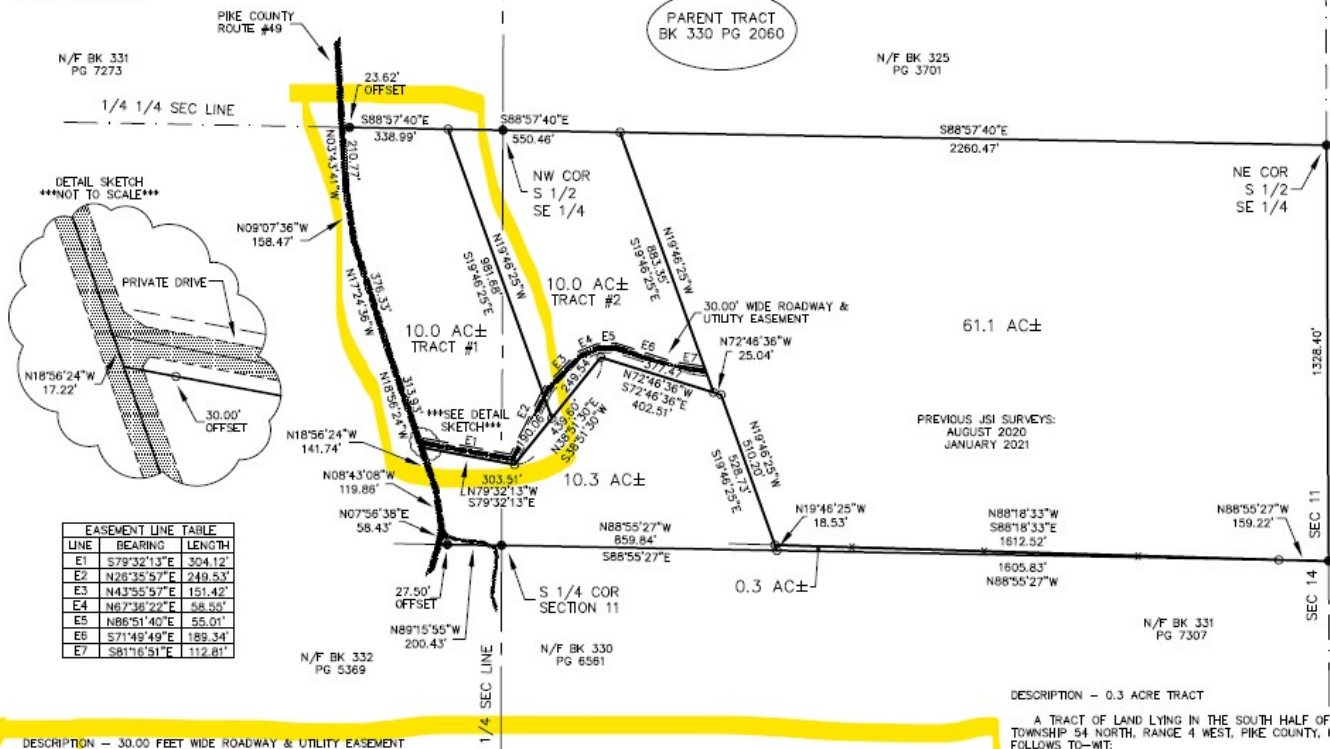


LESS, WITH THE ABOVE DESCRIBED TRACT BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT RECORD, IF ANY, AS PER SURVEY #2021-006914 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2021.

LINE AND ALONG THE EAST LINE OF SAID SECTION 1328.40 FEET TO THE POINT OF BEGINNING, CONTAINING 61.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT RECORD, IF ANY, AS PER SURVEY #2021-006914 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2021.

- = 5/8" IRON PIN FOUND OR SET (PREVIOUS SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- X- = FENCELINE



DESCRIPTION - 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT

A 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 54 NORTH, RANGE 4 WEST, PIKE COUNTY, MISSOURI AND LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 15 MINUTES AND 55 SECONDS WEST 200.43 FEET; THENCE NORTH 07 DEGREES, 56 MINUTES AND 38 SECONDS EAST 58.43 FEET; THENCE NORTH 08 DEGREES, 43 MINUTES AND 08 SECONDS WEST 118.86 FEET; THENCE NORTH 18 DEGREES, 56 MINUTES AND 24 SECONDS WEST 158.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 79 DEGREES, 32 MINUTES AND 13 SECONDS EAST 304.12 FEET; THENCE NORTH 26 DEGREES, 35 MINUTES AND 57 SECONDS EAST 249.53 FEET; THENCE NORTH 43 DEGREES, 55 MINUTES AND 57 SECONDS EAST 151.42 FEET; THENCE NORTH 67 DEGREES, 36 MINUTES AND 22 SECONDS EAST 58.55 FEET; THENCE NORTH 86 DEGREES, 51 MINUTES AND 40 SECONDS EAST 55.01 FEET; THENCE SOUTH 71 DEGREES, 49 MINUTES AND 49 SECONDS EAST 189.34 FEET; THENCE SOUTH 81 DEGREES, 16 MINUTES AND 51 SECONDS EAST 112.81 FEET TO THE POINT OF TERMINATION OF SAID LINE, AS PER SURVEY #2021-006914 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2021.

DESCRIPTION - 0.3 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 54 NORTH, RANGE 4 WEST, PIKE COUNTY, MISSOURI BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH 88 DEGREES, 55 MINUTES AND 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 159.22 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES, 55 MINUTES AND 27 SECONDS WEST ALONG SAID SOUTH LINE 1605.83 FEET TO A 5/8" IRON PIN; THENCE NORTH 19 DEGREES, 46 MINUTES AND 25 SECONDS WEST LEAVING SAID SOUTH LINE 18.53 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 18 MINUTES AND 33 SECONDS EAST 1612.52 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT RECORD, IF ANY, AS PER SURVEY #2021-006914 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2021.

ZONE: MISSOURI EAST

DESCRIPTION - 10.3 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 54 NORTH, RANGE 4 WEST, PIKE COUNTY, MISSOURI BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 15 MINUTES AND 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 200.43 FEET TO THE CENTERLINE OF PIKE COUNTY ROUTE #49, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 15 MINUTES AND 55 SECONDS EAST 27.50 FEET; THENCE NORTH 07 DEGREES, 56 MINUTES AND 38 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE 58.43 FEET; THENCE NORTH 08 DEGREES, 43 MINUTES AND 08 SECONDS WEST ALONG SAID CENTERLINE 118.86 FEET; THENCE NORTH 18 DEGREES, 56 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 141.74 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 79 DEGREES, 32 MINUTES AND 13 SECONDS EAST 30.00 FEET; THENCE SOUTH 79 DEGREES, 32 MINUTES AND 13 SECONDS EAST LEAVING SAID CENTERLINE 303.51 FEET TO A 5/8" IRON PIN; THENCE NORTH 38 DEGREES, 51 MINUTES AND 30 SECONDS EAST 439.60 FEET TO A 5/8" IRON PIN; THENCE SOUTH 72 DEGREES, 46 MINUTES AND 36 SECONDS EAST 402.51 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREES, 46 MINUTES AND 25 SECONDS EAST 528.73 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 88 DEGREES, 55 MINUTES AND 27 SECONDS WEST ALONG SAID SOUTH LINE 859.84 FEET TO THE POINT OF BEGINNING, CONTAINING 10.3 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 RECORD, IF ANY, AS PER SURVEY #2021-006914 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2021.

DESCRIPTION - 10.0 ACRE TRACT #1

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 54 NORTH, RANGE 4 WEST, PIKE COUNTY, MISSOURI BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 89 DEGREES, 15 MINUTES AND 55 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 200.43 FEET TO THE CENTERLINE OF PIKE COUNTY ROUTE #49, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 15 MINUTES AND 55 SECONDS EAST 27.50 FEET; THENCE NORTH 07 DEGREES, 56 MINUTES AND 38 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE 58.43 FEET; THENCE NORTH 08 DEGREES, 43 MINUTES AND 08 SECONDS WEST ALONG SAID CENTERLINE 118.86 FEET; THENCE NORTH 18 DEGREES, 56 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 141.74 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 79 DEGREES, 32 MINUTES AND 13 SECONDS EAST 30.00 FEET; THENCE CONTINUE NORTH 18 DEGREES, 56 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 313.93 FEET; THENCE NORTH 17 DEGREES, 24 MINUTES AND 36 SECONDS WEST ALONG SAID CENTERLINE 376.33 FEET; THENCE NORTH 09 DEGREES, 07 MINUTES AND 36 SECONDS WEST ALONG SAID CENTERLINE 158.47 FEET; THENCE NORTH 03 DEGREES, 43 MINUTES AND 41 SECONDS WEST ALONG SAID CENTERLINE 210.77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION FROM WHICH A 5/8" IRON PIN BEARS SOUTH 88 DEGREES, 57 MINUTES AND 40 SECONDS EAST 23.62 FEET; THENCE SOUTH 88 DEGREES, 57 MINUTES AND 40 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE 338.99 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREES, 46 MINUTES AND 25 SECONDS EAST LEAVING SAID NORTH LINE 981.68 FEET TO A 5/8" IRON PIN; THENCE SOUTH 38 DEGREES, 51 MINUTES AND 30 SECONDS WEST 190.06 FEET TO A 5/8" IRON PIN; THENCE NORTH 79 DEGREES, 32 MINUTES AND 13 SECONDS WEST 303.51 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 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 RECORD, IF ANY, AS PER SURVEY #2021-006914 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2021.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MAY 20, 2021 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.

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

5-20-21