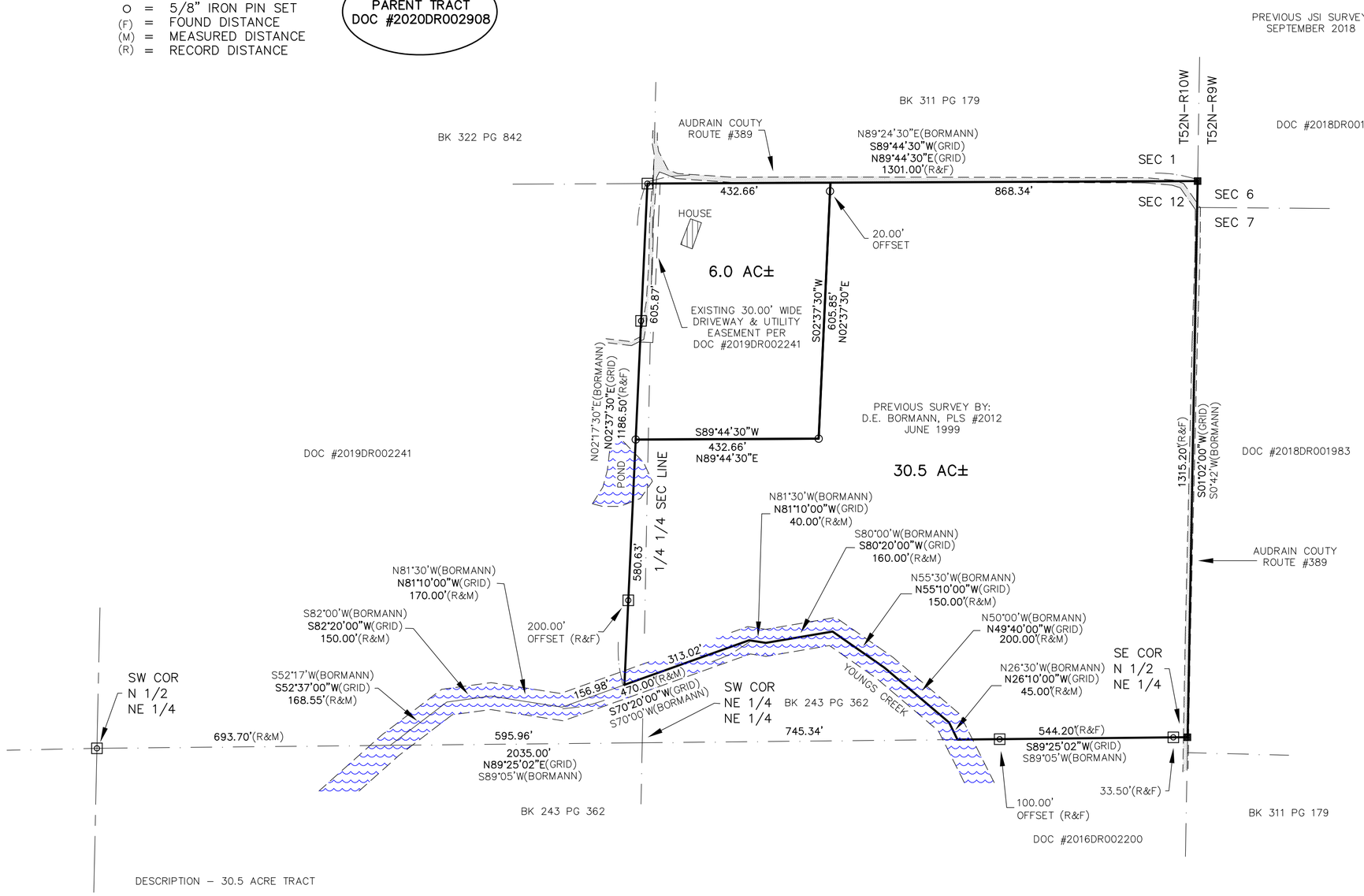
◙ = IRON PIPE FOUND
■ = 1/2" IRON PIN FOUND
○ = 5/8" IRON PIN SET
(F) = FOUND DISTANCE
(M) = MEASURED DISTANCE
(R) = RECORD DISTANCE

PARENT TRACT
DOC #2020DR002908



RECORDER INFORMATION ONLY

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FT.

