PARENT TRACTS
BK 619 PG 378
BK 655 PG 490
BK 583 PG 44
BK 552 PG 272
BK 805 PG 53

● = 5/8" IRON PIN FOUND
◉ = 1/2" IRON PIN FOUND
■ = CORNER POST FOUND
○ = 5/8" IRON PIN SET
–X– = FENCELINE

GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.

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

RECORDER INFORMATION ONLY

DESCRIPTION – 20.8 ACRE TRACT

A TRACT OF LAND LYING IN AND BEING THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 01 DEGREE, 24 MINUTES AND 27 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 1346.38 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 89 DEGREES, 40 MINUTES AND 00 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 674.86 FEET TO A FOUND 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 01 DEGREE, 25 MINUTES AND 31 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION 1343.31 FEET TO THE NORTHWEST CORNER OF SAID QUARTER–QUARTER SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 25 MINUTES AND 31 SECONDS WEST 80.00 FEET AND A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 24 MINUTES AND 30 SECONDS EAST 120.00 FEET; THENCE NORTH 89 DEGREES, 24 MINUTES AND 30 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SECTION 674.55 FEET TO THE POINT OF BEGINNING, CONTAINING 20.8 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 20.9 ACRE TRACT

A TRACT OF LAND LYING IN AND BEING THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8"IRON PIN MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES, 24 MINUTES AND 30 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 674.55 FEET TO A FOUND CORNER POST MARKING THE NORTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 23 MINUTES AND 25 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1349.37 FEET TO A FOUND 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 40 MINUTES AND 00 SECONDS WEST LEAVING SAID NORTH–SOUTH CENTERLINE AND ALONG THE SOUTH LINE OF SAID QUARTER–QUARTER SECTION 674.86 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREE, 24 MINUTES AND 27 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID EAST HALF 1346.34 FEET TO THE POINT OF BEGINNING, CONTAINING 20.9 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 82.8 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 01 DEGREE, 14 MINUTES AND 00 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF 2646.10 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTH RIGHT–OF–WAY OF MISSOURI ROUTE "JJ"; THENCE NORTH 89 DEGREES, 51 MINUTES AND 12 SECONDS EAST LEAVING SAID WEST LINE AND ALONG SAID RIGHT–OF–WAY 1368.71 FEET TO A FOUND 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 01 DEGREE, 27 MINUTES AND 08 SECONDS WEST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID EAST LINE 2648.14 FEET TO A FOUND 1/2" IRON PIN MARKING THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 55 MINUTES AND 52 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1358.54 FEET TO THE POINT OF BEGINNING, CONTAINING 82.8 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 93.4 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 55 MINUTES AND 52 SECONDS EAST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 11 A DISTANCE OF 1358.54 FEET TO A FOUND 1/2" IRON PIN MARKING THE QUARTER CORNER COMMON TO SECTIONS 11 & 12; THENCE SOUTH 89 DEGREES, 34 MINUTES AND 52 SECONDS EAST LEAVING SAID EAST–WEST CENTERLINE AND ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 12 A DISTANCE OF 1358.54 FEET TO A FOUND 1/2" IRON PIN ON THE WEST RIGHT–OF–WAY OF MISSOURI ROUTE "E"; THENCE SOUTH 01 DEGREE, 05 MINUTES AND 20 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE AND ALONG SAID RIGHT–OF–WAY 331.82 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 89 DEGREES, 34 MINUTES AND 52 SECONDS WEST LEAVING SAID RIGHT–OF–WAY AND PARALLEL WITH THE EAST–WEST CENTERLINE OF SAID SECTION 12 A DISTANCE OF 1314.14 FEET TO A FOUND 1/2" IRON PIN ON THE SECTION LINE COMMON TO SAID SECTIONS 11 & 12; THENCE SOUTH 01 DEGREE, 32 MINUTES AND 03 SECONDS WEST ALONG SAID COMMON SECTION LINE 2367.09 FEET TO A FOUND RECORD CORNER POST MARKING THE CORNER COMMON TO SECTIONS 11, 12, 13 & 14; THENCE SOUTH 89 DEGREES, 57 MINUTES AND 04 SECONDS WEST LEAVING SAID COMMON SECTION LINE AND ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1333.26 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES, 59 MINUTES AND 51 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID EAST HALF 2697.89 FEET TO THE POINT OF BEGINNING, CONTAINING 93.4 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT

A 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND LYING 30.00 FEET NORTH AND EAST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO–WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREE, 24 MINUTES AND 27 SECONDS EAST 40.17 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 89 DEGREES, 34 MINUTES AND 47 SECONDS EAST 630.77 FEET; THENCE SOUTH 02 DEGREES, 24 MINUTES AND 05 SECONDS EAST 31.88 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 75.00 FEET WIDE ROADWAY & UTILITY EASEMENT

