DESCRIPTION – 25.2 ACRE TRACT

A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST, LEWIS 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 SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 31 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF AND ALONG LEWIS COUNTY ROUTE #527 A DISTANCE OF 635.00 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 42 MINUTES AND 50 SECONDS WEST 17.00 FEET; THENCE NORTH 88 DEGREES, 42 MINUTES AND 50 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE 1170.02 FEET TO A 5/8" IRON PIN; THENCE NORTH 08 DEGREES, 21 MINUTES AND 20 SECONDS EAST 95.05 FEET TO A 5/8" IRON PIN; THENCE NORTH 26 DEGREES, 56 MINUTES AND 38 SECONDS EAST 99.19 FEET TO A 5/8" IRON PIN; THENCE NORTH 42 DEGREES, 49 MINUTES AND 19 SECONDS EAST 238.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 19 DEGREES, 28 MINUTES AND 22 SECONDS EAST 145.88 FEET TO A 5/8" IRON PIN; THENCE NORTH 21 DEGREES, 22 MINUTES AND 01 SECOND EAST 159.59 FEET TO A 5/8" IRON PIN; THENCE NORTH 09 DEGREES, 45 MINUTES AND 09 SECONDS EAST 305.19 FEET TO A 5/8" IRON PIN; THENCE NORTH 05 DEGREES, 53 MINUTES AND 37 SECONDS EAST 397.24 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 54 MINUTES AND 44 SECONDS EAST 355.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 14 MINUTES AND 57 SECONDS WEST 325.02 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 54 MINUTES AND 44 SECONDS EAST 170.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 77 DEGREES, 07 MINUTES AND 51 SECONDS EAST 285.63 FEET TO THE CENTERLINE OF SAID LEWIS COUNTY ROUTE #527, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 77 DEGREES, 07 MINUTES AND 51 SECONDS WEST 34.40 FEET; THENCE SOUTH 17 DEGREES, 14 MINUTES AND 39 SECONDS WEST ALONG SAID CENTERLINE 26.90 FEET TO A 5/8" IRON PIN; THENCE SOUTH 03 DEGREES, 42 MINUTES AND 28 SECONDS WEST ALONG SAID CENTERLINE 425.98 FEET TO THE POINT OF BEGINNING, CONTAINING 25.2 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 #2024–008965 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2024.

DESCRIPTION – 35.3 ACRE TRACT

A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST, LEWIS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 1/2" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST; THENCE NORTH 01 DEGREE, 05 MINUTES AND 01 SECOND EAST ALONG THE WEST LINE OF SAID SECTION 32.13 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 88 DEGREES, 54 MINUTES AND 59 SECONDS EAST LEAVING SAID WEST LINE 50.00 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 01 DEGREE, 05 MINUTES AND 01 SECOND EAST PARALLEL WITH SAID WEST LINE 70.00 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 88 DEGREES, 54 MINUTES AND 59 SECONDS WEST 50.00 FEET TO A FOUND 1/2" IRON PIN ON SAID WEST LINE; THENCE NORTH 01 DEGREE, 05 MINUTES AND 01 SECOND EAST ALONG SAID WEST LINE 1056.95 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREE, 40 MINUTES AND 00 SECONDS EAST ALONG SAID WEST LINE 75.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 23 MINUTES AND 44 SECONDS EAST LEAVING SAID WEST LINE 1357.39 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 23 MINUTES AND 44 SECONDS WEST 22.00 FEET; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 31 SECONDS WEST ALONG SAID EAST LINE AND ALONG LEWIS COUNTY ROUTE #527 A DISTANCE OF 821.85 FEET TO A POINT FROM WHICH A FOUND CORNER POST BEARS NORTH 88 DEGREES, 54 MINUTES AND 47 SECONDS WEST 23.45 FEET; THENCE NORTH 88 DEGREES, 54 MINUTES AND 47 SECONDS WEST LEAVING SAID EAST LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 235.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 31 SECONDS WEST PARALLEL WITH SAID EAST LINE 370.49 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT–OF–WAY OF MISSOURI ROUTE "C"; THENCE NORTH 88 DEGREES, 59 MINUTES AND 34 SECONDS WEST ALONG SAID RIGHT–OF–WAY 713.75 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 04 DEGREE, 52 MINUTE AND 15 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES, 33 MINUTES AND 45 SECONDS, AN ARC LENGTH OF 257.91 FEET, AND A CHORD OF SOUTH 84 DEGREES, 43 MINUTE AND 34 SECONDS WEST 257.39 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 88 DEGREES, 54 MINUTES AND 47 SECONDS WEST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID SOUTH LINE 144.35 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3 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 #2024–008965 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2024.

