

RECORDER INFORMATION ONLY



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

LINE	BEARING	DISTANCE
L1	S81°10'08"E	N81°10'08"W 179.86'
L2	N73°53'11"W	S73°53'11"E 124.92'
L3	N55°48'21"W	S55°48'21"E 72.84'
L4	N40°19'26"W	S40°19'26"E 101.38'
L5	N32°16'23"W	S32°16'23"E 220.66'
L6	S88°49'32"E	N88°49'32"W 357.73'

PARENT TRACT  
BK 1109 PG 343

DESCRIPTION - 359 SQUARE FEET ACCESS EASEMENT

A 359 SQUARE FEET ACCESS EASEMENT LYING IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND STONE MARKING THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES, 38 MINUTES AND 00 SECONDS EAST 1035.00 FEET; THENCE NORTH 01 DEGREE, 36 MINUTES AND 17 SECONDS EAST 3.54 FEET TO THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "Y" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREE, 36 MINUTES AND 17 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 46.65 FEET; THENCE SOUTH 18 DEGREES, 26 MINUTES AND 28 SECONDS EAST 44.92 FEET TO THE NORTH RIGHT-OF-WAY OF SAID MISSOURI ROUTE "Y"; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 06 DEGREE, 42 MINUTE AND 29 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE, 04 MINUTES AND 30 SECONDS, AN ARC LENGTH OF 16.03 FEET AND A CHORD OF SOUTH 75 DEGREES, 28 MINUTES AND 20 SECONDS WEST 16.03 FEET TO THE POINT OF BEGINNING, CONTAINING 359 SQUARE FEET, MORE OR LESS, AS PER SURVEY #2023-008022 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2023.

DESCRIPTION - 8.0 ACRE TRACT #3

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND ALUMINUM MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 01 DEGREE, 18 MINUTES AND 17 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 387.50 FEET TO A FOUND 3/8" IRON PIN ON THE CENTERLINE OF BLACKMORE ROAD; THENCE NORTH 86 DEGREES, 05 MINUTES AND 51 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID BLACKMORE ROAD CENTERLINE 548.62 FEET; THENCE NORTH 81 DEGREES, 10 MINUTES AND 08 SECONDS WEST ALONG SAID CENTERLINE 179.86 FEET; THENCE NORTH 73 DEGREES, 53 MINUTES AND 11 SECONDS WEST ALONG SAID CENTERLINE 124.92 FEET; THENCE NORTH 55 DEGREES, 48 MINUTES AND 21 SECONDS WEST ALONG SAID CENTERLINE 72.84 FEET; THENCE NORTH 40 DEGREES, 19 MINUTES AND 26 SECONDS WEST ALONG SAID CENTERLINE 101.38 FEET; THENCE NORTH 32 DEGREES, 16 MINUTES AND 23 SECONDS WEST ALONG SAID CENTERLINE 220.66 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 06 MINUTES AND 42 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES, 06 MINUTES AND 42 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE 1097.72 FEET TO THE POINT OF BEGINNING, CONTAINING 8.0 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 #2023-008022 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2023.

- ⊙ = ALUMINUM MONUMENT FOUND
- ⚠ = STONE FOUND
- ⊠ = IRON PIPE FOUND
- ⊞ = IRON BAR FOUND
- ⊙ = AXLE FOUND
- ⊙ = 3/8" IRON PIN FOUND
- ⊙ = 1/2" IRON PIN FOUND
- ⊙ = 5/8" IRON PIN FOUND
- ⊙ = 5/8" IRON PIN SET
- ⊙ = POWER POLE
- X- = FENCELINE
- (R) = RECORD DISTANCE
- (M) = MEASURED DISTANCE
- (F) = FOUND DISTANCE
- (DR) = DEED RECORD


