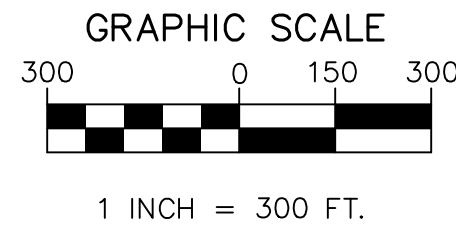


- = 5/8" IRON PIN FOUND (PLS #1111)
- = 5/8" IRON PIN SET (JSI SURVEY #2011-002819)
- = 5/8" IRON PIN SET (THIS SURVEY)
- X- = FENCELINE

PREVIOUS JSI SURVEYS:
#2011-002819
SEPTEMBER 2011
#2013-003474
OCTOBER 2013
#2015-004009
APRIL 2015
#2017-004992
AUGUST 2017
#2017-005062
SEPTEMBER 2017

PARENT TRACT
BK 333 PG 9385



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

RECORDER INFORMATION ONLY

DESCRIPTION - 38.3 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 54 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 01 DEGREE, 05 MINUTES AND 34 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 480.07 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 64 DEGREES, 02 MINUTES AND 42 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE 836.53 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES, 09 MINUTES AND 28 SECONDS WEST 256.03 FEET TO A 5/8" IRON PIN; THENCE SOUTH 75 DEGREES, 47 MINUTES AND 47 SECONDS EAST 515.71 FEET TO A 5/8" IRON PIN; THENCE SOUTH 05 DEGREES, 00 MINUTES AND 39 SECONDS WEST 648.76 FEET TO A 5/8" IRON PIN; THENCE SOUTH 78 DEGREES, 31 MINUTES AND 21 SECONDS WEST 234.57 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES, 21 MINUTES AND 36 SECONDS EAST 314.18 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE #79; THENCE SOUTH 84 DEGREES, 33 MINUTES AND 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY 258.15 FEET TO A 5/8" IRON PIN; THENCE SOUTH 84 DEGREES, 41 MINUTES AND 24 SECONDS WEST ALONG SAID RIGHT-OF-WAY 394.30 FEET; THENCE SOUTH 84 DEGREES, 06 MINUTES AND 42 SECONDS WEST ALONG SAID RIGHT-OF-WAY 167.13 FEET TO A 5/8" IRON PIN; THENCE SOUTH 79 DEGREES, 25 MINUTES AND 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY 191.91 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 05 MINUTES AND 34 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH-SOUTH CENTERLINE 1869.01 FEET TO THE POINT OF BEGINNING, CONTAINING 38.3 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 #2024-008528 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

DESCRIPTION - 68.3 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 54 NORTH, RANGE 2 WEST, PIKE 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 9; THENCE SOUTH 87 DEGREES, 58 MINUTES AND 16 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 2601.54 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 21 MINUTES AND 31 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION 1306.47 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES, 45 MINUTES AND 36 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1278.50 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 41 MINUTES AND 52 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 822.32 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE #79; THENCE SOUTH 81 DEGREES, 42 MINUTES AND 24 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY 239.97 FEET TO A 5/8" IRON PIN; THENCE SOUTH 84 DEGREES, 33 MINUTES AND 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY 83.95 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 21 MINUTES AND 36 SECONDS WEST LEAVING SAID RIGHT-OF-WAY 314.18 FEET TO A 5/8" IRON PIN; THENCE NORTH 78 DEGREES, 31 MINUTES AND 21 SECONDS EAST 234.57 FEET TO A 5/8" IRON PIN; THENCE NORTH 05 DEGREES, 00 MINUTES AND 39 SECONDS EAST 648.76 FEET TO A 5/8" IRON PIN; THENCE NORTH 75 DEGREES, 47 MINUTES AND 47 SECONDS WEST 515.71 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 09 MINUTES AND 28 SECONDS EAST 256.03 FEET TO A 5/8" IRON PIN; THENCE NORTH 64 DEGREES, 02 MINUTES AND 42 SECONDS WEST 836.53 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 05 MINUTES AND 34 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 480.07 FEET TO THE POINT OF BEGINNING, CONTAINING 68.3 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 #2024-008528 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

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 8, 2024 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.

3-8-24

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

PREVIOUS JSI SURVEYS:
#2014-003055
MARCH 2014

© 2024

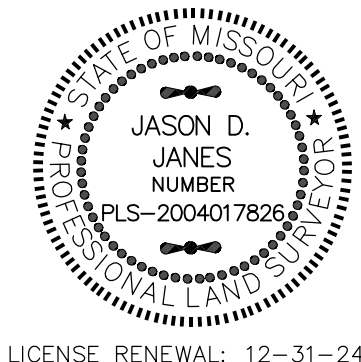


JANES
SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESSURVEYING.COM

JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-25

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 54 NORTH, RANGE 2 WEST,
PIKE COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR GAIL SHAW)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO.
2024-008528

FIELD BOOK NO: 119

FIELD: RYAN

DRAWN: JOE

CHECKED: DOUG

REVISED:

REVISED:

LICENSE RENEWAL: 12-31-24