RECORDER INFORMATION ONLY

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

GRAPHIC SCALE
300 0 150 300
1 INCH = 300 FT.

DESCRIPTION – 67.2 ACRE TRACT

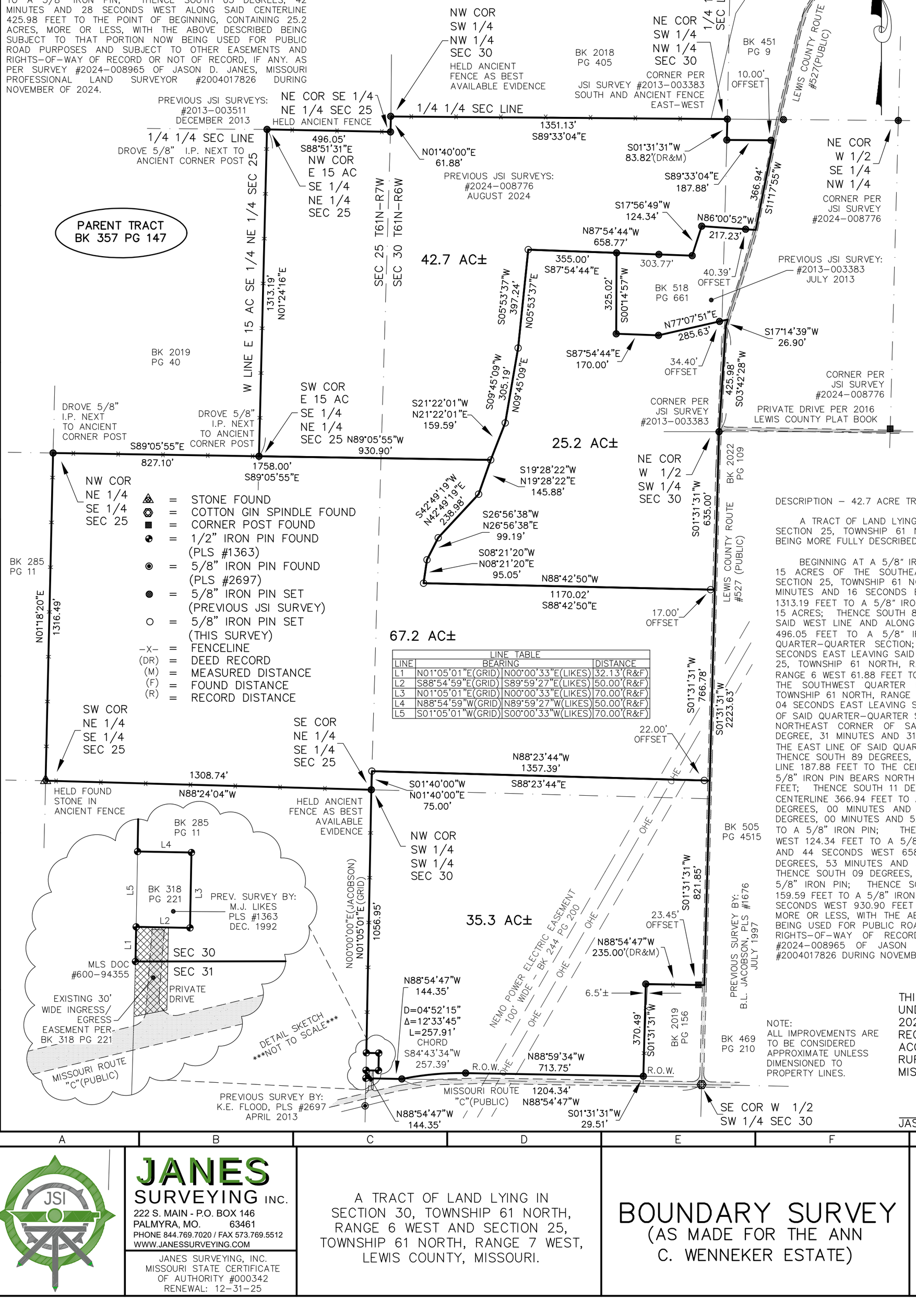
A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST & SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST, LEWIS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST; THENCE NORTH 88 DEGREES, 24 MINUTES AND 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER–QUARTER SECTION 1308.74 FEET TO A FOUND STONE MARKING THE SOUTHWEST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 01 DEGREE, 18 MINUTES AND 20 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION 1316.49 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE SOUTH 89 DEGREES, 05 MINUTES AND 55 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION EXTENDED 1758.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREES, 28 MINUTES AND 22 SECONDS WEST LEAVING SAID NORTH LINE EXTENDED 145.88 FEET TO A 5/8" IRON PIN; THENCE SOUTH 42 DEGREES, 49 MINUTES AND 19 SECONDS WEST 238.98 FEET TO A 5/8" IRON PIN; THENCE SOUTH 26 DEGREES, 56 MINUTES AND 38 SECONDS WEST 99.19 FEET TO A 5/8" IRON PIN; THENCE SOUTH 08 DEGREES, 21 MINUTES AND 20 SECONDS WEST 95.05 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 42 MINUTES AND 50 SECONDS EAST 1170.02 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 42 MINUTES AND 50 SECONDS WEST 17.00 FEET; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 31 SECONDS WEST ALONG SAID EAST LINE AND ALONG LEWIS COUNTY ROUTE #527 A DISTANCE OF 766.78 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 23 MINUTES AND 44 SECONDS WEST 22.00 FEET; THENCE NORTH 88 DEGREES, 23 MINUTES AND 44 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE 1357.39 FEET TO A 5/8" IRON PIN ON THE LINE COMMON TO SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST AND SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST; THENCE SOUTH 01 DEGREE, 40 MINUTES AND 00 SECONDS WEST ALONG SAID COMMON RANGELINE 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 67.2 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 #2024–008965 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2024.