DESCRIPTION - 127.7 ACRE TRACT #2

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 50 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND AXLE MARKING THE CENTER OF SAID SECTION 36; THENCE NORTH 88 DEGREES, 45 MINUTES AND 24 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2674.91 FEET TO A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 01 DEGREE, 36 MINUTES AND 17 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST LINE OF SAID SECTION 1862.42 FEET TO A 5/8" IRON PIN; THENCE NORTH 86 DEGREES, 20 MINUTES AND 07 SECONDS EAST LEAVING SAID WEST LINE 781.57 FEET TO A 5/8" IRON PIN; THENCE NORTH 81 DEGREES, 03 MINUTES AND 29 SECONDS EAST 698.13 FEET TO A 5/8" IRON PIN; THENCE NORTH 67 DEGREES, 53 MINUTES AND 11 SECONDS EAST 54.20 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 36 MINUTES AND 38 SECONDS EAST 134.75 FEET TO THE CENTERLINE OF BLACKMORE ROAD, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 02 DEGREES, 36 MINUTES AND 38 SECONDS EAST 20.00 FEET; THENCE SOUTH 73 DEGREES, 53 MINUTES AND 11 SECONDS EAST ALONG SAID CENTERLINE 101.38 FEET; THENCE SOUTH 55 DEGREES, 48 MINUTES AND 21 SECONDS EAST ALONG SAID CENTERLINE 72.84 FEET; THENCE SOUTH 40 DEGREES, 19 MINUTES AND 26 SECONDS EAST ALONG SAID CENTERLINE 220.66 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 06 MINUTES AND 42 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES, 06 MINUTES AND 42 SECONDS EAST ALONG SAID CENTERLINE AND ALONG SAID NORTH-SOUTH CENTERLINE 405.17 FEET TO A FOUND AXLE; THENCE SOUTH 01 DEGREE, 36 MINUTES AND 17 SECONDS WEST 13.63 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 25 MINUTES AND 18 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE 1779.29 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "Y"; THENCE NORTH 89 DEGREES, 28 MINUTES AND 47 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID RIGHT-OF-WAY 1420.18 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 06 DEGREE, 42 MINUTE AND 29 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES, 35 MINUTES AND 08 SECONDS, AN ARC LENGTH OF 232.34 FEET AND A CHORD OF SOUTH 82 DEGREES, 43 MINUTES AND 39 SECONDS WEST 231.63 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 36 MINUTES AND 17 SECONDS EAST ALONG SAID WEST LINE 2189.63 FEET TO A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES, 45 MINUTES AND 24 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2674.91 FEET TO THE POINT OF BEGINNING, CONTAINING 127.7 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 #2023-008022 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2023.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 21, 2023 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

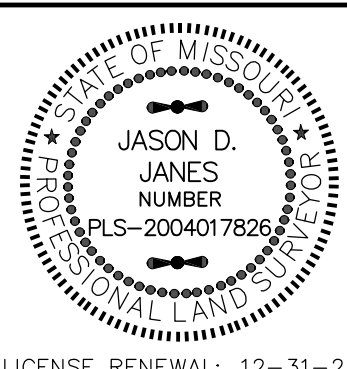


**JANES SURVEYING INC.**  
222 S. MAIN - P.O. BOX 146  
PALMYRA, MO. 63461  
PHONE 844.769.7020 / FAX 573.769.5512  
WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN THE  
WEST HALF OF SECTION 36,  
TOWNSHIP 50 NORTH, RANGE 1 EAST,  
LINCOLN COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
(AS MADE FOR EDWIN L.  
WINKELMEYER LIVING TRUST)



JASON D. JANES, SURVEYOR  
MO# PLS-2004017826

JSI PROJECT NO.  
2023-008022

FIELD BOOK NO: 106

FIELD: CREIGHTON  
DRAWN: JOE  
CHECKED: TYLER  
REVISED:

LICENSE RENEWAL: 12-31-24

JASON D. JANES, SURVEYOR  
MO# PLS-2004017826

JSI PROJECT NO.  
2023-008022

FIELD BOOK NO: 106

FIELD: CREIGHTON  
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