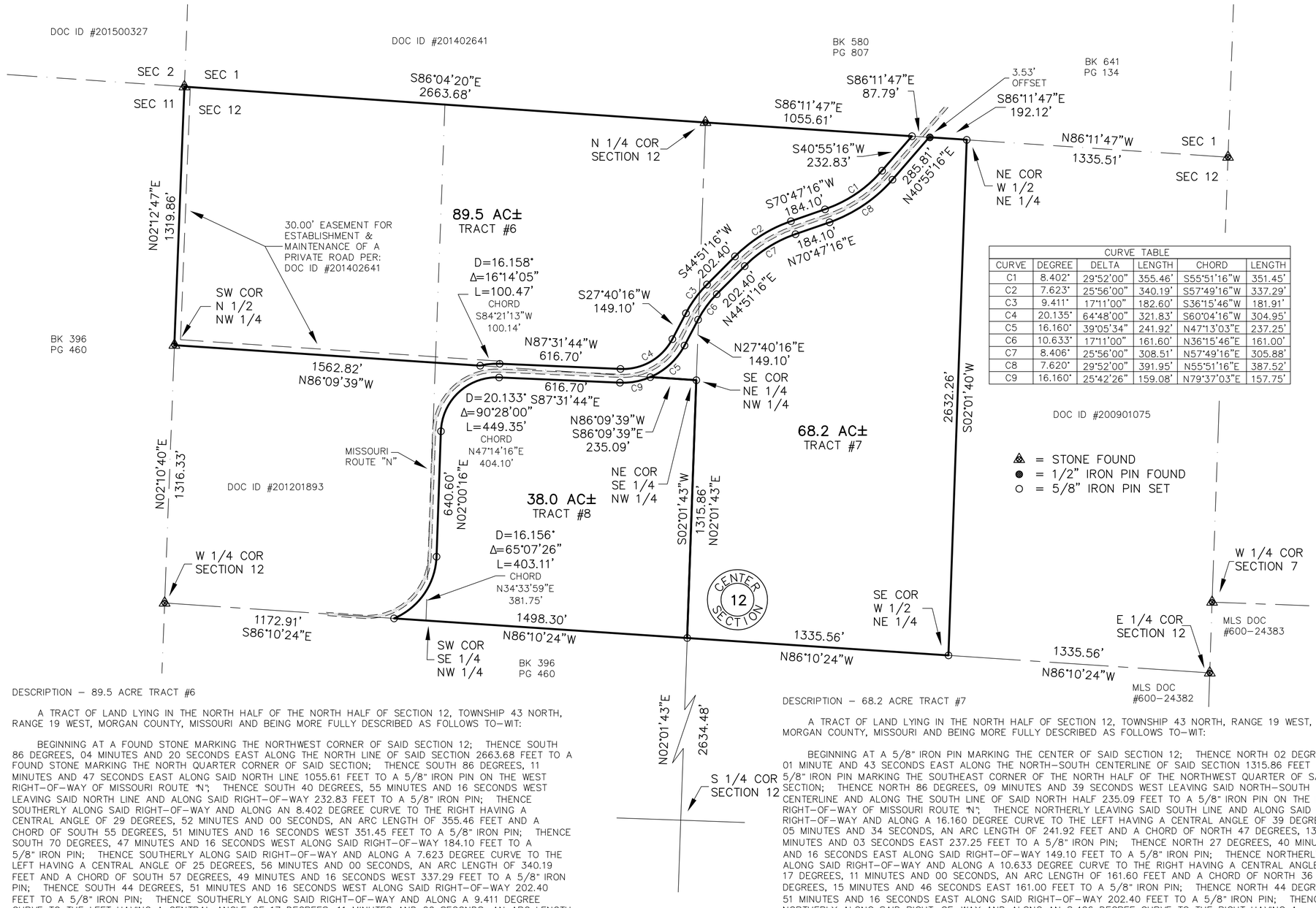

RECORDER INFORMATION ONLY

CURVE TABLE					
CURVE	DEGREE	DELTA	LENGTH	CHORD	LENGTH
C1	8.402°	29°52'00"	355.46'	S55°51'16"W	351.45'
C2	7.623°	25°56'00"	340.19'	S57°49'16"W	337.29'
C3	9.411°	17°11'00"	182.60'	S36°15'46"W	181.91'
C4	20.135°	64°48'00"	321.83'	S60°04'16"W	304.95'
C5	16.160°	39°05'34"	241.92'	N47°13'03"E	237.25'
C6	10.633°	17°11'00"	161.60'	N36°15'46"E	161.00'
C7	8.406°	25°56'00"	308.51'	N57°49'16"E	305.88'
C8	7.620°	29°52'00"	391.95'	N55°51'16"E	387.52'
C9	16.160°	25°42'26"	159.08'	N79°37'03"E	157.75'

△ = STONE FOUND
● = 1/2" IRON PIN FOUND
○ = 5/8" IRON PIN SET

GRAPHIC SCALE

400 0 200 400

1 INCH = 400 FT.

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

NOTE:
ALL BEARINGS HAVE BEEN ROTATED TO GRID NORTH.

DESCRIPTION – 89.5 ACRE TRACT #6

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 19 WEST, MORGAN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND STONE MARKING THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 86 DEGREES, 04 MINUTES AND 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 2663.68 FEET TO A FOUND STONE MARKING THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 86 DEGREES, 11 MINUTES AND 47 SECONDS EAST ALONG SAID NORTH LINE 1055.61 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT–OF–WAY OF MISSOURI ROUTE "N"; THENCE SOUTH 40 DEGREES, 55 MINUTES AND 16 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID RIGHT–OF–WAY 232.83 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG AN 8.402 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES, 52 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 355.46 FEET AND A CHORD OF SOUTH 55 DEGREES, 51 MINUTES AND 16 SECONDS WEST 351.45 FEET TO A 5/8" IRON PIN; THENCE SOUTH 70 DEGREES, 47 MINUTES AND 16 SECONDS WEST ALONG SAID RIGHT–OF–WAY 184.10 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 7.623 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES, 56 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 340.19 FEET AND A CHORD OF SOUTH 57 DEGREES, 49 MINUTES AND 16 SECONDS WEST 337.29 FEET TO A 5/8" IRON PIN; THENCE SOUTH 44 DEGREES, 51 MINUTES AND 16 SECONDS WEST ALONG SAID RIGHT–OF–WAY 202.40 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 9.411 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES, 11 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 182.60 FEET AND A CHORD OF SOUTH 36 DEGREES, 15 MINUTES AND 46 SECONDS WEST 181.91 FEET TO A 5/8" IRON PIN; THENCE SOUTH 27 DEGREES, 40 MINUTES AND 16 SECONDS WEST ALONG SAID RIGHT–OF–WAY 149.10 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 20.135 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 64 DEGREES, 48 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 321.83 FEET AND A CHORD OF SOUTH 60 DEGREES, 04 MINUTES AND 16 SECONDS WEST 304.95 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 31 MINUTES AND 44 SECONDS WEST ALONG SAID RIGHT–OF–WAY 616.70 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 16.158 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES, 14 MINUTES AND 05 SECONDS, AN ARC LENGTH OF 100.47 FEET AND A CHORD OF SOUTH 84 DEGREES, 21 MINUTES AND 13 SECONDS WEST 100.14 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 86 DEGREES, 09 MINUTES AND 39 SECONDS WEST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID SOUTH LINE 1562.82 FEET TO A FOUND STONE MARKING THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE NORTH 02 DEGREES, 12 MINUTES AND 47 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SECTION 1319.86 FEET TO THE POINT OF BEGINNING, CONTAINING 89.5 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 #2020–006566–1 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

DESCRIPTION – 68.2 ACRE TRACT #7

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 19 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 12; THENCE NORTH 02 DEGREES, 01 MINUTE AND 43 SECONDS EAST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1315.86 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 86 DEGREES, 09 MINUTES AND 39 SECONDS WEST LEAVING SAID NORTH–SOUTH CENTERLINE AND ALONG THE SOUTH LINE OF SAID NORTH HALF 235.09 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT–OF–WAY OF MISSOURI ROUTE "N"; THENCE NORTHERLY LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT–OF–WAY AND ALONG A 16.160 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39 DEGREES, 05 MINUTES AND 34 SECONDS, AN ARC LENGTH OF 241.92 FEET AND A CHORD OF NORTH 47 DEGREES, 13 MINUTES AND 03 SECONDS EAST 237.25 FEET TO A 5/8" IRON PIN; THENCE NORTH 27 DEGREES, 40 MINUTES AND 16 SECONDS EAST ALONG SAID RIGHT–OF–WAY 149.10 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 10.633 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES, 11 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 161.60 FEET AND A CHORD OF NORTH 36 DEGREES, 15 MINUTES AND 46 SECONDS EAST 161.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 44 DEGREES, 51 MINUTES AND 16 SECONDS EAST ALONG SAID RIGHT–OF–WAY 202.40 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG AN 8.406 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES, 56 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 308.51 FEET AND A CHORD OF NORTH 57 DEGREES, 49 MINUTES AND 16 SECONDS EAST 305.88 FEET TO A 5/8" IRON PIN; THENCE NORTH 70 DEGREES, 47 MINUTES AND 16 SECONDS EAST ALONG SAID RIGHT–OF–WAY 184.10 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 7.620 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREE, 52 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 391.95 FEET AND A CHORD OF NORTH 55 DEGREES, 51 MINUTES AND 16 SECONDS EAST 387.52 FEET TO A 5/8" IRON PIN; THENCE NORTH 40 DEGREES, 55 MINUTES AND 16 SECONDS EAST ALONG SAID RIGHT–OF–WAY 285.81 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 86 DEGREES, 11 MINUTES AND 47 SECONDS EAST 3.53 FEET; THENCE SOUTH 86 DEGREES, 11 MINUTES AND 47 SECONDS EAST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID NORTH LINE 192.12 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 02 DEGREES, 01 MINUTE AND 40 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID WEST HALF 2632.26 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH 86 DEGREES, 10 MINUTES AND 24 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1335.56 FEET TO THE POINT OF BEGINNING, CONTAINING 68.2 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 #2020–006566–1 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

DESCRIPTION – 38.0 ACRE TRACT #8

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 19 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 12; THENCE NORTH 86 DEGREES, 10 MINUTES AND 24 SECONDS WEST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1498.30 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 16.156 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 65 DEGREES, 07 MINUTES AND 26 SECONDS, AN ARC LENGTH OF 403.11 FEET AND A CHORD OF NORTH 34 DEGREES, 33 MINUTES AND 59 SECONDS EAST 381.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 00 MINUTES AND 16 SECONDS EAST ALONG SAID RIGHT–OF–WAY 640.60 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 20.133 DEGREE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES, 28 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 449.35 FEET AND A CHORD OF NORTH 47 DEGREES, 14 MINUTES AND 16 SECONDS EAST 404.10 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 31 MINUTES AND 44 SECONDS EAST ALONG SAID RIGHT–OF–WAY 616.70 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 16.160 DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25 DEGREES, 42 MINUTES AND 26 SECONDS, AN ARC LENGTH OF 159.08 FEET AND A CHORD OF NORTH 79 DEGREES, 37 MINUTES AND 03 SECONDS EAST 157.75 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 86 DEGREES, 09 MINUTES AND 39 SECONDS EAST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID NORTH LINE 235.09 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE SOUTH 02 DEGREES, 01 MINUTE AND 43 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1315.86 FEET TO THE POINT OF BEGINNING, CONTAINING 38.0 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 #2020–006566–1 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.

11–23–20

JASON D. JANES, P.L.S. #2004017826 – MISSOURI

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PALMYRA, MO. 63461
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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12–31–21

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 19 WEST, MORGAN COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR THE W. CAROLE JONES ESTATE)

STATE OF MISSOURI
JASON D. JANES
NUMBER
PLS–2004017826
PROFESSIONAL LAND SURVEYOR

LICENSE RENEWAL: 12–31–22

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO.
2020–006566–1

FIELD BOOK NO: ––

FIELD: JOSH
DRAWN: TYLER
CHECKED: JASON
REVISED 11/23/20
REVISED: