

- ▲ = STONE FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET (JSI #2023-008002)
- = 5/8" IRON PIN SET (THIS SURVEY)
- x- = FENCELINE

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

RECORDER INFORMATION ONLY

DESCRIPTION - 90.8 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 59 NORTH, RANGE 8 WEST, MARION COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 88 DEGREES, 03 MINUTES AND 31 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF 2088.27 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 03 MINUTES AND 31 SECONDS WEST 25.00 FEET; THENCE SOUTH 02 DEGREES, 09 MINUTES AND 30 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG MARION COUNTY ROUTE #119 A DISTANCE OF 3374.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 16 DEGREES 25 MINUTES AND 05 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE 277.12 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES 16 MINUTES AND 02 SECONDS EAST 102.71 FEET TO A 5/8" IRON PIN; THENCE NORTH 17 DEGREES 37 MINUTES AND 44 SECONDS WEST 49.92 FEET TO A 5/8" IRON PIN; THENCE NORTH 28 DEGREES 42 MINUTES AND 06 SECONDS WEST 285.60 FEET TO A 5/8" IRON PIN; THENCE NORTH 30 DEGREES 33 MINUTES AND 49 SECONDS WEST 1269.04 FEET TO A 5/8" IRON PIN; THENCE NORTH 40 DEGREES 26 MINUTES AND 56 SECONDS WEST 16.50 FEET TO A 5/8" IRON PIN; THENCE NORTH 41 DEGREES 10 MINUTES AND 13 SECONDS WEST 384.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 75 DEGREES 20 MINUTES AND 49 SECONDS WEST 910.19 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 57 MINUTES AND 34 SECONDS EAST ALONG SAID WEST LINE 288.50 FEET TO A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 01 DEGREE, 59 MINUTES AND 39 SECONDS EAST ALONG SAID WEST LINE 1324.15 FEET TO THE POINT OF BEGINNING, CONTAINING 90.8 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 #2024-008687 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2024.

DESCRIPTION - 98.1 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 59 NORTH, RANGE 8 WEST, MARION COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 01 DEGREE, 57 MINUTES AND 34 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 2347.59 FEET TO A 5/8" IRON PIN; THENCE NORTH 75 DEGREES 20 MINUTES AND 49 SECONDS EAST LEAVING SAID WEST LINE 910.19 FEET TO A 5/8" IRON PIN; THENCE SOUTH 41 DEGREES 10 MINUTES AND 13 SECONDS EAST 384.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 40 DEGREES 26 MINUTES AND 56 SECONDS EAST 16.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 30 DEGREES 33 MINUTES AND 49 SECONDS EAST 1269.04 FEET TO A 5/8" IRON PIN; THENCE SOUTH 28 DEGREES 42 MINUTES AND 06 SECONDS EAST 285.60 FEET TO A 5/8" IRON PIN; THENCE SOUTH 17 DEGREES 37 MINUTES AND 44 SECONDS EAST 49.92 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES 16 MINUTES AND 02 SECONDS WEST 102.71 FEET TO A 5/8" IRON PIN; THENCE SOUTH 16 DEGREES 25 MINUTES AND 05 SECONDS EAST 277.12 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE SOUTH 02 DEGREES, 09 MINUTES AND 30 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG MARION COUNTY ROUTE #119 A DISTANCE OF 563.11 FEET TO THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "J", FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 27 MINUTES AND 48 SECONDS WEST 25.00 FEET; THENCE NORTH 88 DEGREES, 27 MINUTES AND 48 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID COUNTY ROUTE AND ALONG SAID RIGHT-OF-WAY 766.39 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 01 DEGREE, 58 MINUTE AND 33 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES, 38 MINUTES AND 00 SECONDS, AN ARC LENGTH OF 234.50 FEET AND A CHORD OF SOUTH 89 DEGREES, 13 MINUTES AND 12 SECONDS WEST 234.44 FEET TO A 5/8" IRON PIN; THENCE SOUTH 86 DEGREES, 54 MINUTES AND 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY 116.09 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 87 DEGREES, 50 MINUTES AND 38 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY 959.23 FEET TO THE POINT OF BEGINNING, CONTAINING 98.1 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 #2024-008687 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MAY OF 2024.

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 MAY 8, 2024 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)*

5-8-24

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

©2024

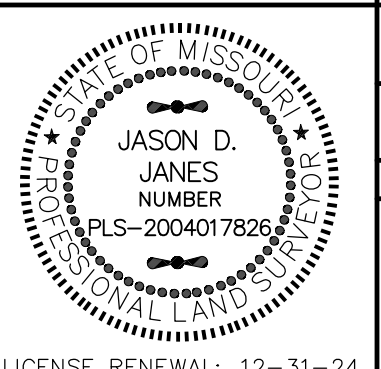


**JANES SURVEYING INC.**  
 222 S. MAIN - P.O. BOX 146  
 PALMYRA, MO. 63461  
 PHONE 844.769.7020 / FAX 573.769.5512  
 WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 19, TOWNSHIP 59 NORTH, RANGE 8 WEST, MARION COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
 (AS MADE FOR DENNIS J. & KATHY L. DAWSON)



JASON D. JANES, SURVEYOR MO# PLS-2004017826	
JSI PROJECT NO. 2024-008687	
FIELD BOOK NO: 110	
FIELD: CREIGHTON	DRAWN: JOE
CHECKED: DOUG	REVISED:
LICENSE RENEWAL: 12-31-24	