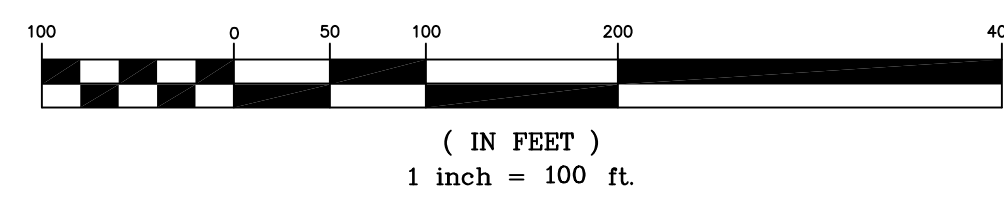


**GRAPHIC SCALE**



GRID NORTH  
BEARING REFERENCES:  
BASED ON  
GPS OBSERVATIONS  
'NAD83' STATE PLANE COORDINATE SYSTEM  
ZONE: MISSOURI CENTRAL

RECORDER INFORMATION ONLY

- ▲ = STONE FOUND
- = RAILROAD SPIKE FOUND
- = COTTON PICKER SPINDLE FOUND
- = AXLE FOUND
- = 5/8" IRON PIN SET
- DR = DEED RECORD DISTANCE
- M = MEASURED DISTANCE

**DESCRIPTION - 32.0 ACRE TRACT #1**

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 18 WEST, MORGAN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 31; THENCE SOUTH 88 DEGREES, 00 MINUTES AND 32 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 404.14 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 39 MINUTES AND 00 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE 1253.33 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 56 MINUTES AND 26 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1112.44 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 31 MINUTES AND 20 SECONDS EAST 844.37 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "N"; THENCE CONTINUE NORTH 01 DEGREE, 31 MINUTES AND 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY 407.65 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 88 DEGREES, 00 MINUTES AND 32 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 711.08 FEET TO THE POINT OF BEGINNING, CONTAINING 32.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2020-006566 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

**DESCRIPTION - 117.0 ACRE TRACT #2**

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 18 WEST, MORGAN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 87 DEGREES, 52 MINUTES AND 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 3394.02 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 15 MINUTES AND 55 SECONDS EAST LEAVING SAID SOUTH LINE 894.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 52 MINUTES AND 20 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 294.04 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 28 MINUTES AND 13 SECONDS EAST 942.25 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "N"; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 13.706 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 77 DEGREES, 09 MINUTES AND 26 SECONDS, AN ARC LENGTH OF 562.93 FEET AND A CHORD OF NORTH 40 DEGREES, 06 MINUTES AND 03 SECONDS EAST 521.35 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 20 SECONDS WEST LEAVING SAID RIGHT-OF-WAY 844.37 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 56 MINUTES AND 26 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3369.59 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 02 DEGREES, 13 MINUTES AND 57 SECONDS WEST ALONG SAID EAST LINE 1407.17 FEET TO THE POINT OF BEGINNING, CONTAINING 117.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2020-006566 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

**DESCRIPTION - 33.3 ACRE TRACT #3**

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 18 WEST, MORGAN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 31; THENCE NORTH 88 DEGREES, 00 MINUTES AND 32 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 711.08 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "N"; THENCE NORTH 01 DEGREE, 31 MINUTES AND 20 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID RIGHT-OF-WAY 763.95 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 3.026 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES, 35 MINUTES AND 34 SECONDS, AN ARC LENGTH OF 183.04 FEET AND A CHORD OF NORTH 04 DEGREES, 19 MINUTES AND 07 SECONDS EAST 182.97 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 50 MINUTES AND 31 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 1537.09 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES, 40 MINUTES AND 03 SECONDS WEST 942.33 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 88 DEGREES, 00 MINUTES AND 32 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 816.05 FEET TO THE POINT OF BEGINNING, CONTAINING 33.3 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2020-006566 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

**DESCRIPTION - 46.4 ACRE TRACT #4**

A TRACT OF LAND LYING IN THE WEST HALF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 18 WEST, MORGAN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 87 DEGREES, 46 MINUTES AND 19 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 510.90 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES, 40 MINUTES AND 03 SECONDS WEST LEAVING SAID SOUTH LINE 596.99 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 50 MINUTES AND 31 SECONDS WEST 823.00 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 02 DEGREES, 14 MINUTES AND 41 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 1721.97 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "N"; THENCE NORTHERLY LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID RIGHT-OF-WAY AND ALONG A 7.621 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES, 17 MINUTES AND 35 SECONDS, AN ARC LENGTH OF 95.63 FEET AND A CHORD OF NORTH 81 DEGREES, 12 MINUTES AND 41 SECONDS EAST 95.63 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES, 32 MINUTES AND 06 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH LINE 396.85 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE "BB"; THENCE SOUTH 50 DEGREES, 43 MINUTES AND 43 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY 1.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 81 DEGREES, 58 MINUTES AND 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY 271.91 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 16 MINUTES AND 37 SECONDS EAST ALONG SAID RIGHT-OF-WAY 222.08 FEET TO A 5/8" IRON PIN; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 19.784 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 454.90 FEET AND A CHORD OF SOUTH 43 DEGREES, 16 MINUTES AND 37 SECONDS EAST 409.56 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 577.93 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG AN 11.316 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES, 08 MINUTES AND 52 SECONDS, AN ARC LENGTH OF 133.86 FEET AND A CHORD OF SOUTH 05 DEGREES, 51 MINUTES AND 03 SECONDS EAST 133.48 FEET TO A 5/8" IRON PIN; THENCE SOUTH 04 DEGREES, 14 MINUTES AND 19 SECONDS EAST ALONG SAID RIGHT-OF-WAY 519.14 FEET TO THE POINT OF BEGINNING, CONTAINING 46.4 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2020-006566 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

**DESCRIPTION - 26.2 ACRE TRACT #5**

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 18 WEST, MORGAN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 88 DEGREES, 00 MINUTES AND 32 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 829.57 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 02 DEGREES, 14 MINUTES AND 41 SECONDS EAST PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 950.47 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 50 MINUTES AND 31 SECONDS EAST 1205.64 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE "N"; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 2.946 DEGREE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05 DEGREES, 24 MINUTES AND 51 SECONDS, AN ARC LENGTH OF 183.81 FEET AND A CHORD OF SOUTH 04 DEGREES, 13 MINUTES AND 45 SECONDS WEST 183.74 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY 577.93 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 88 DEGREES, 00 MINUTES AND 32 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 1208.92 FEET TO THE POINT OF BEGINNING, CONTAINING 26.2 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2020-006566 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2020 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

11-20-20  
JASON D. JANES, P.L.S. #2004017826 - MISSOURI

**JANE'S SURVEYING INC.**  
222 S. MAIN - P.O. BOX 146  
PALMYRA, MO. 63461  
PHONE 544 789 7120 / FAX 573 789 5512  
WWW.JANESURVEYING.COM

JANE'S SURVEYING, INC.  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000342  
RENEWAL: 12-31-21

A TRACT OF LAND LYING IN SECTION 31,  
TOWNSHIP 44 NORTH, RANGE 18 WEST,  
MORGAN COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
(AS MADE FOR W. CAROLE JONES ESTATE)

JASON D. JANES  
NUMBER  
PLS-2004017826  
LICENSE RENEWAL: 12-31-22

JASON D. JANES, SURVEYOR MO# PLS-2004017826	JSI PROJECT NO. 2020-006566
FIELD BOOK NO. --	DRAWN: TYLER
	CHECKED: JASON
	REVISED:
	REVISED: