

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

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 5 WEST, MONTGOMERY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:


COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 86 DEGREES, 57 MINUTES AND 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 260.72 FEET TO THE TRUE POINT OF BEGINNING ON THE CENTERLINE OF ELKHORN CREEK, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 86 DEGREES, 57 MINUTES AND 03 SECONDS EAST 440.00 FEET; THENCE CONTINUE SOUTH 86 DEGREES, 57 MINUTES AND 03 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE 1117.08 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 02 DEGREES, 14 MINUTES AND 30 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 589.18 FEET TO THE CENTERLINE OF ELKHORN CREEK ROAD, FROM WHICH A 5/8" IRON PIN BEARS NORTH 02 DEGREES, 14 MINUTES AND 30 SECONDS EAST 65.00 FEET; THENCE SOUTH 18 DEGREES, 52 MINUTES AND 26 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE 112.60 FEET; THENCE SOUTH 23 DEGREES, 10 MINUTES AND 23 SECONDS WEST ALONG SAID CENTERLINE 195.22 FEET; THENCE SOUTH 24 DEGREES, 26 MINUTES AND 13 SECONDS WEST ALONG SAID CENTERLINE 157.48 FEET TO THE CENTERLINE OF A CREEK; THENCE SOUTH 82 DEGREES, 57 MINUTES AND 26 SECONDS WEST LEAVING SAID ELKHORN CREEK ROAD CENTERLINE AND ALONG SAID CREEK CENTERLINE 118.90 FEET; THENCE NORTH 75 DEGREES, 06 MINUTES AND 50 SECONDS WEST ALONG SAID CENTERLINE 215.62 FEET; THENCE NORTH 79 DEGREES, 46 MINUTES AND 06 SECONDS WEST ALONG SAID CENTERLINE 316.17 FEET; THENCE NORTH 85 DEGREES, 32 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 219.36 FEET; THENCE NORTH 66 DEGREES, 50 MINUTES AND 10 SECONDS WEST ALONG SAID CENTERLINE 108.18 FEET; THENCE NORTH 68 DEGREES, 16 MINUTES AND 01 SECOND WEST ALONG SAID CENTERLINE 106.03 FEET; THENCE SOUTH 28 DEGREES, 07 MINUTES AND 15 SECONDS WEST ALONG SAID CENTERLINE 53.65 FEET; THENCE SOUTH 56 DEGREES, 55 MINUTES AND 35 SECONDS WEST ALONG SAID CENTERLINE 23.85 FEET; THENCE NORTH 84 DEGREES, 52 MINUTES AND 11 SECONDS WEST ALONG SAID CENTERLINE 94.00 FEET; THENCE NORTH 21 DEGREES, 19 MINUTES AND 13 SECONDS EAST ALONG SAID CENTERLINE 37.71 FEET; THENCE NORTH 05 DEGREES, 04 MINUTES AND 51 SECONDS WEST ALONG SAID CENTERLINE 30.48 FEET; THENCE SOUTH 46 DEGREES, 58 MINUTES AND 30 SECONDS WEST ALONG SAID CENTERLINE 55.56 FEET; THENCE SOUTH 76 DEGREES, 44 MINUTES AND 27 SECONDS WEST ALONG SAID CENTERLINE 49.45 FEET; THENCE NORTH 68 DEGREES, 43 MINUTES AND 21 SECONDS WEST ALONG SAID CENTERLINE 70.70 FEET; THENCE SOUTH 60 DEGREES, 48 MINUTES AND 43 SECONDS WEST ALONG SAID CENTERLINE 96.24 FEET; THENCE SOUTH 11 DEGREES, 19 MINUTES AND 27 SECONDS WEST ALONG SAID CENTERLINE 25.31 FEET; THENCE NORTH 60 DEGREES, 48 MINUTES AND 43 SECONDS WEST ALONG SAID CENTERLINE 120.46 FEET; THENCE SOUTH 54 DEGREES, 35 MINUTES AND 35 SECONDS WEST ALONG SAID CENTERLINE 169.96 FEET; THENCE NORTH 77 DEGREES, 01 MINUTE AND 25 SECONDS WEST ALONG SAID CENTERLINE 132.97 FEET; THENCE NORTH 86 DEGREES, 55 MINUTES AND 14 SECONDS WEST ALONG SAID CENTERLINE 227.88 FEET; THENCE NORTH 34 DEGREES, 09 MINUTES AND 22 SECONDS EAST ALONG SAID CENTERLINE 219.14 FEET; THENCE NORTH 66 DEGREES, 20 MINUTES AND 15 SECONDS EAST ALONG SAID CENTERLINE 414.86 FEET TO THE POINT OF BEGINNING, CONTAINING 38.8 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 #2025-009184 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2025.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MAY 22, 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.

5-22-25

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

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A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 21, TOWNSHIP 49 NORTH, RANGE 5 WEST, MONTGOMERY COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR THE BLACKBURN FAMILY)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO. 2025-009184

FIELD BOOK NO: 132

FIELD: BRENT
DRAWN: TYLER
CHECKED: DOUG
REVISED:
REVISED:

LICENSE RENEWAL: 12-31-26