the many new additions which have been opened.

NEW ASSESSOR WANTS UP-TO-DATE CITY MAP

Assessor--Elect Oliver Gideon today proposed joint city-county purchase of a fire insurance map which he believes will be of help to him in assessing town properties.

Gideon told the city council that the map shows each building in town, indicating size and type of construction. The Chicago company which makes them revises them every 15 months.

Cost is \$200, and the county court—after inspecting one of the maps at an insurance office—is willing to cooperate in buying one for the assessor's office, Gideon said. The council, too, regarded the proposition favorably.

Maps were not updated, we can find in 1929 a new map was needed, then again in 1941 and in the 1960's.

Assessor Bass in 1929 then Assessor Gideon in 1941 as shown here in newspaper clippings.

Then we sold the historic maps for storage and then in 1973 asked the public for them back.

Mid 20th Century to 1984

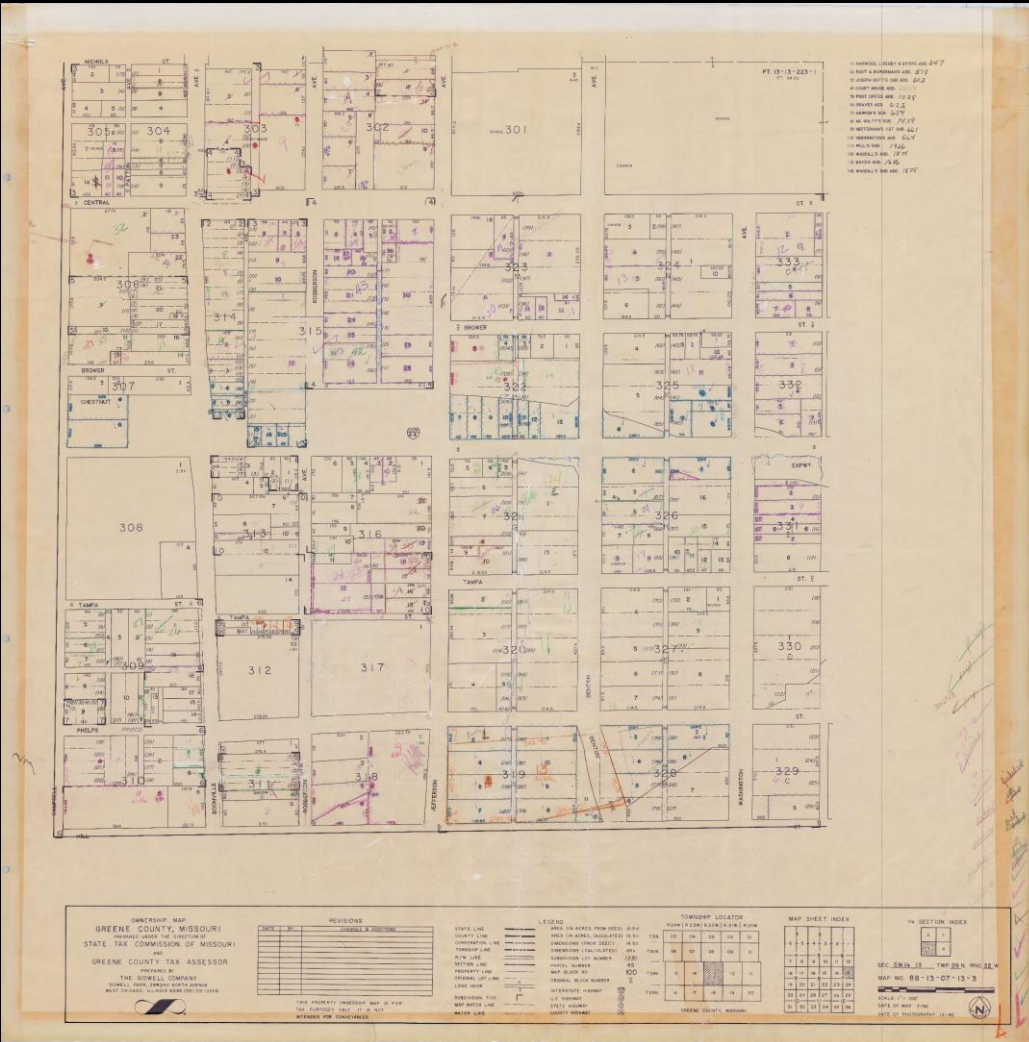
Property Mapping

Commercial Plat Books Era continued.