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

DESCRIPTION – 6.0 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 52 NORTH, RANGE 10 WEST, AUDRAIN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

COMMENCING AT A FOUND 1/2" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES, 44 MINUTES AND 30 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION AND ALONG AUDRAIN COUNTY ROUTE #389 A DISTANCE OF 868.34 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 02 DEGREES, 37 MINUTES AND 30 SECONDS WEST 20.00 FEET; THENCE SOUTH 02 DEGREES, 37 MINUTES AND 30 SECONDS WEST LEAVING SAID NORTH LINE AND SAID COUNTY ROUTE 605.85 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 44 MINUTES AND 30 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 432.66 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 37 MINUTES AND 30 SECONDS EAST 605.87 FEET TO A FOUND IRON PIPE ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 44MINUTES AND 30 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SAID AUDRAIN COUNTY ROUTE #389 A DISTANCE OF 432.66 FEET TO THE POINT OF BEGINNING, CONTAINING 6.0 ACRES, MORE OR LESS, 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 #2022–007788 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING DECEMBER OF 2022.

DESCRIPTION – 30.5 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 52 NORTH, RANGE 10 WEST, AUDRAIN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 01 DEGREE, 02 MINUTES AND 00 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION AND ALONG AUDRAIN COUNTY ROUTE #389 A DISTANCE OF 1315.20 FEET TO A FOUND 1/2" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 25 MINUTES AND 02 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND ALONG THE SOUTH LINE OF SAID NORTH HALF 544.20 FEET TO THE CENTERLINE OF YOUNGS CREEK, FROM WHICH A FOUND IRON PIPE BEARS NORTH 89 DEGREES, 25 MINUTES AND 02 SECONDS EAST 100.00 FEET; THENCE NORTH 26 DEGREES, 10 MINUTES AND 00 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE 45.00 FEET; THENCE NORTH 49 DEGREES, 40 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 200.00 FEET; THENCE NORTH 55 DEGREES, 10 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 150.00 FEET; THENCE SOUTH 80 DEGREES, 20 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 160.00 FEET; THENCE NORTH 81 DEGREES, 10 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 40.00 FEET; THENCE SOUTH 70 DEGREES, 20 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 313.02 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 02 DEGREES, 37 MINUTES AND 30 SECONDS EAST 200.00 FEET; THENCE NORTH 02 DEGREES, 37 MINUTES AND 30 SECONDS EAST LEAVING SAID CENTERLINE 580.63 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 44 MINUTES AND 30 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 432.66 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 37 MINUTES AND 30 SECONDS EAST 605.85 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 02 DEGREES, 37 MINUTES AND 30 SECONDS WEST 20.00 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES AND 30 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SAID AUDRAIN COUNTY ROUTE #389 A DISTANCE OF 868.34 FEET TO THE POINT OF BEGINNING, CONTAINING 30.5 ACRES, MORE OR LESS, 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 #2022–007788 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING DECEMBER OF 2022.

PREVIOUS JSI SURVEY:
JULY 2016

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON DECEMBER 21, 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.

12–21–22
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 THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 52 NORTH, RANGE 10 WEST, AUDRAIN COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR MARINELLE SHEELEY)

STATE OF MISSOURI
JASON D. JANES
NUMBER
PLS–2004017826
PROFESSIONAL LAND SURVEYOR
LICENSE RENEWAL: 12–31–24

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO.
2022–007788

FIELD BOOK NO: 101

FIELD: JASE
DRAWN: BRIAN
CHECKED: TYLER
REVISED:
REVISED: