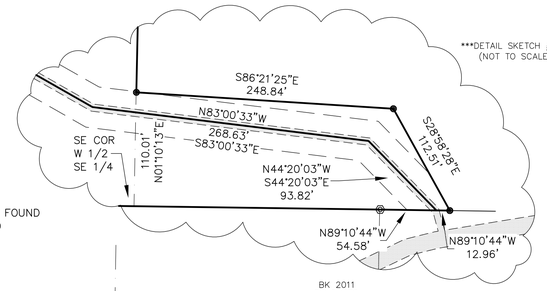
LINE TABLE			
LINE	DIRECTION		LENGTH
L1	S72°42'10"E	N72°42'10"W	116.93'
L2	S89°07'10"E	N89°07'10"W	315.82'
L3	S71°41'29"E	N71°41'29"W	62.54'
L4	S24°37'12"E	N24°37'12"W	149.07'
L5	S22°55'10"E	N22°55'10"W	114.78'
L6	S04°10'50"E	N04°10'50"E	45.79'
L7	S11°20'32"W	N11°20'32"E	352.07'
L8	S73°58'29"W	N73°58'29"E	142.85'
L9	S32°41'12"E	N32°41'12"E	136.31'
L10	N45°05'23"W	S45°05'23"E	394.08'
L11	N46°49'14"W	S46°49'14"E	129.96'
L12	N02°57'23"E	S02°57'25"W	254.59'
L13	N22°50'30"E	S22°50'30"W	85.47'
L14	N04°48'33"E	S04°48'33"W	131.70'
L15	N24°22'40"E	S24°22'40"W	15.49'

PARENT TRACT:
BK 2015 PG 58617

◎ = ALUMINUM MONUMENT FOUND
● = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET

DETAIL SKETCH #2
(NOT TO SCALE)



DESCRIPTION – 40.00 FEET WIDE SHARED ROADWAY & UTILITY EASEMENT

A 40.00 FEET WIDE SHARED ROADWAY & UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, RALLS COUNTY, MISSOURI AND LYING 20.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO–WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES, 12 MINUTES AND 59 SECONDS EAST 95.84 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 24 DEGREES, 22 MINUTES AND 40 SECONDS WEST 135.77 FEET; THENCE SOUTH 04 DEGREES, 48 MINUTES AND 33 SECONDS WEST 131.70 FEET; THENCE SOUTH 22 DEGREES, 50 MINUTES AND 30 SECONDS WEST 85.47 FEET; THENCE SOUTH 02 DEGREES, 57 MINUTES AND 25 SECONDS WEST 254.59 FEET; THENCE SOUTH 46 DEGREES, 49 MINUTES AND 14 SECONDS EAST 129.96 FEET; THENCE SOUTH 45 DEGREES, 05 MINUTES AND 23 SECONDS EAST 394.08 FEET; THENCE SOUTH 67 DEGREES, 39 MINUTES AND 54 SECONDS EAST 201.32 FEET; THENCE SOUTH 87 DEGREES, 08 MINUTES AND 44 SECONDS EAST 443.66 FEET; THENCE SOUTH 60 DEGREES, 20 MINUTES AND 19 SECONDS EAST 305.74 FEET; THENCE SOUTH 83 DEGREES, 00 MINUTES AND 33 SECONDS EAST 268.63 FEET; THENCE SOUTH 44 DEGREES, 20 MINUTES AND 03 SECONDS EAST 93.82 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2020–006434 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2020.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

RECORDER INFORMATION ONLY

BK 2011
PG 50770

BK 2018
PG 63914

BK 2011
PG 50770

BK 2011
PG 50770

S89°14'13"E
1319.55'

S89°14'13"E
1319.55'

S89°14'13"E
1319.57'