County assessors kept track of land using a physical ledger book or paper index cards. Many were kept using paper maps and ink by hand. Bigger counties had mapping while smaller rural counties did not.

Then in 1980 the State of Missouri started to work on the Great Reassessment under the Reassessment Act. Part of the Act was to develop the uniform property mapping system.

This created the Missouri Permanent Parcel Numbering System.



Birth of the Parcel Number

Property Mapping

Under the Reassessment Act the State Tax Commission developed the Technical Specifications for Property Ownership Mapping Maintenance Program (Earl Tomberlin) in 1982. This required Counties by the 1984 Reassessment to have in place a new uniform property mapping program. One of the major improvements was the creation of the Missouri Permanent Parcel Numbering System.

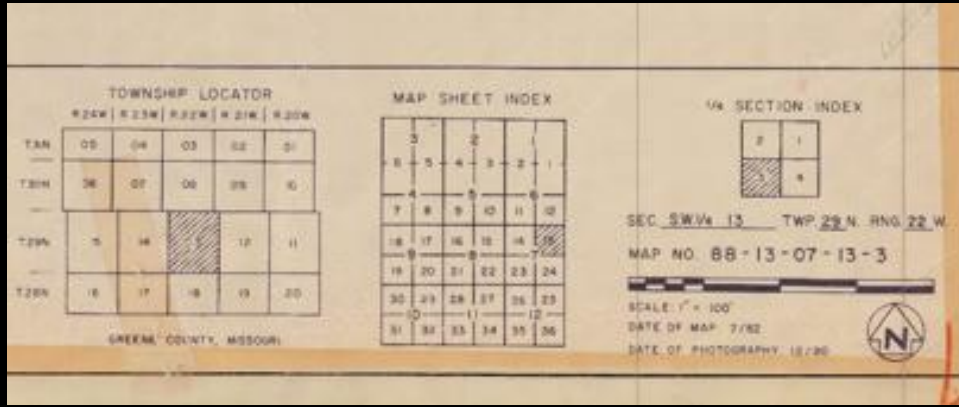
Until then there was no uniform mapping system for parcels in Missouri. Today majority of Counties use a 21-digit system, we use only 13 in Greene County. St. Louis City uses a Block System.

022-11-0.2-09-002-001-006.000 – Christian County Parcel ID

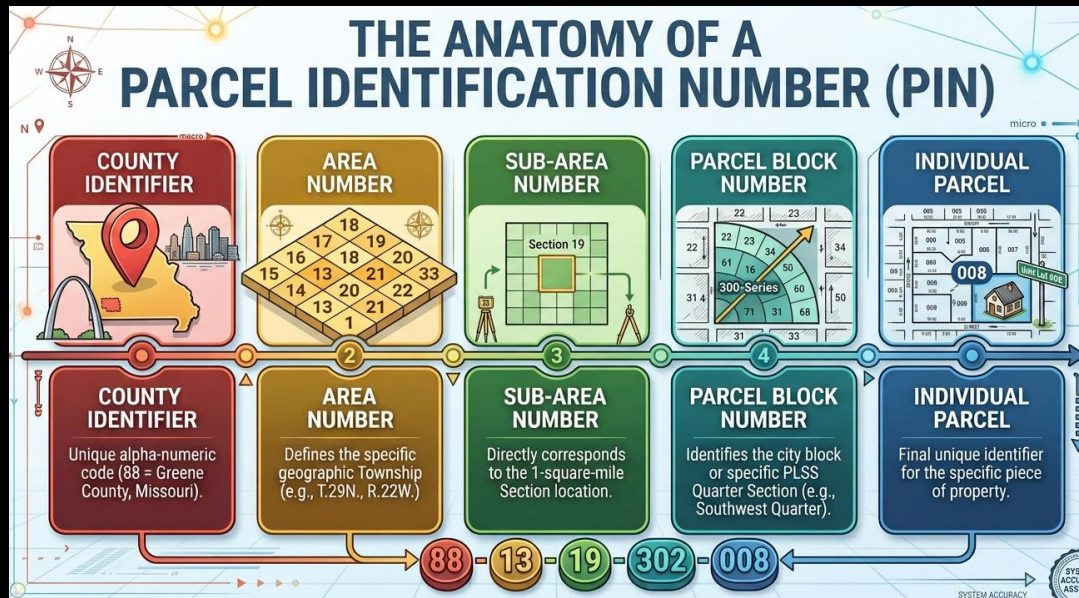
088-13-13-303-009 – Greene County Parcel ID

