

DESCRIPTION - 42.4 ACRE TRACT #1

A TRACT OF LAND LYING IN LOT 3 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 7 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 01 DEGREE, 34 MINUTES AND 17 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 1307.03 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 49 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID LOT 3 AND ALONG ARIEL LANE 1417.04 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 29 MINUTES AND 51 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID ARIEL LANE 1299.59 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES, 41 MINUTES AND 56 SECONDS EAST ALONG SAID NORTH LINE 1418.95 FEET TO THE POINT OF BEGINNING, CONTAINING 42.4 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 OF RECORD, IF ANY. AS PER SURVEY #2026-009735 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JUNE OF 2026.

PARENT TRACT
DOC ID #2016-60298

- = CORNER TREE FOUND
- = 5/8" IRON PIN FOUND
- ⊙ = 5/8" IRON PIN SET (PREVIOUS JSI SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- x- = FENCELINE



RECORDER INFORMATION ONLY

GRAPHIC SCALE
300 0 150 300
1 INCH = 300 FT.

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

DESCRIPTION - 36.0 ACRE TRACT #2

A TRACT OF LAND LYING IN LOT 3 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 7 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:


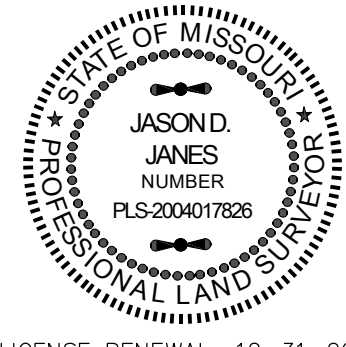
BEGINNING AT A FOUND RECORD CORNER TREE MARKING THE NORTHWEST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES, 41 MINUTES AND 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 1210.27 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 29 MINUTES AND 51 SECONDS WEST LEAVING SAID NORTH LINE AND PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1299.59 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 49 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG ARIEL LANE 1210.09 FEET TO A FOUND 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01 DEGREE, 29 MINUTES AND 51 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID ARIEL LANE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1293.29 FEET TO THE POINT OF BEGINNING, CONTAINING 36.0 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 OF RECORD, IF ANY. AS PER SURVEY #2026-009735 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JUNE OF 2026.

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 JUNE 19, 2026 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.

6-19-26
JASON D. JANES, P.L.S. #2004017826 - MISSOURI
RALLS COUNTY SURVEYOR

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	<p>JANES SURVEYING INC. 222 S. MAIN - P.O. BOX 146 PALMYRA, MO. 63461 PHONE 844.769.7020 / FAX 573.769.5512 WWW.JANESSURVEYING.COM</p> <p>JANES SURVEYING, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY #000342 RENEWAL: 12-31-27</p>	<p>A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 7 WEST, RALLS COUNTY, MISSOURI.</p>	<h1 style="margin: 0;">BOUNDARY SURVEY</h1> <p style="margin: 0;">(AS MADE FOR STEVE WHITE)</p>	 <p>LICENSE RENEWAL: 12-31-26</p>	<p>JASON D. JANES, SURVEYOR MO# PLS-2004017826</p> <p>JSI PROJECT NO. 2026-009735</p> <p>FIELD BOOK NO: 149</p> <p>FIELD: RYAN DRAWN: JOE CHECKED: DOUG REVISED:</p>
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