DESCRIPTION – 42.7 ACRE TRACT

A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST & SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST, LEWIS 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 15 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST; THENCE NORTH 01 DEGREE, 24 MINUTES AND 16 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 15 ACRES 1313.19 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST 15 ACRES; THENCE SOUTH 88 DEGREES, 51 MINUTES AND 31 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION 496.05 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE NORTH 01 DEGREE, 40 MINUTES AND 00 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE LINE COMMON TO SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST AND SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST 61.88 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 04 SECONDS EAST LEAVING SAID COMMON SECTION LINE AND ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION 1351.13 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID QUARTER–QUARTER SECTION; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 31 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID QUARTER–QUARTER SECTION 83.82 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 04 SECONDS EAST LEAVING SAID EAST LINE 187.88 FEET TO THE CENTERLINE OF LEWIS COUNTY ROUTE #527, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 33 MINUTES AND 04 SECONDS WEST 10.00 FEET; THENCE SOUTH 11 DEGREES, 17 MINUTES AND 55 SECONDS WEST ALONG SAID CENTERLINE 366.94 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 86 DEGREES, 00 MINUTES AND 52 SECONDS WEST 40.39 FEET; THENCE NORTH 86 DEGREES, 00 MINUTES AND 52 SECONDS WEST LEAVING SAID CENTERLINE 217.23 FEET TO A 5/8" IRON PIN; THENCE SOUTH 17 DEGREES, 56 MINUTES AND 49 SECONDS WEST 124.34 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 54 MINUTES AND 44 SECONDS WEST 658.77 FEET TO A 5/8" IRON PIN; THENCE SOUTH 05 DEGREES, 53 MINUTES AND 37 SECONDS WEST 397.24 FEET TO A 5/8" IRON PIN; THENCE SOUTH 09 DEGREES, 45 MINUTES AND 09 SECONDS WEST 305.19 FEET TO A 5/8" IRON PIN; THENCE SOUTH 21 DEGREES, 22 MINUTES AND 01 SECOND WEST 159.59 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 05 MINUTES AND 55 SECONDS WEST 930.90 FEET TO THE POINT OF BEGINNING, CONTAINING 42.7 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 #2024–008965 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER 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 NOVEMBER 6, 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.

©2024

11–6–24

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

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WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN SECTION 30, TOWNSHIP 61 NORTH, RANGE 6 WEST AND SECTION 25, TOWNSHIP 61 NORTH, RANGE 7 WEST, LEWIS COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR THE ANN C. WENNEKER ESTATE)

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

LICENSE RENEWAL: 12–31–24

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO. 2024–008965

FIELD BOOK NO: 123

FIELD: CREIGHTON
DRAWN: JOE
CHECKED: DOUG
REVISED:
REVISED: