

GRAPHIC SCALE
 300 0 150 300
 1 INCH = 300 FT.
 GRID NORTH
 BEARING REFERENCES:
 BASED ON
 GPS OBSERVATIONS
 STATE PLANE COORDINATE SYSTEM
 ZONE: MISSOURI CENTRAL

RECORDER INFORMATION ONLY

DESCRIPTION - 79.6 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 59 NORTH, RANGE 17 WEST, MACON COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES, 11 MINUTES AND 13 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF 2616.60 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #149; THENCE SOUTH 01 DEGREE, 54 MINUTES AND 23 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY 53.31 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 17 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 573.13 FEET TO A POINT FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 83 DEGREES, 20 MINUTES AND 01 SECOND EAST 0.97 FEET; THENCE CONTINUE SOUTH 01 DEGREE, 17 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 334.46 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 89 DEGREES, 07 MINUTES AND 03 SECONDS EAST 0.69 FEET; THENCE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 1296.48 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 24 MINUTES AND 56 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 1325.38 FEET TO A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 01 DEGREE, 50 MINUTES AND 34 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST LINE OF SAID SECTION 1326.36 FEET TO THE POINT OF BEGINNING, CONTAINING 79.6 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 #2023-008296 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

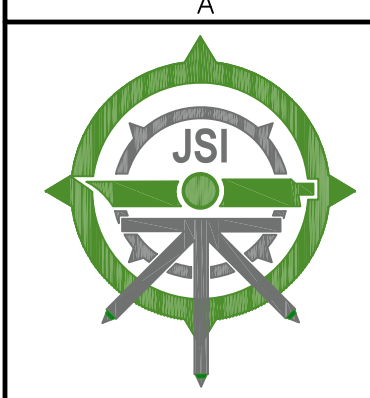
DESCRIPTION - 79.7 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 59 NORTH, RANGE 17 WEST, MACON COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 01 DEGREE, 50 MINUTES AND 34 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 1326.36 FEET TO A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 24 MINUTES AND 56 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1325.38 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES, 07 MINUTES AND 03 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE 1296.48 FEET TO THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #149, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 89 DEGREES, 07 MINUTES AND 03 SECONDS EAST 0.69 FEET; THENCE SOUTH 02 DEGREES, 29 MINUTES AND 23 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID RIGHT-OF-WAY 665.37 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 54 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 658.47 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 19 MINUTES AND 40 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID SOUTH LINE 2613.66 FEET TO THE POINT OF BEGINNING, CONTAINING 79.7 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 #2023-008296 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON SEPTEMBER 1, 2023 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.

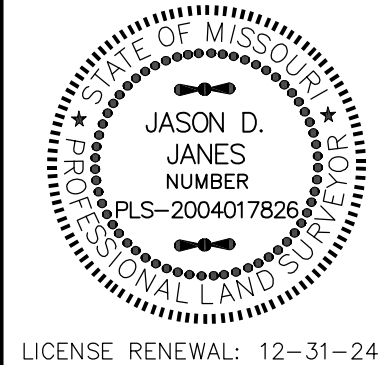
[Signature]
 9-1-23
 JASON D. JANES, P.L.S. #2004017826 - MISSOURI



JANES SURVEYING INC.
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 PALMYRA, MO. 63461
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 JANES SURVEYING, INC.
 MISSOURI STATE CERTIFICATE
 OF AUTHORITY #000342
 RENEWAL: 12-31-23

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 23, TOWNSHIP 59 NORTH, RANGE 17 WEST, MACON COUNTY, MISSOURI.

BOUNDARY SURVEY
 (AS MADE FOR DANIEL YODER)



JASON D. JANES, SURVEYOR
 MO# PLS-2004017826
JSI PROJECT NO. 2023-008296
 FIELD BOOK NO: 84
 FIELD: RYAN
 DRAWN: ERICA
 CHECKED: TYLER
 REVISED:
 REVISED:

LICENSE RENEWAL: 12-31-24