Understanding the PIN

Property Mapping



- PIN also known as the Property Identification Number.
- Counties were given a identifier as parcel numbers could be duplicated in other counties. Greene is 088
- Greene does not follow that standard.
- County Townships were numbered into Areas.
- Sub-Area = Sections or Groups of Sections.
- Parcel Block = Quarter Sections
- Parcel Number = Unique ID for each parcel



Greene County Courthouse
 088-13-13-303-009
 088-13-0.7-13-303-000-009.000

Statutes

Property Mapping

- RSMo 60.670 – Digital Cadastral Parcel Mapping Standards
- RSMo 137.215 – The “Land List” parcel ID: ordering tracts by range, township, section, parts of sections, and block/lot subdivisions
- RSMo 137.185 -Tracts less than 1/16th of a Section Rule
- So why are not all Counties the same. The uniformed parcel id system is an unfunded mandate therefore county Assessors have “Statutory Authority” also know as the “Local Option”

Mapping 1990s to Today

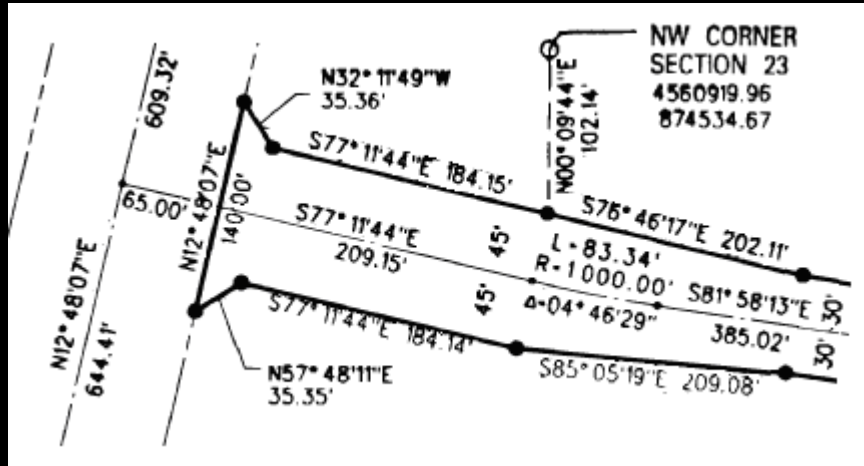
Birth of GIS



- In 1963 in Ottawa, Canada the first digital property mapping, it was designed by Roger Tomlinson who is recognized as the “Father of GIS”
- In the 1970’s and 1980’s Sweden/Netherlands developed the National Digital Cadasters.
- Greene County converted to digital maps in the 1990s.
 - Hand drawn maps were converted to Geographic Information Systems (GIS).
 - Digitized and then kept up dated using computers rather than using hand drawing methods.
 - Today the use of modern COGO (Coordinate Geometry)
- Assessor Johnson (at the time was the GIS analyst for the City of Branson, MO) in the late 1990’s converted Taney County Missouri paper maps to digital. He also converted Unalaska, AK paper maps to digital parcels maps in the early 2000’s.

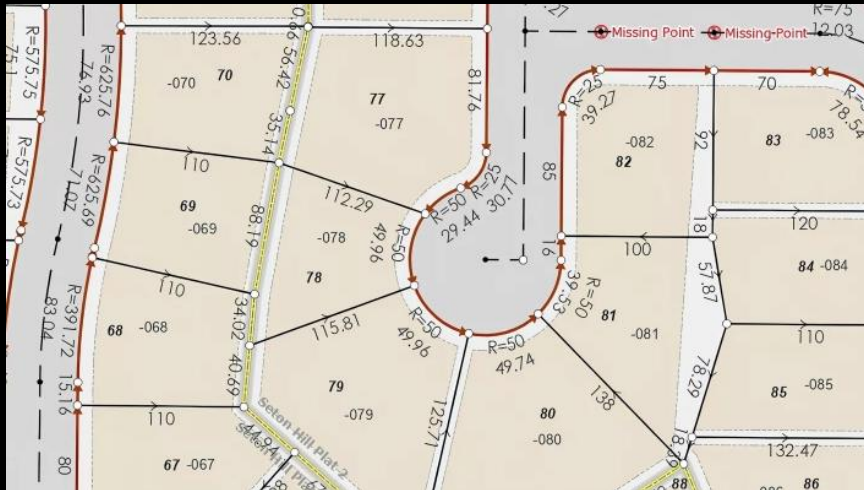
Mapping Today

Property Mapping



COGO: stands for “Coordinate Geometry”. It refers to tools and data structures that allow GIS professionals to input and manage survey-grade measurements, such as bearings, distances, and curves, within GIS, particularly for parcel boundary lines.

To capture and maintain legal measurements (not just coordinates) in GIS, ensuring that parcel boundaries align with legal records.



COGO Attributes:

- Bearing (e.g., N45°E)
- Distance (e.g., 100 feet)
- Curves (radius, arc length, chord)

Other Key Mapping Items

Property Mapping

Reading legal descriptions is most of the job.

Splits: The process of dividing a single "parent" parcel into two or more distinct "child" lots. When a split occurs on a digital map, the original polygon geometry is retired to a historical layer, and new polygons are drawn with unique identification numbers (PINs) and newly calculated square footage.

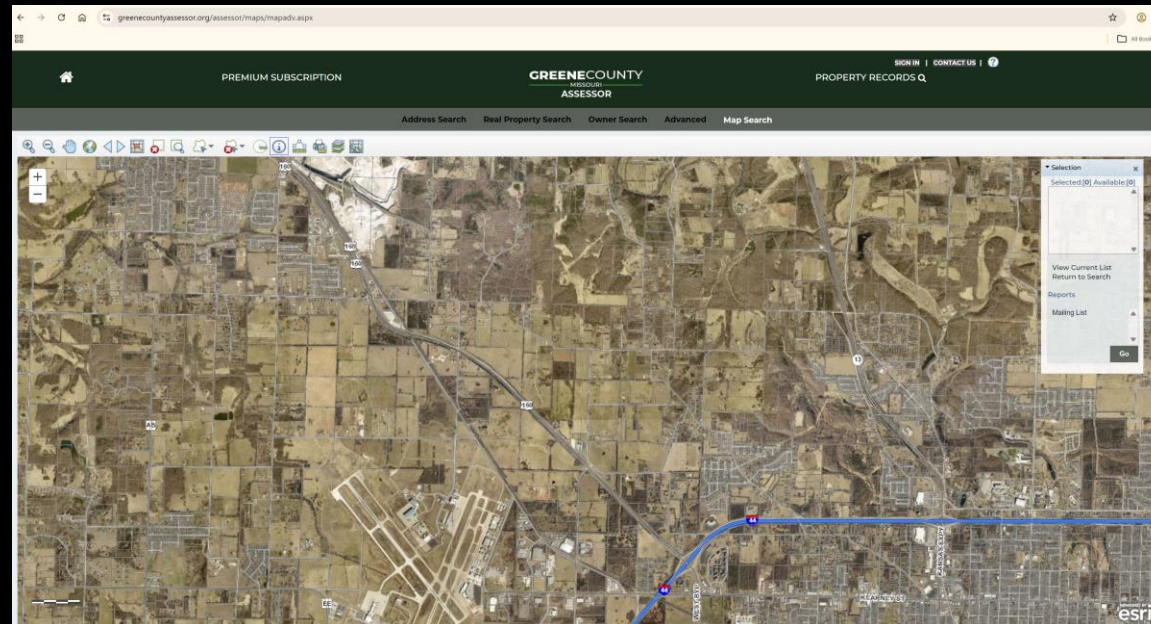
Combos: The process of merging two or more adjacent parcels into one single property. In real estate terminology, this is also known as "assemblage". On the map, the interior boundary lines separating the original lots are dissolved to form one cohesive polygon boundary.

Combining land for taxes, was common in the past, today it is not practiced as much due to the disadvantages of future selling, reversal difficult and many other title related issues.

