



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

RECORDER INFORMATION ONLY

DESCRIPTION - 11.1 ACRE TRACT
A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 12, TOWNSHIP 54 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES, 28 MINUTES AND 34 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 729.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 83 DEGREES, 29 MINUTES AND 53 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE 250.71 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 69 DEGREES, 02 MINUTES AND 06 SECONDS WEST 414.04 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 69 DEGREES, 06 MINUTES AND 36 SECONDS WEST 138.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 16 DEGREES, 06 MINUTES AND 05 SECONDS WEST 129.86 FEET TO A 5/8" IRON PIN; THENCE NORTH 35 DEGREES, 32 MINUTES AND 15 SECONDS WEST 160.33 FEET TO A 5/8" IRON PIN; THENCE NORTH 54 DEGREES, 45 MINUTES AND 39 SECONDS EAST 1087.32 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE SOUTH 00 DEGREES, 35 MINUTES AND 30 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 362.46 FEET TO A FOUND IRON PIPE; THENCE SOUTH 59 DEGREES, 27 MINUTES AND 30 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE 592.82 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON PIN BEARS SOUTH 84 DEGREES, 24 MINUTES AND 27 SECONDS WEST 510.08 FEET TO THE POINT OF BEGINNING, CONTAINING 11.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED HAVING THE RIGHT-OF-USE A 30.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN SECTION 12, TOWNSHIP 54 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND LYING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, THENCE NORTH 16 DEGREES, 06 MINUTES AND 05 SECONDS WEST 39.22 FEET; THENCE SOUTH 73 DEGREES, 53 MINUTES AND 55 SECONDS WEST 15.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 16 DEGREES, 06 MINUTES AND 05 SECONDS EAST 41.74 FEET; THENCE SOUTH 08 DEGREES, 15 MINUTES AND 21 SECONDS WEST 239.79 FEET; THENCE SOUTH 03 DEGREES, 39 MINUTES AND 40 SECONDS WEST 91.48 FEET; THENCE SOUTH 10 DEGREES, 14 MINUTES AND 21 SECONDS EAST 78.84 FEET; THENCE SOUTH 34 DEGREES, 14 MINUTES AND 37 SECONDS EAST 68.11 FEET; THENCE SOUTH 53 DEGREES, 01 MINUTE AND 37 SECONDS EAST 66.07 FEET; THENCE SOUTH 61 DEGREES, 32 MINUTES AND 40 SECONDS EAST 80.31 FEET; THENCE SOUTH 70 DEGREES, 47 MINUTES AND 50 SECONDS EAST 60.58 FEET; THENCE SOUTH 78 DEGREES, 00 MINUTES AND 59 SECONDS EAST 94.01 FEET; THENCE SOUTH 66 DEGREES, 22 MINUTES AND 02 SECONDS EAST 80.96 FEET; THENCE SOUTH 03 DEGREES, 20 MINUTES AND 10 SECONDS WEST 162.64 FEET; THENCE SOUTH 01 DEGREE, 51 MINUTES AND 01 SECOND EAST 172.63 FEET; THENCE SOUTH 35 DEGREES, 49 MINUTES AND 34 SECONDS EAST 81.55 FEET; THENCE SOUTH 25 DEGREES, 25 MINUTES AND 49 SECONDS EAST 68.84 FEET TO THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE #79 AND THE POINT OF TERMINATION OF SAID LINE. ALSO WITH THE ABOVE DESCRIBED BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY, AS PER SURVEY 2023-007958-1 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2023.

PREVIOUS SURVEY BY:
N.D. ELLERBROCK, PLS #2001011921
APRIL 2020
BEARING VARIATION = 00°00'57"

PREVIOUS SURVEYS BY:
J.H. FLEMING, PLS #177
SEPTEMBER 1961
AUGUST 1969
OCTOBER 1980

PREVIOUS SURVEY BY:
M. ESHRAGHI, PLS #2008000717
DECEMBER 2009
BEARING VARIATION = 01°09'12"

PREVIOUS SURVEY BY:
W.S. BOWLEWARE
MAY 1960

LINE	BEARING	DISTANCE
E1	S16°06'05"E	41.74'
E2	S08°15'21"W	239.79'
E3	S03°39'40"W	91.48'
E4	S10°14'21"E	78.84'
E5	S34°14'37"E	68.11'
E6	S53°01'37"E	66.07'
E7	S61°32'40"E	80.31'
E8	S70°47'50"E	60.58'
E9	S78°00'59"E	94.01'
E10	S66°22'02"E	80.96'
E11	S03°20'10"W	162.64'
E12	S01°51'01"E	172.63'
E13	S35°49'34"E	81.55'
E14	S25°25'49"E	68.84'

- = IRON PIPE FOUND
- ⊗ = IRON BAR FOUND
- = 1/2" IRON PIN FOUND
- = 5/8" IRON PIN FOUND OR SET (PREVIOUS SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- (R) = RECORD DISTANCE
- (M) = MEASURED DISTANCE
- (F) = FOUND DISTANCE

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 21, 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)

5-9-23
JASON D. JANES, P.L.S. #2004017826 - MISSOURI
PIKE COUNTY SURVEYOR

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

JANE'S SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-23

A TRACT OF LAND LYING IN SECTIONS 2, 11 & 12
TOWNSHIP 54 NORTH, RANGE 2 WEST,
PIKE COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR DR. MARK ESHRAGHI)

JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO. 2023-007958-1

FIELD BOOK NO: 105

FIELD: JASE
DRAWN: JOE
CHECKED: TYLER
REVISED: 5/9/23
REVISED:

LICENSE RENEWAL: 12-31-24