

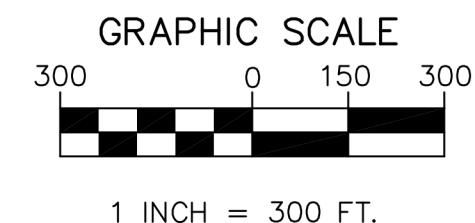
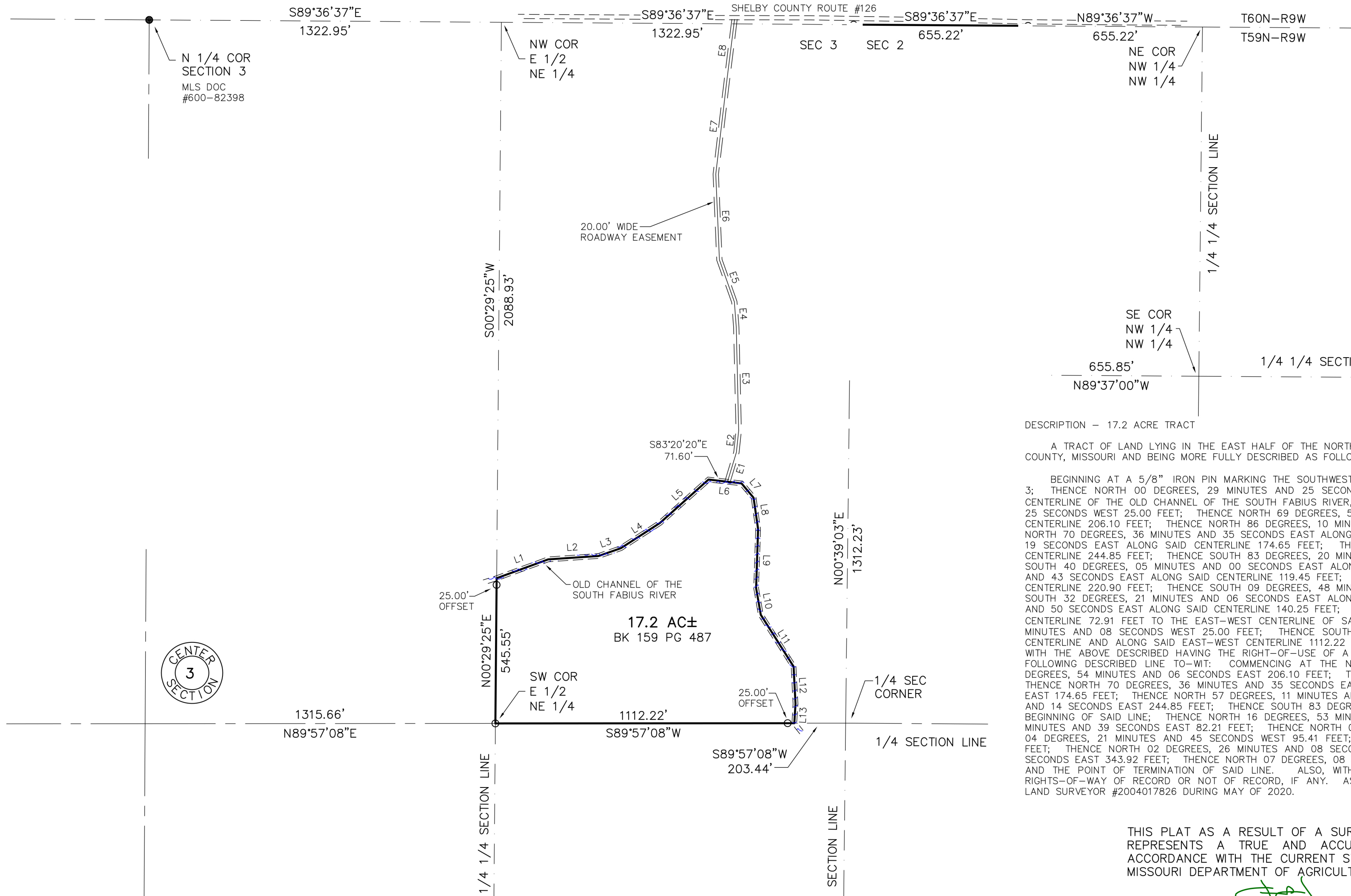
LINE	BEARING	LENGTH
L1	N69°54'06"E	206.10'
L2	N86°10'07"E	189.83'
L3	N70°36'35"E	88.71'
L4	N57°11'19"E	174.65'
L5	N48°12'14"E	244.85'
L6	S83°20'20"E	124.69'
L7	S40°05'00"E	70.52'
L8	S08°09'43"E	119.45'
L9	S01°56'51"W	220.90'
L10	S09°48'34"E	102.10'
L11	S32°21'06"E	230.21'
L12	S02°57'50"E	140.25'
L13	S03°27'18"W	72.91'

LINE	BEARING	LENGTH
E1	N16°53'09"E	115.68'
E2	N05°55'39"E	82.21'
E3	N01°20'11"W	388.61'
E4	N04°21'45"W	95.41'
E5	N19°34'52"W	167.38'
E6	N02°26'08"W	322.03'
E7	N06°44'25"E	343.92'
E8	N07°08'56"E	242.11'

● = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET
-x- = FENCELINE

PREVIOUS SURVEY BY:
M.J. LIKES, PLS #1363
JULY 2007

RECORDER INFORMATION ONLY



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

DESCRIPTION - 17.2 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES, 29 MINUTES AND 25 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF 545.55 FEET TO THE CENTERLINE OF THE OLD CHANNEL OF THE SOUTH FABIVS RIVER, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 29 MINUTES AND 25 SECONDS WEST 25.00 FEET; THENCE NORTH 69 DEGREES, 54 MINUTES AND 06 SECONDS EAST LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE 206.10 FEET; THENCE NORTH 86 DEGREES, 10 MINUTES AND 07 SECONDS EAST ALONG SAID CENTERLINE 189.83 FEET; THENCE NORTH 70 DEGREES, 36 MINUTES AND 35 SECONDS EAST ALONG SAID CENTERLINE 88.71 FEET; THENCE NORTH 57 DEGREES, 11 MINUTES AND 19 SECONDS EAST ALONG SAID CENTERLINE 174.65 FEET; THENCE NORTH 48 DEGREES, 12 MINUTES AND 14 SECONDS EAST ALONG SAID CENTERLINE 244.85 FEET; THENCE SOUTH 83 DEGREES, 20 MINUTES AND 20 SECONDS EAST ALONG SAID CENTERLINE 124.69 FEET; THENCE SOUTH 40 DEGREES, 05 MINUTES AND 00 SECONDS EAST ALONG SAID CENTERLINE 70.52 FEET; THENCE SOUTH 08 DEGREES, 09 MINUTES AND 43 SECONDS EAST ALONG SAID CENTERLINE 119.45 FEET; THENCE SOUTH 01 DEGREE, 56 MINUTES AND 51 SECONDS WEST ALONG SAID CENTERLINE 220.90 FEET; THENCE SOUTH 09 DEGREES, 48 MINUTES AND 34 SECONDS EAST ALONG SAID CENTERLINE 102.10 FEET; THENCE SOUTH 32 DEGREES, 21 MINUTES AND 06 SECONDS EAST ALONG SAID CENTERLINE 230.21 FEET; THENCE SOUTH 02 DEGREES, 57 MINUTES AND 50 SECONDS EAST ALONG SAID CENTERLINE 140.25 FEET; THENCE SOUTH 03 DEGREES, 27 MINUTES AND 18 SECONDS WEST ALONG SAID CENTERLINE 72.91 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 57 MINUTES AND 08 SECONDS WEST 25.00 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES AND 08 SECONDS WEST LEAVING SAID CHANNEL CENTERLINE AND ALONG SAID EAST-WEST CENTERLINE 1112.22 FEET TO THE POINT OF BEGINNING, CONTAINING 17.2 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED HAVING THE RIGHT-OF-USE OF A 20.00 FEET WIDE ROADWAY EASEMENT LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 69 DEGREES, 54 MINUTES AND 06 SECONDS EAST 206.10 FEET; THENCE NORTH 86 DEGREES, 10 MINUTES AND 07 SECONDS EAST 189.83 FEET; THENCE NORTH 70 DEGREES, 36 MINUTES AND 35 SECONDS EAST 88.71 FEET; THENCE NORTH 57 DEGREES, 11 MINUTES AND 19 SECONDS EAST 174.65 FEET; THENCE NORTH 48 DEGREES, 12 MINUTES AND 14 SECONDS EAST 244.85 FEET; THENCE SOUTH 83 DEGREES, 20 MINUTES AND 20 SECONDS EAST 124.69 FEET; THENCE SOUTH 40 DEGREES, 05 MINUTES AND 00 SECONDS EAST 70.52 FEET; THENCE SOUTH 08 DEGREES, 09 MINUTES AND 43 SECONDS EAST 119.45 FEET; THENCE SOUTH 01 DEGREE, 56 MINUTES AND 51 SECONDS WEST 220.90 FEET; THENCE SOUTH 09 DEGREES, 48 MINUTES AND 34 SECONDS EAST 102.10 FEET; THENCE SOUTH 32 DEGREES, 21 MINUTES AND 06 SECONDS EAST 230.21 FEET; THENCE SOUTH 02 DEGREES, 57 MINUTES AND 50 SECONDS EAST 140.25 FEET; THENCE SOUTH 03 DEGREES, 27 MINUTES AND 18 SECONDS WEST 72.91 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 16 DEGREES, 53 MINUTES AND 09 SECONDS EAST 115.68 FEET; THENCE NORTH 05 DEGREES, 55 MINUTES AND 39 SECONDS EAST 82.21 FEET; THENCE NORTH 01 DEGREE, 20 MINUTES AND 11 SECONDS WEST 388.61 FEET; THENCE NORTH 04 DEGREES, 21 MINUTES AND 45 SECONDS WEST 95.41 FEET; THENCE NORTH 19 DEGREES, 34 MINUTES AND 52 SECONDS WEST 167.38 FEET; THENCE NORTH 02 DEGREES, 26 MINUTES AND 08 SECONDS WEST 322.03 FEET; THENCE NORTH 06 DEGREES, 44 MINUTES AND 25 SECONDS EAST 343.92 FEET; THENCE NORTH 07 DEGREES, 08 MINUTES AND 56 SECONDS EAST 242.11 FEET TO SHELBY COUNTY ROUTE #126 AND THE POINT OF TERMINATION OF SAID LINE. ALSO, WITH THE ABOVE DESCRIBED TRACT BEING SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006255 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2020.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MAY 22, 2020 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.

5-22-20

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

JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 573.769.7020 / FAX 573.769.7020

JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-21

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 & THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 59 NORTH, RANGE 9 WEST, SHELBY COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR DENNY DAWSON)

JASON D. JANES
PROFESSIONAL LAND SURVEYOR
PLS-2004017826
LICENSE RENEWAL: 12-31-20

JASON D. JANES, SURVEYOR MO# PLS-2004017826
JSI PROJECT NO. 2020-006255
FIELD BOOK NO: 74
FIELD: TOM
DRAWN: ABBY
CHECKED: TYLER
REVISED:
REVISED: