

PREVIOUS SURVEY BY:
H.R. CRANE, PLS #1111
JULY 1973

PREVIOUS JSI SURVEY:
#2016-004621
DECEMBER 2016

GRAPHIC SCALE
500 0 250 500

1 INCH = 500 FT.

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

DESCRIPTION - 77.8 ACRE TRACT #1

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 18, TOWNSHIP 59 NORTH, RANGE 5 WEST, MARION COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 56 MINUTES AND 06 SECONDS WEST 15.00 FEET; THENCE SOUTH 88 DEGREES, 16 MINUTES AND 04 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION AND ALONG MARION COUNTY ROUTE #346 A DISTANCE OF 256.38 FEET TO A POINT, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 43 MINUTES AND 56 SECONDS WEST 15.00 FEET; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 56 SECONDS WEST LEAVING SAID NORTH LINE AND SAID COUNTY ROUTE AND 352.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 16 MINUTES AND 04 SECONDS EAST PARALLEL WITH SAID NORTH LINE 261.60 FEET TO A 5/8" IRON PIN; THENCE NORTH 50 DEGREES, 49 MINUTES AND 51 SECONDS EAST 173.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 43 MINUTES AND 56 SECONDS WEST 238.94 FEET TO THE NORTH LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 43 MINUTES AND 56 SECONDS WEST 15.00 FEET; THENCE SOUTH 88 DEGREES, 16 MINUTES AND 04 SECONDS EAST ALONG SAID NORTH LINE AND ALONG SAID MARION COUNTY ROUTE #346 A DISTANCE OF 679.83 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 54 MINUTES AND 38 SECONDS WEST 20.00 FEET; THENCE SOUTH 01 DEGREE, 54 MINUTES AND 38 SECONDS WEST LEAVING SAID NORTH LINE AND SAID COUNTY ROUTE AND PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2645.55 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 88 DEGREES, 21 MINUTES AND 55 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 1322.27 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREE, 56 MINUTES AND 06 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST LINE OF SAID EAST HALF 2647.82 FEET TO THE POINT OF BEGINNING, CONTAINING 77.8 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 #2024-008555 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

THIS PLAT WAS REVISED ON MARCH 25, 2024 TO ADJUST THE 3.0± ACRE TRACT BOUNDARY.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 15, 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]

3-25-24

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

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

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 18, TOWNSHIP 59 NORTH, RANGE 5 WEST, MARION COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR EMMA L. HOERR LIVING TRUST)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO. 2024-008555

FIELD BOOK NO: 119

FIELD: RYAN

DRAWN: JOE

CHECKED: DOUG

REVISED: 3/25/24

REVISED:

LICENSE RENEWAL: 12-31-24

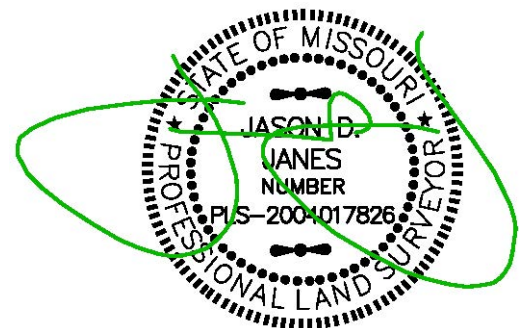


Description – Emma L. Hoerr Living Trust
77.8 Acre Tract #1

2024-008555
Revised – March 25, 2024

A tract of land lying in the North Half of Section 18, Township 59 North, Range 5 West, Marion County, Missouri and being more fully described as follows to-wit:

Beginning at the Northwest Corner of the East Half of the Northwest Quarter of said Section 18, from which a 5/8" iron pin bears South 01 degree, 56 minutes and 06 seconds West 15.00 feet; thence South 88 degrees, 16 minutes and 04 seconds East along the North line of said Section and along Marion County Route #346 a distance of 256.38 feet to a point, from which a 5/8" iron pin bears South 01 degree, 43 minutes and 56 seconds West 15.00 feet; thence South 01 degree, 43 minutes and 56 seconds West leaving said North line and said County Route and 352.70 feet to a 5/8" iron pin; thence South 88 degrees, 16 minutes and 04 seconds East parallel with said North line 261.60 feet to a 5/8" iron pin; thence North 50 degrees, 49 minutes and 51 seconds East 173.75 feet to a 5/8" iron pin; thence North 01 degree, 43 minutes and 56 seconds East 238.94 feet to the North line of said Section, from which a 5/8" iron pin bears South 01 degree, 43 minutes and 56 seconds West 15.00 feet; thence South 88 degrees, 16 minutes and 04 seconds East along said North line and along said Marion County Route #346 a distance of 679.83 feet to a point from which a 5/8" iron pin bears South 01 degree, 54 minutes and 38 seconds West 20.00 feet; thence South 01 degree, 54 minutes and 38 seconds West leaving said North line and said County Route and parallel with the North-South centerline of said Section 2645.55 feet to a 5/8" iron pin on the East-West centerline of said Section; thence North 88 degrees, 21 minutes and 55 seconds West along said East-West centerline 1322.27 feet to a 5/8" iron pin marking the Southwest Corner of the East Half of the Northwest Quarter of said Section; thence North 01 degree, 56 minutes and 06 seconds East leaving said East-West centerline and along the West line of said East Half 2647.82 feet to the Point of Beginning, containing 77.8 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 #2024-008555 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during March of 2024.



Prepared by
JANES SURVEYING, Inc.
222 South Main
Palmyra, Missouri 63461

March 25, 2024

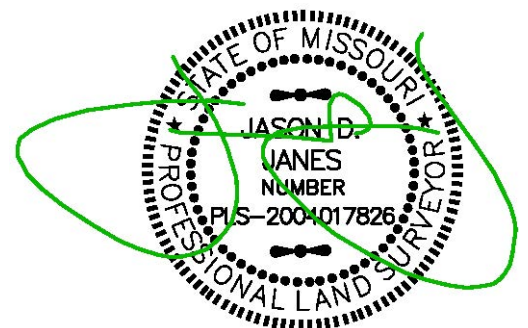


Description – Emma L. Hoerr Living Trust
78.3 Acre Tract #2

2024-008555
Revised – March 25, 2024

A tract of land lying in the West Half of the Northeast Quarter of Section 18, Township 59 North, Range 5 West, Marion County, Missouri and being more fully described as follows to-wit:

Beginning at the Northeast Corner of the West Half of the Northeast Quarter of said Section 18, from which a 5/8" iron pin bears South 01 degree, 53 minutes and 10 seconds West 25.00 feet; thence South 01 degree, 53 minutes and 10 seconds West along the East line of said West Half 2643.35 feet to a 5/8" iron pin marking the Southeast Corner of said West Half; thence North 88 degrees, 21 minutes and 55 seconds West leaving said East line and along the East-West centerline of said Section 1290.27 feet to a 5/8" iron pin; thence North 01 degree, 54 minutes and 38 seconds East leaving said East-West centerline and parallel with the North-South centerline of said Section 2645.55 feet to the North line of said Section, from which a 5/8" iron pin bears South 01 degree, 54 minutes and 38 seconds West 20.00 feet; thence South 88 degrees, 16 minutes and 04 seconds East along said North line and along Marion County Route #346 a distance of 1289.13 feet to the Point of Beginning, containing 78.3 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 #2024-008555 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during March of 2024.



March 25, 2024

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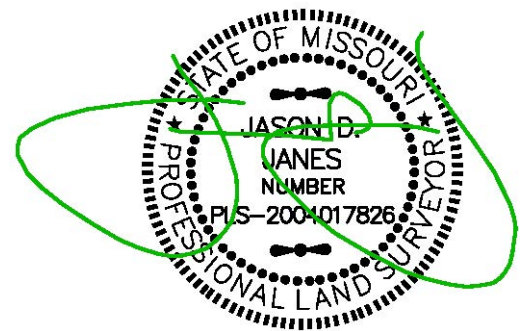


Description – Emma L. Hoerr Living Trust
3.0 Acre Tract #4

2024-008555
Revised – March 25, 2024

A tract of land lying in the East Half of the Northwest Quarter of Section 18, Township 59 North, Range 5 West, Marion County, Missouri and being more fully described as follows to-wit:

Commencing at the Northwest Corner of the East Half of the Northwest Quarter of said Section 18, from which a 5/8" iron pin bears South 01 degree, 56 minutes and 06 seconds West 15.00 feet; thence South 88 degrees, 16 minutes and 04 seconds East along the North line of said Section and along Marion County Route #346 a distance of 256.38 feet to the **True Point of Beginning**, from which a 5/8" iron pin bears South 01 degree, 43 minutes and 56 seconds West 15.00 feet; thence continue South 88 degrees, 16 minutes and 04 seconds East along said North line and said County Route 392.93 feet to a point from which a 5/8" iron pin bears South 01 degree, 43 minutes and 56 seconds West 15.00 feet; thence South 01 degree, 43 minutes and 56 seconds West leaving said North line and said County Route 238.94 feet to a 5/8" iron pin; thence South 50 degrees, 49 minutes and 51 seconds West 173.75 feet to a 5/8" iron pin; thence North 88 degrees, 16 minutes and 04 seconds West parallel with the North line of said Section 261.60 feet to a 5/8" iron pin; thence North 01 degree, 43 minutes and 56 seconds East 352.70 feet to the Point of Beginning, containing 3.0 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 #2024-008555 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during March of 2024.



March 25, 2024

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