W 1/4 COR
SECTION 32

NW COR
NE 1/4
SW 1/4

CENTER
SECTION
32

NE COR
W 1/2
SE 1/4

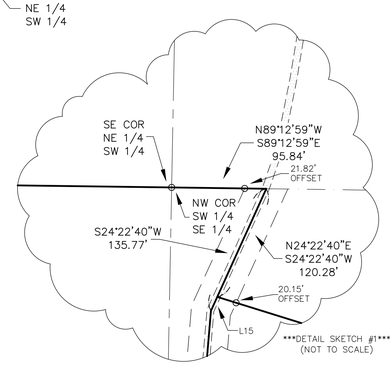
BK 2016
PG 38900

S00°55'35"W
1283.88'

BK 2018
PG 63914

N01°00'27"E
1283.97'

1/4 SECTION LINE



DETAIL SKETCH #1
(NOT TO SCALE)

98.1 AC±
TRACT #2

PRIVATE
DRIVE

SEE DETAIL #1

SW COR
NE 1/4
SW 1/4

SE COR
NE 1/4
SW 1/4

N89°14'00"W
1317.73'

1/4 1/4 SECTION LINE

2458.81'
S01°10'13"W

NW COR
S 1/2
SW 1/4

345.01'

742.72'

230.00'

2635.46'
S89°14'00"E

PREVIOUS SURVEYS BY:
K.L. BOCK, PLS #2008000714
NOVEMBER 2015
APRIL 2016

BK 2016
PG 38900

N00°55'35"E
1283.87'

1/4 1/4 SECTION LINE

87.8 AC±
TRACT #1

9.0 AC±
TRACT #3

20.46'
OFFSET

N67°39'54"W
S67°39'54"E
201.32'

40.00' WIDE
SHARED ROADWAY
& UTILITY EASEMENT

N87°08'44"W
443.66'
S87°08'44"E

N60°20'19"W
305.74'
S60°20'19"E

SEE DETAIL #2

BK 2009
PG 45969

DESCRIPTION – 87.8 ACRE TRACT #1

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00 DEGREES, 55 MINUTES AND 35 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 1283.87 FEET TO A FOUND 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 14 MINUTES AND 00 SECONDS EAST LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE OF SAID SOUTH HALF 2635.46 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 12 MINUTES AND 59 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION 95.84 FEET TO THE CENTERLINE OF A 40.00' WIDE SHARED ROADWAY, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 12 MINUTES AND 59 SECONDS WEST 21.82 FEET; THENCE SOUTH 24 DEGREES, 22 MINUTES AND 40 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 135.77 FEET; THENCE SOUTH 04 DEGREES, 48 MINUTES AND 33 SECONDS WEST ALONG SAID CENTERLINE 131.70 FEET; THENCE SOUTH 22 DEGREES, 50 MINUTES AND 30 SECONDS WEST ALONG SAID CENTERLINE 85.47 FEET; THENCE SOUTH 02 DEGREES, 57 MINUTES AND 25 SECONDS WEST ALONG SAID CENTERLINE 254.59 FEET; THENCE SOUTH 46 DEGREES, 49 MINUTES AND 14 SECONDS EAST ALONG SAID CENTERLINE 129.96 FEET; THENCE SOUTH 45 DEGREES, 05 MINUTES AND 23 SECONDS EAST ALONG SAID CENTERLINE 394.08 FEET; THENCE SOUTH 67 DEGREES, 39 MINUTES AND 54 SECONDS EAST ALONG SAID CENTERLINE 201.32 FEET; THENCE SOUTH 87 DEGREES, 08 MINUTES AND 44 SECONDS EAST ALONG SAID CENTERLINE 443.66 FEET; THENCE SOUTH 60 DEGREES, 20 MINUTES AND 19 SECONDS EAST ALONG SAID CENTERLINE 305.74 FEET; THENCE SOUTH 83 DEGREES, 00 MINUTES AND 33 SECONDS EAST ALONG SAID CENTERLINE 268.63 FEET; THENCE SOUTH 44 DEGREES, 20 MINUTES AND 03 SECONDS EAST ALONG SAID CENTERLINE 93.82 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 10 MINUTES AND 44 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID SOUTH LINE 54.58 FEET TO A FOUND ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 3 WEST; THENCE NORTH 89 DEGREES, 12 MINUTES AND 28 SECONDS WEST ALONG SAID SOUTH LINE 2577.67 FEET TO A FOUND ALUMINUM MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 5, TOWNSHIP 55 NORTH, RANGE 3 WEST; THENCE NORTH 89 DEGREES, 14 MINUTES AND 36 SECONDS WEST ALONG SAID SOUTH LINE 1607.63 FEET TO THE POINT OF BEGINNING, CONTAINING 87.8 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 #2020–006434 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2020.