A 75.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND LYING 75.00 FEET SOUTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO–WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 55 MINUTES AND 52 SECONDS EAST 1358.54 FEET; THENCE SOUTH 89 DEGREES, 34 MINUTES AND 52 SECONDS EAST 1311.56 FEET TO THE WEST RIGHT–OF–WAY OF MISSOURI ROUTE "E" AND THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 101.0 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8"IRON PIN MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES, 56 MINUTES AND 00 SECONDS WEST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 2164.35 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 00 DEGREES, 04 MINUTES AND 00 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE 208.71 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 89 DEGREES, 56 MINUTES AND 00 SECONDS EAST PARALLEL WITH SAID EAST–WEST CENTERLINE 45.48 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 01 DEGREE, 26 MINUTES AND 19 SECONDS EAST 1065.15 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 89 DEGREES, 50 MINUTES AND 00 SECONDS EAST 870.04 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 02 DEGREES, 53 MINUTES AND 01 SECOND EAST 1372.58 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTH RIGHT–OF–WAY OF MISSOURI ROUTE "JJ"; THENCE NORTH 89 DEGREES, 57 MINUTES AND 00 SECONDS EAST ALONG SAID RIGHT–OF–WAY 1210.24 FEET TO A FOUND 1/2" IRON PIN ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 14 MINUTES AND 00 SECONDS WEST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID EAST LINE 2646.10 FEET TO THE POINT OF BEGINNING, CONTAINING 101.0 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 105.1 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8"IRON PIN MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES, 24 MINUTES AND 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 674.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 24 MINUTES AND 30 SECONDS EAST 120.00 FEET; THENCE SOUTH 89 DEGREES, 29 MINUTES AND 31 SECONDS WEST ALONG SAID SOUTH LINE 1354.17 FEET TO A FOUND 1/2" IRON PIN MARKING THE CORNER COMMON TO SECTIONS 10, 11, 14 & 15; THENCE NORTH 89 DEGREES, 07 MINUTES AND 47 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID SECTION 10 A DISTANCE OF 1361.27 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 07 MINUTES AND 47 SECONDS EAST 75.00 FEET; THENCE NORTH 01 DEGREE, 40 MINUTES AND 34 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF AND ALONG EMRON FARM ROAD 1135.81 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 88 DEGREES, 59 MINUTES AND 32 SECONDS EAST 30.00 FEET; THENCE SOUTH 88 DEGREES, 59 MINUTES AND 32 SECONDS EAST LEAVING SAID WEST LINE AND SAID EMRON FARM ROAD 229.81 FEET TO A 5/8" IRON PIN; THENCE NORTH 06 DEGREES, 58 MINUTES AND 24 SECONDS EAST 234.13 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 44 MINUTES AND 54 SECONDS EAST 3131.56 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 24 MINUTES AND 27 SECONDS WEST 1352.04 FEET TO THE POINT OF BEGINNING, CONTAINING 105.1 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

DESCRIPTION – 127.3 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 4 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 01 DEGREE, 24 MINUTES AND 27 SECONDS EAST 2704.07 FEET TO A 5/8" IRON PIN ON THE EAST–WEST CENTERLINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 56 MINUTES AND 00 SECONDS EAST ALONG SAID EAST–WEST CENTERLINE 2045.71 FEET TO A FOUND 1/2" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 59 MINUTES AND 51 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF 2697.89 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 89 DEGREES, 57 MINUTES AND 04 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SECTION 1390.65 FEET TO A FOUND RECORD CORNER POST MARKING THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 24 MINUTES AND 30 SECONDS WEST ALONG SAID SOUTH LINE 674.55 FEET TO THE POINT OF BEGINNING, CONTAINING 127.3 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 #2025–009113 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

NOTE:
ALL IMPROVEMENTS ARE TO BE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO PROPERTY LINES.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 21, 2025 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.

3–21–25
JASON D. JANES, P.L.S. #2004017826 – MISSOURI

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MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12–31–25

A TRACT OF LAND LYING IN SECTIONS 10, 11, 12 & 14
TOWNSHIP 48 NORTH, RANGE 4 WEST,
MONTGOMERY COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR SIDENER PROPERTY)

STATE OF MISSOURI
JASON D. JANES
NUMBER
PLS-2004017826
PROFESSIONAL LAND SURVEYOR
LICENSE RENEWAL: 12–31–26

JASON D. JANES, SURVEYOR
MO# PLS–2004017826
JSI PROJECT NO.
2025–009113
FIELD BOOK NO: 129
FIELD:CREIGHTON
DRAWN:JOE
CHECKED:DOUG
REVISED:
REVISED: