

RECORDER INFORMATION ONLY

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FT.

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

- = CORNER POST FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET
- X- = FENCELINE

PREVIOUS SURVEY BY:
M.T. WASSON PLS #2003013183
DECEMBER 2017

DESCRIPTION - 10.0 ACRE TRACT
A TRACT OF LAND LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 3; THENCE NORTH 02 DEGREES, 22 MINUTES AND 49 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1254.04 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES, 22 MINUTES AND 49 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 325.86 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 59 MINUTES AND 24 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 1336.01 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE "F"; THENCE SOUTH 01 DEGREE, 44 MINUTES AND 33 SECONDS WEST ALONG SAID RIGHT-OF-WAY AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 1339.64 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 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 #2024-009010 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2025.

DESCRIPTION - 30.0 ACRE TRACT
A TRACT OF LAND LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 3; THENCE NORTH 02 DEGREES, 22 MINUTES AND 49 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1254.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 59 MINUTES AND 24 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 1339.64 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE "F"; THENCE SOUTH 01 DEGREE, 44 MINUTES AND 33 SECONDS WEST ALONG SAID RIGHT-OF-WAY 541.26 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 59 MINUTES AND 24 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 817.53 FEET TO THE POINT OF BEGINNING, CONTAINING 30.0 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 #2024-009010 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2025.

DESCRIPTION - 8.7 ACRE TRACT
A TRACT OF LAND LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 3; THENCE SOUTH 88 DEGREES, 59 MINUTES AND 24 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 817.53 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 02 DEGREES, 00 MINUTES AND 29 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE 714.60 FEET TO A FOUND CORNER POST; THENCE SOUTH 88 DEGREES, 46 MINUTES AND 17 SECONDS EAST 532.74 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE "F"; THENCE SOUTH 01 DEGREE, 44 MINUTES AND 33 SECONDS WEST ALONG SAID RIGHT-OF-WAY 98.96 FEET TO A 5/8" IRON PIN; THENCE SOUTH 07 DEGREES, 27 MINUTES AND 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY 100.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 03 DEGREES, 58 MINUTES AND 05 SECONDS EAST ALONG SAID RIGHT-OF-WAY 100.50 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 88 DEGREES, 59 MINUTES AND 24 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 536.07 FEET TO THE POINT OF BEGINNING, CONTAINING 8.7 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 #2024-009010 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2025.

NOTE:
ALL IMPROVEMENTS ARE TO BE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO PROPERTY LINES.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JANUARY 16, 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.

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

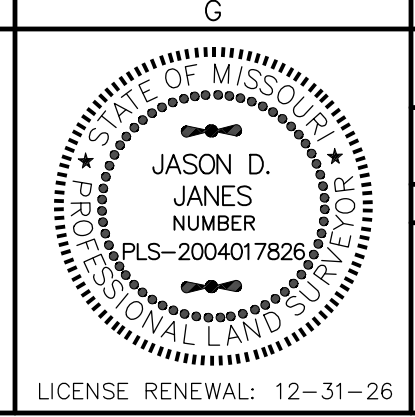


JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR DARYL ANN ROGERS & OLIVER AUGUST SCHUCHARD)



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| JASON D. JANES, SURVEYOR MO# PLS-2004017826 |
| JSI PROJECT NO. 2024-009010 |
| FIELD BOOK NO: 123 |
| FIELD: CREIGHTON |
| DRAWN: TYLER |
| CHECKED: DOUG |
| REVISED: |
| REVISED: |