BK 2009
PG 45969

DESCRIPTION – 98.1 ACRE TRACT #2

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES, 14 MINUTES AND 13 SECONDS EAST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1319.57 FEET TO A FOUND 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 10 MINUTES AND 13 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF 2458.81 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 86 DEGREES, 21 MINUTES AND 25 SECONDS EAST LEAVING SAID EAST LINE 248.84 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 28 DEGREES, 58 MINUTES AND 28 SECONDS EAST 112.51 FEET TO A FOUND 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 10 MINUTES AND 44 SECONDS WEST ALONG SAID SOUTH LINE 12.96 FEET TO THE CENTERLINE OF A 40.00 FEET WIDE SHARED ROADWAY; THENCE NORTH 44 DEGREES, 20 MINUTES AND 03 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE 93.82 FEET; THENCE NORTH 83 DEGREES, 00 MINUTES AND 33 SECONDS WEST ALONG SAID CENTERLINE 268.63 FEET; THENCE NORTH 60 DEGREES, 20 MINUTES AND 19 SECONDS WEST ALONG SAID CENTERLINE 305.74 FEET; THENCE NORTH 87 DEGREES, 08 MINUTES AND 44 SECONDS WEST ALONG SAID CENTERLINE 443.66 FEET; THENCE NORTH 67 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG SAID CENTERLINE 201.32 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 32 DEGREES, 41 MINUTES AND 12 SECONDS EAST 20.46 FEET; THENCE NORTH 32 DEGREES, 41 MINUTES AND 12 SECONDS EAST LEAVING SAID CENTERLINE 136.31 FEET TO A 5/8" IRON PIN; THENCE NORTH 73 DEGREES, 58 MINUTES AND 29 SECONDS EAST 142.85 FEET TO A 5/8" IRON PIN; THENCE NORTH 11 DEGREES, 20 MINUTES AND 32 SECONDS EAST 352.07 FEET TO A 5/8" IRON PIN; THENCE NORTH 04 DEGREES, 10 MINUTES AND 50 SECONDS EAST 45.79 FEET TO A 5/8" IRON PIN; THENCE NORTH 22 DEGREES, 55 MINUTES AND 10 SECONDS WEST 114.78 FEET TO A 5/8" IRON PIN; THENCE NORTH 24 DEGREES, 37 MINUTES AND 12 SECONDS WEST 149.07 FEET TO A 5/8" IRON PIN; THENCE NORTH 71 DEGREES, 41 MINUTES AND 29 SECONDS WEST 62.54 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 07 MINUTES AND 10 SECONDS WEST 315.82 FEET TO A 5/8" IRON PIN; THENCE NORTH 72 DEGREES, 42 MINUTES AND 10 SECONDS WEST 116.93 FEET TO THE CENTERLINE OF A 40.00 FEET WIDE SHARED ROADWAY, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 72 DEGREES, 42 MINUTES AND 10 SECONDS EAST 20.15 FEET; THENCE NORTH 24 DEGREES, 22 MINUTES AND 40 SECONDS EAST ALONG SAID CENTERLINE 120.28 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 12 MINUTES AND 59 SECONDS WEST 21.82 FEET; THENCE NORTH 89 DEGREES, 12 MINUTES AND 59 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID SOUTH LINE 95.84 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 14 MINUTES AND 00 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID QUARTER–QUARTER SECTION 1317.73 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 01 DEGREE, 00 MINUTES AND 27 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION 1283.97 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE SOUTH 89 DEGREES, 14 MINUTES AND 13 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1319.55 FEET TO THE POINT OF BEGINNING, CONTAINING 98.1 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 #2020–006434 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2020.

