

- = 5/8" IRON PIN SET (PREVIOUS SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- x- = FENCELINE

PARENT TRACT
BK 2018 PG 1483

RECORDER INFORMATION ONLY



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

DESCRIPTION - 30.9 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 61 NORTH, RANGE 9 WEST, LEWIS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 01 DEGREE, 49 MINUTES AND 13 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1750.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 10 MINUTES AND 54 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE 617.01 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 51 MINUTES AND 20 SECONDS EAST 637.08 FEET TO A 5/8" IRON PIN; THENCE NORTH 34 DEGREES, 27 MINUTES AND 52 SECONDS WEST 499.68 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 31 MINUTES AND 31 SECONDS EAST 699.99 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88 DEGREES, 49 MINUTES AND 07 SECONDS EAST ALONG SAID NORTH LINE 320.94 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 62 NORTH, RANGE 9 WEST; THENCE SOUTH 88 DEGREES, 48 MINUTES AND 54 SECONDS EAST ALONG SAID NORTH LINE 595.04 FEET TO THE POINT OF BEGINNING, CONTAINING 30.9 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 #2024-009036 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2025.

DESCRIPTION - 50.8 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 61 NORTH, RANGE 9 WEST, LEWIS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION; THENCE NORTH 88 DEGREES, 48 MINUTES AND 48 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1346.27 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREE, 55 MINUTES AND 52 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST LINE OF SAID EAST HALF 2647.65 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 88 DEGREES, 50 MINUTES AND 59 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SECTION 95.17 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 62 NORTH, RANGE 9 WEST; THENCE SOUTH 88 DEGREES, 49 MINUTES AND 07 SECONDS EAST ALONG SAID NORTH LINE 330.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 31 MINUTES AND 31 SECONDS WEST LEAVING SAID NORTH LINE 699.99 FEET TO A 5/8" IRON PIN; THENCE SOUTH 34 DEGREES, 27 MINUTES AND 52 SECONDS EAST 499.68 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 51 MINUTES AND 20 SECONDS WEST 637.08 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 10 MINUTES AND 54 SECONDS EAST 617.01 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3; THENCE SOUTH 01 DEGREE, 49 MINUTES AND 13 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE 897.72 FEET TO THE POINT OF BEGINNING, CONTAINING 50.8 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY, AS PER SURVEY #2024-009036 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2025.

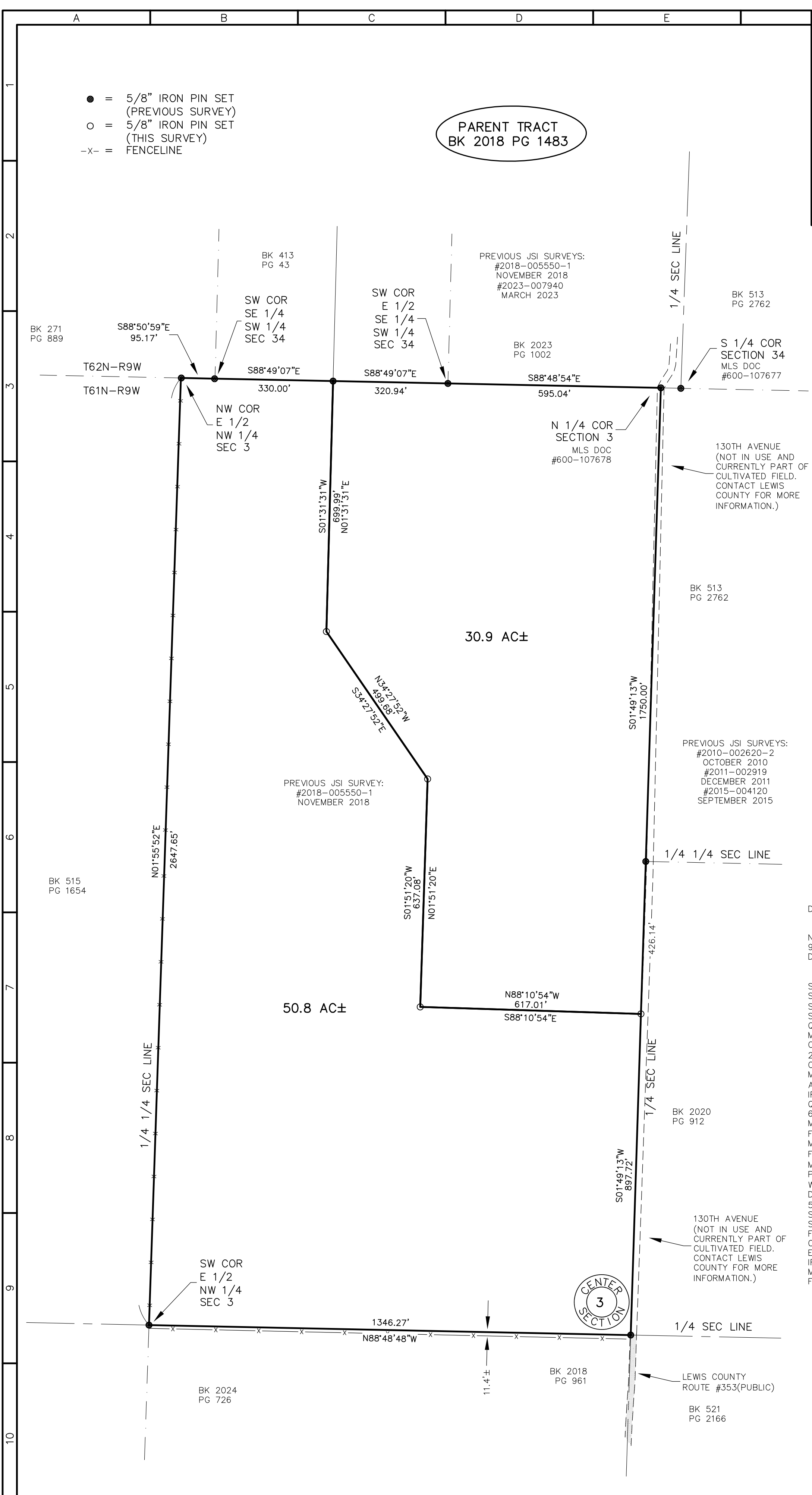
THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY 7, 2025 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

(Signature)

2-7-25

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

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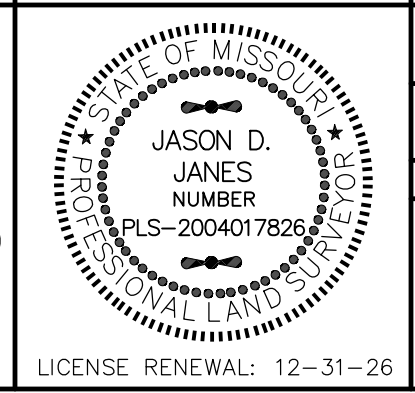


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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-25

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 61 NORTH, RANGE 9 WEST, LEWIS COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR BRANDON WRIGHT)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO. 2024-009036

FIELD BOOK NO: 129

FIELD: CREIGHTON
DRAWN: ETHAN
CHECKED: DOUG
REVISED:

LICENSE RENEWAL: 12-31-26