Today

Online Web Map

- <https://greencountymo.gov/assessor/>
 - Click on Search to use the online map.
 - Search by Address, PIN, Map or Owner
 - Two versions one is free the other is subscription based



Key Takeaways

Property Mapping

- One of the most critical things to know is that a GIS parcel map is not a legal document.
- The GIS data is restricted under a GIS licenses agreement (RSMo 67.1850) from the Assessor's Office. Requires a formal license agreement between the Assessor and user of the data. This protects the public investment in building and maintaining the Parcel database. Also provides a liability shield for use of the data. The Assessor's Office is the owner of the property mapping. Only the Assessor's Office can make changes.
- Mapped boundary lines in a GIS platform represent a spatial approximation of ownership for planning and tax inventory. They frequently contain minor distortions due to coordinate system projections or historical mapping inaccuracies.
- The actual legal boundary is dictated strictly by the written legal descriptions on recorded deeds or official ground surveys conducted by licensed land surveyors.
- Legal descriptions can be wrong, always have them checked.
- Assessment maps are as of January 1 of each year. Data may not be updated until the following January.
- Parcels may be many parcels combined for taxing purposes, just because there is only one showing on the map there could be many different parcels that make up that one.
- ALWAYS DO RESEARCH

Key Takeaways about Legals

Legal Description Rules

Licensed Professional Land Surveyor (PLS): Under Missouri law (RSMo Section 327.272 and 20 CSR 2030-15.020), the creation of any new recordable property description, new parcel subdivision, or permanent easement/right-of-way description is legally defined as the practice of professional land surveying.

Attorneys and individual property owners are **not** permitted to draft *new* property or boundary descriptions.

Reusing an **exact, previously recorded legal description** (such as copying an existing lot-and-block or metes-and-bounds description directly from a prior valid deed without altering boundaries) does not require a new survey, though consulting a surveyor or title professional is standard practice to avoid errors.

Coming Soon

The Future

- Currently working to convert the entire Parcel database into the ESRI Parcel Fabric Data model.
 - Advantages will allow us to store the actual COGO measurement into the line work. Storing them for reference and future.
 - Allow for parcel history (Lineage) to be preserved. Once we split a parcel keeping that linked in history will allow for easier research and finding where a parcel came from.
 - Will allow the ability to store more features such as ROW, Easements and other related parcel data all within one seamless data model.
 - Allow for true curves and not multi vertex curves and chords.
 - Best Practices
- Moving to a hosted ESRI platform with professional services and support.
 - Advantages will allow us to protect our data and restrict access to the actual working data.
 - Allow for managed users of the data
 - Allow for the Assessor's Office to take full advantage of the ArcGIS Online Environment, integration with other ESRI tools like drone to map, survey 123, MS Power BI and custom web mapping applications.
 - Allow for our new hosted Tyler environment to work seamlessly with our applications and field mobile for property appraisals.

The Legal Description Question

How do we go from this:

THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE EAST HALF (E1/2) OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 32, T30N, R20W OF THE 5th P.M. IN GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4), SAID SECTION 32, THENCE S88°25'26"E ALONG THE NORTH LINE OF SAID NE ¼ 663.68 FEET; THENCE S01°16'45"W, ALONG THE WEST LINE OF SAID E1/2 OF THE W1/2 OF THE NE ¼, 24.88 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; THENCE CONTINUING S01°16'45"W, 2611.63 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID E1/2 OF THE W1/2 OF THE NE1/4; THENCE S01°16'22"W, 1379.43 FEET TO AN IRON PIN; THENCE S88°28'01"E, 662.98 FEET TO THE EAST LINE OF SAID E1/2 OF THE W1/2 OF THE SE1/4; THENCE N01°16'57"E, 1379.43 FEET TO THE SOUTHEAST CORNER OF SAID E1/2 OF THE W1/2 OF THE NE1/4; THENCE N01°17'21"E, ALONG THE EAST LINE OF SAID E1/2 OF THE W1/2 OF THE NE1/4, 2612.01 FEET TO AN IRON PIN; THENCE N88°29'58"W, 663.67 FEET TO THE POINT OF BEGINNING. SAID TRACT III CONTAINS 60.78 ACRES SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY. SAID TRACT III IS SHOWN ON SURVEY JOB No. 09-1033-1 BY BARRY D. MACKEY, PLS-2007017965, AND SAID SURVEY IS INCORPORATED FULLY HEREIN BY REFERENCE.

To this:



One input at a time, and reading legal descriptions is the only way.

Questions

Thank You