DESCRIPTION – 9.0 ACRE TRACT #3

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES, 12 MINUTES AND 59 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION 95.84 FEET TO THE CENTERLINE OF A 40.00 FEET WIDE SHARED ROADWAY, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 12 MINUTES AND 59 SECONDS WEST 21.82 FEET; THENCE SOUTH 24 DEGREES, 22 MINUTES AND 40 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 120.28 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 72 DEGREES, 42 MINUTES AND 10 SECONDS EAST 20.15 FEET; THENCE SOUTH 72 DEGREES, 42 MINUTES AND 10 SECONDS EAST LEAVING SAID CENTERLINE 116.93 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 07 MINUTES AND 10 SECONDS EAST 315.82 FEET TO A 5/8" IRON PIN; THENCE SOUTH 71 DEGREES, 41 MINUTES AND 29 SECONDS EAST 62.54 FEET TO A 5/8" IRON PIN; THENCE SOUTH 24 DEGREES, 37 MINUTES AND 12 SECONDS EAST 149.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 22 DEGREES, 55 MINUTES AND 10 SECONDS EAST 114.78 FEET TO A 5/8" IRON PIN; THENCE SOUTH 04 DEGREES, 10 MINUTES AND 50 SECOND WEST 45.79 FEET TO A 5/8" IRON PIN; THENCE SOUTH 11 DEGREES, 20 MINUTES AND 32 SECONDS WEST 352.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 73 DEGREES, 58 MINUTES AND 29 SECONDS WEST 142.85 FEET TO A 5/8" IRON PIN; THENCE SOUTH 32 DEGREES, 41 MINUTES AND 12 SECONDS WEST 136.31 FEET TO THE CENTERLINE OF SAID 40.00 FEET WIDE SHARED ROADWAY, FROM WHICH A 5/8" IRON PIN BEARS NORTH 32 DEGREES, 41 MINUTES AND 12 SECONDS EAST 20.46 FEET; THENCE NORTH 45 DEGREES, 05 MINUTES AND 23 SECONDS WEST ALONG SAID CENTERLINE 394.08 FEET; THENCE NORTH 46 DEGREES, 49 MINUTES AND 14 SECONDS WEST ALONG SAID CENTERLINE 129.96 FEET; THENCE NORTH 02 DEGREES, 57 MINUTES AND 25 SECONDS EAST ALONG SAID CENTERLINE 254.59 FEET; THENCE NORTH 22 DEGREES, 50 MINUTES AND 30 SECONDS EAST ALONG SAID CENTERLINE 85.47 FEET; THENCE NORTH 04 DEGREES, 48 MINUTES AND 33 SECONDS EAST ALONG SAID CENTERLINE 131.70 FEET; THENCE NORTH 24 DEGREES, 22 MINUTES AND 40 SECONDS EAST ALONG SAID CENTERLINE 15.49 FEET TO THE POINT OF BEGINNING, CONTAINING 9.0 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 #2020–006434 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2020.

SEC 31 SEC 32

1607.63'
N89°14'36"W

S 1/4 COR
SECTION 32

2577.67'
N89°12'28"W

N 1/4 COR
SECTION 5
MLS DOC#
600–40095

1/4 SECTION LINE

MLS DOC#
600–42605

CENTENARY
ROAD

T56N–R3W
T55N–R3W

SEC 5
SEC 4

BK 2016
PG 58903

BK 318
PG 47

BK 318
PG 47

BK 318
PG 47

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON SEPTEMBER 11, 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.

9–15–20

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: 12–31–21

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, RALLS COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR ROBERT GRAY)

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

LICENSE RENEWAL: 12–31–20

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO.
2020–006434

FIELD BOOK NO: 78

FIELD: TOM
DRAWN: ABBY
CHECKED: TYLER
REVISED: 9/15/20
REVISED: