



Description – Charles Hudson  
22.6 Acre Tract

2020-006216  
May 1, 2020

A tract of land lying in the West Half of the Southeast Quarter of Section 29, Township 59 North, Range 9 West, Shelby County, Missouri and being more fully described as follows to-wit:

Beginning at a found iron pipe marking the Southeast Corner of the West Half of the Southeast Quarter of said Section 29; thence North 89 degrees, 46 minutes and 08 seconds West along the South line of said Section and along Shelby County Route #156 a distance of 612.93 feet to a point from which a 5/8" iron pin bears North 01 degree, 06 minutes and 21 seconds East 25.00 feet; thence North 01 degree, 06 minutes and 21 seconds East leaving said South line and said County Route 467.84 feet to a 5/8" iron pin; thence North 89 degrees, 52 minutes and 07 seconds West 322.34 feet to a 5/8" iron pin; thence North 01 degree 41 minutes and 39 seconds East 762.08 feet to a 5/8" iron pin; thence South 89 degrees, 52 minutes and 07 seconds East 906.53 feet to a 5/8" iron pin on the East line of the West Half of the Southeast Quarter of said Section; thence South 00 degrees, 07 minutes and 53 seconds West along said East line 1230.64 feet to the Point of Beginning, containing 22.6 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to easements and rights-of-way of record or not of record, if any. As per survey #2020-006216 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during May of 2020.



May 1, 2020

Prepared by  
**JANE'S SURVEYING, Inc.**  
222 South Main  
Palmyra, Missouri 63461



Description – Charles Hudson  
58.0 Acre Tract

2020-006216  
May 1, 2020

A tract of land lying in the West Half of the Southeast Quarter of Section 29, Township 59 North, Range 9 West, Shelby County, Missouri and being more fully described as follows to-wit:

Beginning at a found 5/8" iron pin marking the South Quarter Corner of said Section 29; thence North 00 degrees, 49 minutes and 47 seconds East along the North-South centerline of said Section 2626.56 feet to a found 1" iron rod marking the Center of said Section; thence North 89 degrees, 56 minutes and 47 seconds East leaving said North-South centerline and along the East-West centerline of said Section 1319.62 feet to the Northeast Corner of the West Half of the Southeast Quarter of said Section, from which a found iron pipe bears South 32 degrees, 53 minutes and 59 seconds East 3.40 feet; thence South 00 degrees, 07 minutes and 53 seconds West leaving said East-West centerline and along the East line of said West Half 1402.34 feet to a 5/8" iron pin; thence North 89 degrees, 52 minutes and 07 seconds West leaving said East line 906.53 feet to a 5/8" iron pin; thence South 01 degree, 41 minutes and 39 seconds West 762.08 feet to a 5/8" iron pin; thence South 89 degrees, 52 minutes and 07 seconds East 322.34 feet to a 5/8" iron pin; thence South 01 degree, 06 minutes and 21 seconds West 467.84 feet to the South line of said Section, from which a 5/8" iron pin bears North 01 degree, 06 minutes and 21 seconds East 25.00 feet; thence North 89 degrees, 46 minutes and 08 seconds West along said South line and along Shelby County Route #156 a distance of 738.70 feet to the Point of Beginning, containing 58.0 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 #2020-006216 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during May of 2020.



May 1, 2020

Prepared by  
**JANES SURVEYING, Inc.**  
222 South Main  
Palmyra, Missouri 63461

- = IRON PIPE FOUND
- = 1" IRON ROD FOUND
- ⊙ = IRON BAR FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET

PARENT TRACT  
BK 2017 PG 1135

PREVIOUS JSI SURVEYS:  
SEPTEMBER 2011  
NOVEMBER 2017  
SEPTEMBER 2019  
DECEMBER 2019

RECORDER INFORMATION ONLY



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

NOTE:  
ALL BEARINGS HAVE BEEN ROTATED TO GRID NORTH

DESCRIPTION - 58.0 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 59 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 00 DEGREES, 49 MINUTES AND 47 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 2626.56 FEET TO A FOUND 1" IRON ROD MARKING THE CENTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 56 MINUTES AND 47 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1319.62 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, FROM WHICH A FOUND IRON PIPE BEARS SOUTH 32 DEGREES, 53 MINUTES AND 59 SECONDS EAST 3.40 FEET; THENCE SOUTH 00 DEGREES, 07 MINUTES AND 53 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF 1402.34 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 52 MINUTES AND 07 SECONDS WEST LEAVING SAID EAST LINE 906.53 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 41 MINUTES AND 39 SECONDS WEST 762.08 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 52 MINUTES AND 07 SECONDS EAST 322.34 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 06 MINUTES AND 21 SECONDS WEST 467.84 FEET TO THE SOUTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 01 DEGREE, 06 MINUTES AND 21 SECONDS EAST 25.00 FEET; THENCE NORTH 89 DEGREES, 46 MINUTES AND 08 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG SHELBY COUNTY ROUTE #156 A DISTANCE OF 738.70 FEET TO THE POINT OF BEGINNING, CONTAINING 58.0 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 #2020-006216 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING MAY OF 2020.

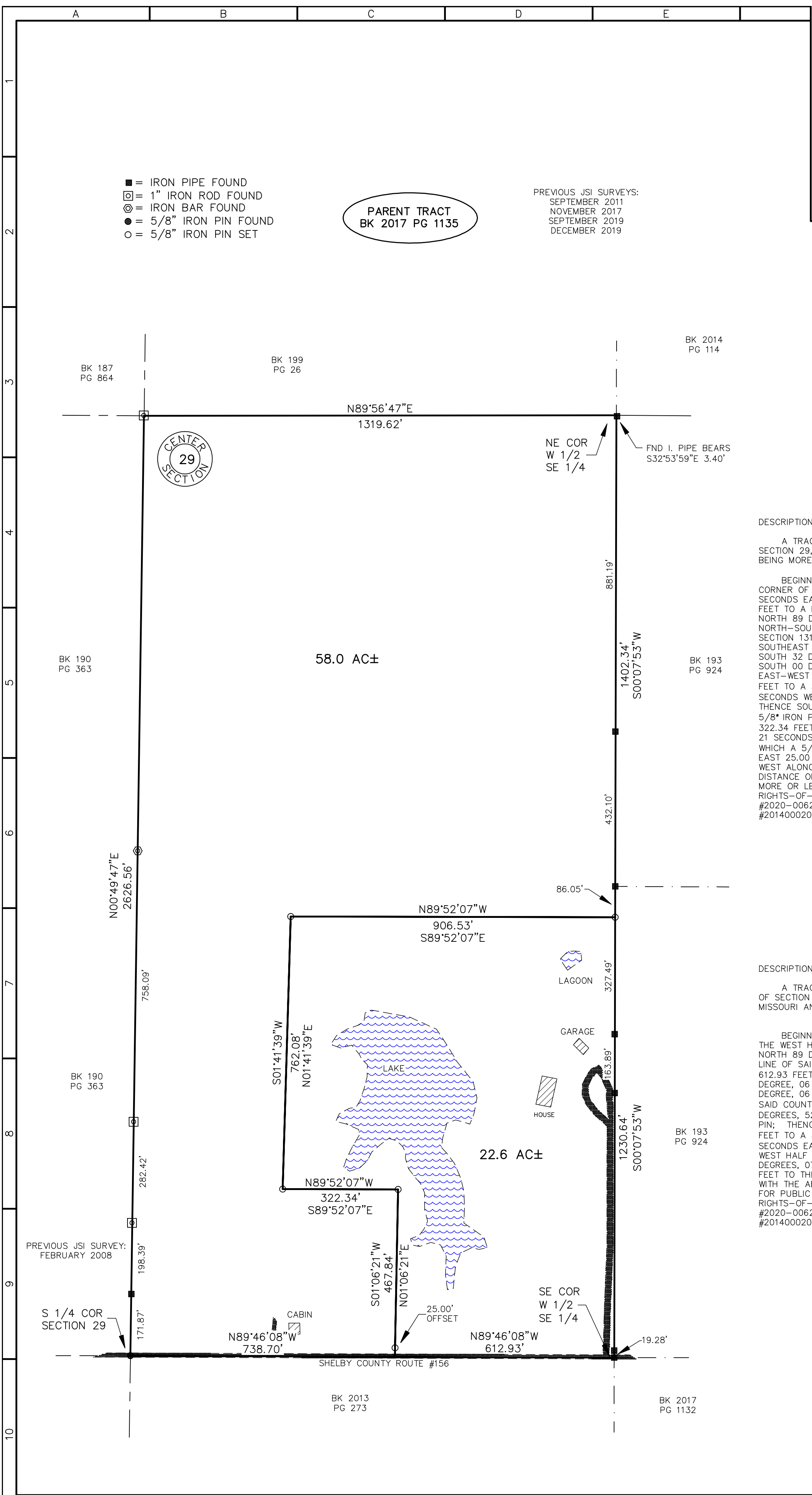
DESCRIPTION - 22.6 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 59 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 89 DEGREES, 46 MINUTES AND 08 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION AND ALONG SHELBY COUNTY ROUTE #156 A DISTANCE OF 612.93 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 01 DEGREE, 06 MINUTES AND 21 SECONDS EAST 25.00 FEET; THENCE NORTH 01 DEGREE, 06 MINUTES AND 21 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID COUNTY ROUTE 467.84 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 52 MINUTES AND 07 SECONDS WEST 322.34 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE 41 MINUTES AND 39 SECONDS EAST 762.08 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 52 MINUTES AND 07 SECONDS EAST 906.53 FEET TO A 5/8" IRON PIN ONE THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES, 07 MINUTES AND 53 SECONDS WEST ALONG SAID EAST LINE 1230.64 FEET TO THE POINT OF BEGINNING, CONTAINING 22.6 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006216 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING MAY OF 2020.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MAY 1, 2020 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.

*Dou Walker* 5-1-20  
DOUG WALKER, P.L.S. #2014000200 - MISSOURI



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**JANES SURVEYING INC.**  
222 S. MAIN - P.O. BOX 148  
PALMYRA, MO. 63451  
PHONE 636.798.7888 / FAX 636.798.7889

JANES SURVEYING, INC.  
MISSOURI STATE CERTIFICATE  
OF AUTHORITY #000342  
RENEWAL: 12-31-21

A TRACT OF LAND LYING IN WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 59 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
(AS MADE FOR CHARLES HUDSON)

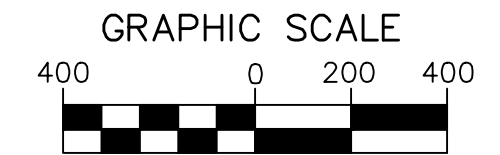


DOUG WALKER, SURVEYOR  
MO# PLS-2014000200

JSI PROJECT NO.  
2020-006216

FIELD BOOK NO: 74

FIELD: TOM  
DRAWN: ABBY  
CHECKED: TYLER  
REVISED:  
REVISED:



1 INCH = 400 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:



**JANES**  
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