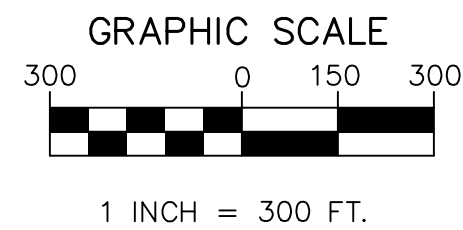


- ⊙ = ALUMINUM MONUMENT
▲ = STONE FOUND
▲ = CONCRETE R.O.W. FOUND
● = IRON PIPE FOUND
● = IRON POINT FOUND
(AS LABELED)
⊙ = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET
(G) = GRID BEARING
(B) = BIRK BEARING
(MF) = FRANKENBERG BEARING
(K) = KLOTT BEARING
(R) = RECORD DISTANCE
(F) = FOUND DISTANCE
(M) = MEASURED DISTANCE
(DR) = DEED RECORD



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

RECORDER INFORMATION ONLY

DESCRIPTION - 96.1 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 WEST, GASCONADE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES, 46 MINUTES AND 20 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 297.40 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE #100; THENCE NORTHERLY LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY AND ALONG A 03 DEGREE, 03 MINUTE AND 50 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE, 49 MINUTES AND 30 SECONDS, AN ARC LENGTH OF 59.57 FEET AND A CHORD OF NORTH 47 DEGREES, 11 MINUTES AND 32 SECONDS WEST 59.57 FEET TO A 5/8" IRON PIN; THENCE NORTH 46 DEGREES, 16 MINUTES AND 47 SECONDS WEST ALONG SAID RIGHT-OF-WAY 426.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 43 DEGREES, 43 MINUTES AND 13 SECONDS EAST ALONG SAID RIGHT-OF-WAY 30.00 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE NORTH 46 DEGREES, 16 MINUTES AND 47 SECONDS WEST ALONG SAID RIGHT-OF-WAY 225.00 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 43 DEGREES, 43 MINUTES AND 13 SECONDS WEST ALONG SAID RIGHT-OF-WAY 5.00 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE NORTH 46 DEGREES, 16 MINUTES AND 47 SECONDS WEST ALONG SAID RIGHT-OF-WAY 1674.20 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31; THENCE SOUTH 89 DEGREES, 27 MINUTES AND 26 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH LINE 462.08 FEET TO A FOUND STONE MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00 DEGREES, 11 MINUTES AND 47 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 418.21 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 27 MINUTES AND 03 SECONDS EAST 626.35 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 09 MINUTES AND 31 SECONDS WEST 213.00 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 60 DEGREES, 59 MINUTES AND 04 SECONDS EAST 238.34 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 24 DEGREES, 57 MINUTES AND 02 SECONDS EAST 253.65 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 49 DEGREES, 43 MINUTES AND 31 SECONDS EAST 446.81 FEET TO A 5/8" IRON PIN; THENCE NORTH 72 DEGREES, 29 MINUTES AND 01 SECOND EAST 167.40 FEET TO A FOUND IRON PIPE; THENCE NORTH 43 DEGREES, 42 MINUTES AND 57 SECONDS EAST 32.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 18 DEGREES, 20 MINUTES AND 55 SECONDS EAST 397.75 FEET TO A FOUND IRON PIPE; THENCE SOUTH 40 DEGREES, 21 MINUTES AND 18 SECONDS EAST 238.62 FEET TO A FOUND IRON PIPE; THENCE SOUTH 39 DEGREES, 03 MINUTES AND 46 SECONDS EAST 245.37 FEET TO A FOUND IRON PIPE; THENCE SOUTH 49 DEGREES, 33 MINUTES AND 14 SECONDS EAST 271.52 FEET TO A FOUND 1" IRON PIN; THENCE SOUTH 49 DEGREES, 09 MINUTES AND 42 SECONDS EAST 91.40 FEET TO A FOUND STONE ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32; THENCE SOUTH 00 DEGREES, 30 MINUTES AND 10 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE 1104.20 FEET TO A FOUND IRON PIPE; THENCE SOUTH 88 DEGREES, 46 MINUTES AND 07 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE 169.00 FEET TO A FOUND IRON PIPE; THENCE SOUTH 17 DEGREES, 00 MINUTES AND 07 SECONDS WEST 135.10 FEET TO A FOUND IRON PIPE; THENCE NORTH 74 DEGREES, 59 MINUTES AND 04 SECONDS WEST 330.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 46 DEGREES, 27 MINUTES AND 44 SECONDS WEST 2.77 FEET TO A FOUND IRON PIPE; THENCE NORTH 89 DEGREES, 37 MINUTES AND 14 SECONDS WEST 719.70 FEET TO A FOUND IRON PIPE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES, 21 MINUTES AND 14 SECONDS WEST ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 96.1 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 #2024-008915 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2024.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON OCTOBER 29, 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.

10-29-24
JASON D. JANES, P.L.S. #2004017826 - MISSOURI

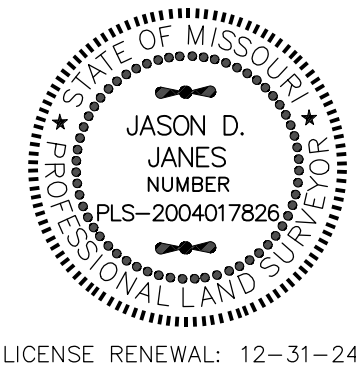
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222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-25

A TRACT OF LAND LYING IN THE
NORTHEAST QUARTER OF SECTION 31 AND THE WEST HALF OF
SECTION 32, TOWNSHIP 46 NORTH, RANGE 4 WEST,
GASCONADE COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR BETH SMITH)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826
JSI PROJECT NO.
2024-008915
FIELD BOOK NO: 123
FIELD: CREIGHTON
DRAWN: JOE
CHECKED: DOUG
REVISED:
REVISED: