

DESCRIPTION - 132.0 ACRE TRACT

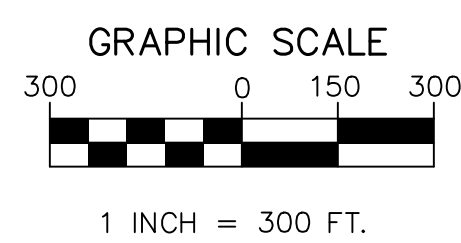
A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 53 NORTH, RANGE 1 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 1 & 2; THENCE NORTH 85 DEGREES, 24 MINUTES AND 21 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 A DISTANCE OF 1351.01 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, FROM WHICH A FOUND 5/8" IRON PIN BEARS SOUTH 85 DEGREES, 24 MINUTES AND 21 SECONDS WEST 10.00 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES AND 09 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF 1513.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 52 MINUTES AND 51 SECONDS WEST LEAVING SAID EAST LINE 3233.80 FEET TO A 5/8" IRON PIN; THENCE NORTH 06 DEGREES, 04 MINUTES AND 56 SECONDS EAST 24.64 FEET TO A 5/8" IRON PIN; THENCE NORTH 14 DEGREES, 08 MINUTES AND 57 SECONDS EAST 518.11 FEET TO A 5/8" IRON PIN; THENCE SOUTH 52 DEGREES, 50 MINUTES AND 23 SECONDS WEST 127.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 59 DEGREES, 28 MINUTES AND 03 SECONDS WEST 152.44 FEET TO A 5/8" IRON PIN; THENCE SOUTH 47 DEGREES, 50 MINUTES AND 18 SECONDS WEST 88.87 FEET TO A 5/8" IRON PIN; THENCE SOUTH 32 DEGREES, 29 MINUTES AND 15 SECONDS WEST 222.77 FEET TO A THE CENTERLINE OF LITTLE CALUMET CREEK, FROM WHICH A 5/8" IRON PIN BEARS NORTH 32 DEGREES, 29 MINUTES AND 15 SECONDS EAST 30.00 FEET; THENCE SOUTH 15 DEGREES, 39 MINUTES AND 58 SECONDS EAST ALONG SAID CENTERLINE 113.31 FEET; THENCE SOUTH 09 DEGREES, 21 MINUTES AND 22 SECONDS WEST ALONG SAID CENTERLINE 72.88 FEET; THENCE SOUTH 45 DEGREES, 42 MINUTES AND 46 SECONDS WEST ALONG SAID CENTERLINE 217.56 FEET; THENCE SOUTH 20 DEGREES, 26 MINUTES AND 28 SECONDS WEST ALONG SAID CENTERLINE 172.75 FEET; THENCE SOUTH 62 DEGREES, 05 MINUTES AND 54 SECONDS WEST ALONG SAID CENTERLINE 317.30 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2, FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 22 MINUTES AND 36 SECONDS WEST 40.00 FEET; THENCE NORTH 00 DEGREES, 22 MINUTES AND 36 SECONDS WEST ALONG SAID CENTERLINE AND ALONG SAID NORTH-SOUTH CENTERLINE AND ALONG PIKE COUNTY ROUTE #245 A DISTANCE OF 1918.11 FEET TO A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 2; THENCE NORTH 89 DEGREES, 45 MINUTES AND 00 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID COUNTY ROUTE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2 A DISTANCE OF 2663.51 FEET TO THE POINT OF BEGINNING, CONTAINING 132.0 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 #2025-009132 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2025.

LINE	BEARING	DISTANCE
L1	S52°50'23"W	127.00'
L2	S59°28'03"W	152.44'
L3	S47°50'18"W	88.87'
L4	S32°29'15"W	222.77'
L5	S15°39'58"E	113.31'
L6	S09°21'22"W	72.88'
L7	S45°42'46"W	217.56'
L8	S20°26'28"W	172.75'
L9	S62°05'54"W	317.30'

LINE	BEARING	DISTANCE
E1	N35°41'18"E	49.93'
E2	N16°44'13"E	64.43'
E3	N76°08'12"W	143.83'
E4	N59°51'14"W	31.45'
E5	N38°47'35"W	30.04'
E6	N07°37'41"W	30.77'
E7	N17°36'52"E	296.59'
E8	N23°40'40"W	41.70'
E9	N62°14'08"W	142.69'
E10	N11°39'40"E	52.13'
E11	S74°30'53"E	193.08'
E12	N79°33'35"E	66.89'
E13	N30°02'15"E	34.23'
E14	N09°57'41"E	351.85'
E15	N17°50'10"W	135.31'
E16	N07°21'22"W	34.19'
E17	N06°04'56"E	89.33'

RECORDER INFORMATION ONLY



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

- ▲ = STONE FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET (JSI SURVEY #2022-007364)
- = 5/8" IRON PIN SET (THIS SURVEY)
- x- = FENCELINE

PREVIOUS SURVEY BY: D.B. MAYHEW, PLS #2389 MAY 2014

DESCRIPTION - PROPOSED 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT

A 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 53 NORTH, RANGE 1 WEST, PIKE COUNTY, MISSOURI AND LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT:

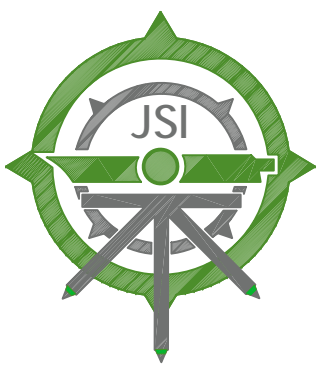
COMMENCING AT A THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES, 24 MINUTES AND 49 SECONDS EAST 653.19 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 35 DEGREES, 41 MINUTES AND 18 SECONDS EAST 49.93 FEET; THENCE NORTH 16 DEGREES, 44 MINUTES AND 13 SECONDS EAST 64.43 FEET; THENCE NORTH 76 DEGREES, 08 MINUTES AND 12 SECONDS WEST 143.83 FEET; THENCE NORTH 59 DEGREES, 51 MINUTES AND 14 SECONDS WEST 31.45 FEET; THENCE NORTH 38 DEGREES, 47 MINUTES AND 35 SECONDS WEST 30.04 FEET; THENCE NORTH 07 DEGREES, 37 MINUTES AND 41 SECONDS WEST 30.77 FEET; THENCE NORTH 17 DEGREES, 36 MINUTES AND 52 SECONDS EAST 296.59 FEET; THENCE NORTH 23 DEGREES, 40 MINUTES AND 40 SECONDS WEST 41.70 FEET; THENCE NORTH 62 DEGREES, 14 MINUTES AND 08 SECONDS WEST 142.69 FEET; THENCE NORTH 11 DEGREES, 39 MINUTES AND 40 SECONDS EAST 52.13 FEET; THENCE SOUTH 74 DEGREES, 30 MINUTES AND 53 SECONDS EAST 193.08 FEET; THENCE NORTH 79 DEGREES, 33 MINUTES AND 35 SECONDS EAST 66.89 FEET; THENCE NORTH 30 DEGREES, 02 MINUTES AND 15 SECONDS EAST 34.23 FEET; THENCE NORTH 09 DEGREES, 57 MINUTES AND 41 SECONDS EAST 351.85 FEET; THENCE NORTH 17 DEGREES, 50 MINUTES AND 10 SECONDS WEST 135.31 FEET; THENCE NORTH 07 DEGREES, 21 MINUTES AND 22 SECONDS WEST 34.19 FEET; THENCE NORTH 06 DEGREES, 04 MINUTES AND 56 SECONDS EAST 89.33 FEET TO THE POINT OF TERMINATION OF SAID LINE, AS PER SURVEY #2025-009132 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2025.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 17, 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.

4-17-25

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

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

A TRACT OF LAND LYING IN THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 1 & THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 53 NORTH, RANGE 1 WEST, PIKE COUNTY, MISSOURI.

# BOUNDARY SURVEY

(AS MADE FOR GRIFFITH FARM)



JASON D. JANES, SURVEYOR  
 MO# PLS-2004017826

**JSI PROJECT NO. 2025-009132**

FIELD BOOK NO: 135

FIELD: RYAN  
 DRAWN: JOE  
 CHECKED: DOUG  
 REVISED:

LICENSE RENEWAL: 12-31-26