



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

DESCRIPTION - 97.4 ACRE TRACT #1
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 20 WEST, LINN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 35; THENCE NORTH 01 DEGREE, 39 MINUTES AND 33 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2744.26 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 39 MINUTES AND 33 SECONDS WEST 25.00 FEET; THENCE NORTH 87 DEGREES, 25 MINUTES AND 16 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID SECTION AND ALONG GRANT ROAD 1529.63 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 58 MINUTES AND 11 SECONDS WEST 25.00 FEET; THENCE SOUTH 00 DEGREES, 58 MINUTES AND 11 SECONDS WEST LEAVING SAID NORTH LINE AND SAID GRANT ROAD 2754.76 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 87 DEGREES, 53 MINUTES AND 17 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 1561.97 FEET TO THE POINT OF BEGINNING, CONTAINING 97.4 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO A 30.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE SOUTH 87 DEGREES, 25 MINUTES AND 16 SECONDS WEST 35.48 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 00 DEGREES, 51 MINUTES AND 17 SECONDS WEST 290.14 FEET; THENCE SOUTH 42 DEGREES, 18 MINUTES AND 38 SECONDS WEST 112.73 FEET; THENCE SOUTH 03 DEGREES, 30 MINUTES AND 59 SECONDS EAST 54.98 FEET; THENCE SOUTH 20 DEGREES, 55 MINUTES AND 12 SECONDS EAST 277.10 FEET TO THE POINT OF TERMINATION OF SAID LINE; ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2022-007357 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2022.

DESCRIPTION - 146.9 ACRE TRACT #2
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 35 & THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 57 NORTH, RANGE 20 WEST, LINN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE CORNER COMMON TO SAID SECTIONS 35 & 36; THENCE NORTH 86 DEGREES, 52 MINUTES AND 49 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 1299.00 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 52 MINUTES AND 49 SECONDS WEST 75.00 FEET; THENCE SOUTH 04 DEGREES, 58 MINUTES AND 57 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG ELK CREEK 2784.03 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 36, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 52 MINUTES AND 30 WEST 75.00 FEET; THENCE SOUTH 86 DEGREES, 52 MINUTES AND 30 WEST LEAVING SAID ELK CREEK AND ALONG SAID EAST-WEST CENTERLINE 1133.40 FEET TO A 5/8" IRON PIN MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 35 & 36; THENCE SOUTH 87 DEGREES, 53 MINUTES AND 17 SECONDS WEST LEAVING THE EAST-WEST CENTERLINE OF SAID SECTION 36 AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 35 A DISTANCE OF 1090.97 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 58 MINUTES AND 11 SECONDS EAST ALONG SAID NORTH LINE AND ALONG GRANT ROAD 1121.18 FEET TO THE POINT OF BEGINNING, CONTAINING 146.9 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED HAVING THE RIGHT-OF-USE OF A 30.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE SOUTH 87 DEGREES, 25 MINUTES AND 16 SECONDS WEST 35.48 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 00 DEGREES, 31 MINUTES AND 17 SECONDS WEST 290.14 FEET; THENCE SOUTH 42 DEGREES, 18 MINUTES AND 38 SECONDS WEST 112.73 FEET; THENCE SOUTH 03 DEGREES, 30 MINUTES AND 59 SECONDS EAST 54.98 FEET; THENCE SOUTH 20 DEGREES, 55 MINUTES AND 12 SECONDS EAST 277.10 FEET TO THE POINT OF TERMINATION OF SAID LINE; ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2022-007357 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2022.

- PARENT TRACT
BK 2016 PG 253
- ▲ = STONE FOUND
 - = COTTON PICKER SPINDLE FOUND
 - = 5/8" IRON PIN FOUND
 - = 5/8" IRON PIN SET
 - X- = FENCELINE

RECORDER INFORMATION ONLY

DESCRIPTION - 96.5 ACRE TRACT #3
A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 36, TOWNSHIP 57 NORTH, RANGE 20 WEST, LINN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 02 DEGREES, 15 MINUTES AND 06 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1632.24 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 04 MINUTES AND 17 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE 2626.70 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #11; THENCE SOUTH 02 DEGREES, 16 MINUTES AND 49 SECONDS WEST ALONG SAID RIGHT-OF-WAY 80.33 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 04 MINUTES AND 17 SECONDS WEST LEAVING SAID RIGHT-OF-WAY 2626.70 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE SOUTH 02 DEGREES, 15 MINUTES AND 06 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE 1055.70 FEET TO A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION; THENCE SOUTH 86 DEGREES, 52 MINUTES AND 30 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1515.59 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 86 DEGREES, 52 MINUTES AND 30 SECONDS EAST 75.00 FEET; THENCE NORTH 04 DEGREES, 58 MINUTES AND 57 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG ELK CREEK 2784.03 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 86 DEGREES, 52 MINUTES AND 49 SECONDS EAST 75.00 FEET; THENCE NORTH 86 DEGREES, 52 MINUTES AND 49 SECONDS EAST LEAVING SAID ELK CREEK AND ALONG SAID NORTH LINE 1382.34 FEET TO THE POINT OF BEGINNING, CONTAINING 96.5 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO AN 80.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING 80.00 FEET NORTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 02 DEGREES, 15 MINUTES AND 06 SECONDS EAST 1055.70 FEET; THENCE NORTH 87 DEGREES, 04 MINUTES AND 17 SECONDS EAST 2476.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 87 DEGREES, 04 MINUTES AND 17 SECONDS EAST 150.00 FEET TO THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #11 AND POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2022-007357 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2022.

DESCRIPTION - 83.7 ACRE TRACT #4
A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 20 WEST, LINN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 02 DEGREES, 17 MINUTES AND 46 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1391.69 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 86 DEGREES, 45 MINUTES AND 44 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF 2619.54 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #11; THENCE SOUTH 05 DEGREES, 08 MINUTES AND 33 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY 121.52 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 34 MINUTES AND 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY 300.37 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES, 15 MINUTES AND 06 SECONDS WEST ALONG SAID RIGHT-OF-WAY 2626.70 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE SOUTH 02 DEGREES, 15 MINUTES AND 06 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE 1055.70 FEET TO A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION; THENCE SOUTH 86 DEGREES, 52 MINUTES AND 30 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1515.59 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 86 DEGREES, 52 MINUTES AND 49 SECONDS EAST 75.00 FEET; THENCE NORTH 04 DEGREES, 58 MINUTES AND 57 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG ELK CREEK 2784.03 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 86 DEGREES, 52 MINUTES AND 49 SECONDS EAST 75.00 FEET; THENCE NORTH 86 DEGREES, 52 MINUTES AND 49 SECONDS EAST LEAVING SAID ELK CREEK AND ALONG SAID NORTH LINE 1382.34 FEET TO THE POINT OF BEGINNING, CONTAINING 83.7 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2022-007357 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2022.

DESCRIPTION - 74.7 ACRE TRACT #5
A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 36, TOWNSHIP 57 NORTH, RANGE 20 WEST, LINN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION; THENCE NORTH 02 DEGREES, 15 MINUTES AND 06 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1055.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 04 MINUTES AND 17 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE 2626.70 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #11; THENCE SOUTH 02 DEGREES, 16 MINUTES AND 49 SECONDS WEST ALONG SAID RIGHT-OF-WAY 80.33 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 04 MINUTES AND 17 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY 2626.70 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE SOUTH 02 DEGREES, 15 MINUTES AND 06 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE 183.86 FEET TO THE POINT OF BEGINNING, CONTAINING 74.7 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED HAVING THE RIGHT-OF-USE OF AN 80.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING 80.00 FEET NORTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 02 DEGREES, 15 MINUTES AND 06 SECONDS EAST 1055.70 FEET; THENCE NORTH 87 DEGREES, 04 MINUTES AND 17 SECONDS EAST 2476.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 87 DEGREES, 04 MINUTES AND 17 SECONDS EAST 150.00 FEET TO THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #11 AND POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY #2022-007357 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2022.

PREVIOUS SURVEY BY:
R.T. HATTESÖHL, PLS #200500080
JANUARY 2020

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 7, 2022 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.

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

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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-23

A TRACT OF LAND LYING IN SECTIONS 25, 35 & 36,
TOWNSHIP 57 NORTH, RANGE 20 WEST,
LINN COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR BROOKS FAMILY FARM)

MISSOURI DEPARTMENT OF AGRICULTURE
LICENSE #2004017826
JASON D. JANES
PLS #2004017826
LICENSE RENEWAL: 12-31-22

JASON D. JANES, SURVEYOR MO# PLS-2004017826
JSI PROJECT NO. 2022-007357
FIELD BOOK NO: 96
FIELD: RYAN
DRAWN: BRIAN
CHECKED: TYLER
REVISED:
REVISED: