



GRAPHIC SCALE 600 0 300 600

1 INCH = 600 FT.

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IMAGE COURTESY OF:









DESCRIPTION - 72.6 ACRE TRACT #1 DESCRIPTION - 39.9 ACRE TRACT #2 A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 64 NORTH, A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 64 NORTH, RANGE 12 RANGE 12 WEST, SCOTLAND COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: WEST, SCOTLAND COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A FOUND CORNER POST MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST BEGINNING AT A FOUND CORNER POST MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89 DEGREES, 16 MINUTES AND 08 SECONDS WEST ALONG THE SOUTH LINE OF QUARTER OF SAID SECTION 35; THENCE NORTH 88 DEGREES, 35 MINUTES AND 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SAID NORTH HALF 2615.93 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE #15; THENCE NORTH QUARTER-QUARTER SECTION 1202.99 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 37 MINUTES AND 32 SECONDS WEST 00 DEGREES, 42 MINUTES AND 21 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY 373.12 FEET TO LEAVING SAID NORTH LINE 872.77 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 25 MINUTES AND 15 SECONDS EAST A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 21 MINUTES AND 03 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 254.04 394.64 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 44 MINUTES AND 40 SECONDS EAST 361.65 FEET TO A 5/8" IRON PIN; FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 39 MINUTES AND 20 SECONDS EAST 277.15 FEET TO A 5/8" IRON THENCE SOUTH 16 DEGREES, 01 MINUTE AND 07 SECONDS EAST 91.94 FEET TO THE SOUTH LINE OF SAID SECTION, FROM WHICH A 5/8" PIN; THENCE NORTH 79 DEGREES, 37 MINUTES AND 38 SECONDS EAST 103.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 04 IRON PIN BEARS NORTH 16 DEGREES, 01 MINUTE AND 07 SECONDS WEST 8.00 FEET; THENCE SOUTH 89 DEGREES, 15 MINUTES AND 32 DEGREES, 53 MINUTES AND 12 SECONDS WEST 665.27 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECONDS WEST ALONG SAID SOUTH LINE AND ALONG SCOTLAND COUNTY ROUTE #200 A DISTANCE OF 1609.14 FEET TO THE SOUTH THENCE NORTH 89 DEGREES, 31 MINUTES AND 30 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE 977.35 FEET QUARTER CORNER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH OO DEGREES. 39 MINUTES AND 29 SECONDS WEST TO A FOUND CORNER POST MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF 12.00 FEET; THENCE NORTH OO DEGREES, 39 MINUTES AND 29 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID COUNTY ROUTE THENCE SOUTH 89 DEGREES, 45 MINUTES AND 24 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1302.85 FEET TO THE POINT OF BEGINNING, CONTAINING 39.9 ACRES, 1320.75 FEET TO THE CENTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 45 MINUTES AND MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND 24 SECONDS WEST 30.00 FEET AND A 5/8" IRON PIN BEARS SOUTH 00 DEGREES, 39 MINUTES AND 29 SECONDS EAST 30.00 SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2024-008882 OF RECORDER INFORMATION ONLY JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2024. THENCE SOUTH 00 DEGREES, 39 MINUTES AND 29 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1308.15 FEET TO THE POINT OF BEGINNING, CONTAINING 72.6 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD. IF ANY. AS PER SURVEY #2024-008882 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING PARENT TRACT OCTOBER OF 2024. BK 273 PG 450 GRAPHIC SCALE 200 400 1/4 SEC LINE 5/8" IRON PIN BK 289 SET JSI SURVEY PER JSI SURVEY PG 684 PREVIOUS JSI SURVEY: #2022-007538 #2022-007538 BK 266 E 1/4 COR #2021-007128 LIES 7.0± N OF PG 411 NOT ACCEPTED N89°31'30"E SECTION 35 OCTOBER 2021 CORNER 1 INCH = 400 FT.*┌* 24.84**'** FOR THIS SURVEY 35) PG 684 BK 289 HELD ANCIENT FENCE AS PG 684 S88°54'01"W BEST AVAILABLE EVIDENCE GRID NORTH 2641.36 BEARING REFERENCES: 319.12 977.35 1/4 SEC LINE N89°31'30" N89°31'30"E S89°45'24"E BASED ON HELD LOCATION OF ANCIENT CORNER W 1/4 COR POST AS LOCATED DURING JSI SURVEY GPS OBSERVATIONS = IRON PIPE FOUND SECTION 35. NW COR #2022-007538 AS BEST AVAILABLE 'NAD83' STATE PLANE COORDINATE SYSTEM NAIL FOUND OBLITERATED CORNER PER JSI ËVIDENCE OF CENTER OF SECTION. └NE 1/4 ANCIENT FENCE -30.00' CORNER POST FOUND ZONE: MISSOURI CENTRAL \triangleleft \vdash CORNER POST INACCESSIBLE AT TIME OF SURVEY #2021-007128 APPROX. 150.0' OFFSETS SW 1/4 5/8" IRON PIN SET SURVEY DUE TO MASSIVE BRUSH PILE 7.0 TRA FEET WEST AND LOGGING IN AREA. (PREVIOUS JSI SURVEY) END OF 5/8" IRON PIN SET OBLITERATED (THIS SURVEY) ANCIENT FENCE -**≱**∫ BLDGS -x- = FENCELINE72.6 AC± APPROX. 60.0' S79°37'38"W FEET SOUTH TRACT #1 DESCRIPTION - 7.0 ACRE TRACT #4 - N79**°**37'38"E 103.67 PREVIOUS JSI SURVEY: A TRACT OF LAND LYING IN THE NORTH HALF OF THE #2024-008701 S01'39'20"W SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 64 BK 289 JUNE 2024 BK 289 N01'39'20"E NORTH, RANGE 12 WEST, SCOTLAND COUNTY, MISSOURI PG 684 1/4 1/4 CORNER PER PG 684 277.15 SE COR AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: N88'35'00"E STANDARD SECTIONAL POND BK 279 N 1/2BREAKDOWN N-S & 114.95 15.00 PG 311 S88°21'03"W COMMENCING AT THE WEST QUARTER CORNER OF ANCIENT FENCE E-W OFFSET N88°21'03"E SW 1/4 SAID SECTION 35; THENCE NORTH 89 DEGREES, 31 254.04 1/4 1/4 SEC CORNER PER N89°40'21"E MINUTES AND 30 SECONDS EAST ALONG THE EAST-WEST N88°35'00"E 2615.93 JSI SURVEY #2024-008701 CENTERLINE OF SAID SECTION 24.84 FEET TO A 5/8" 1202.99 IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI S89°16'08"W 1/4 1/4 SEC LINE NW COR ROUTE #15 MARKING THE TRUE POINT OF BEGINNING; NE COR HELD ANCIENT NW COR SW COR HELD ANCIENT FENCE AS SE 1/4 THENCE CONTINUE NORTH 89 DEGREES, 31 MINUTES AND SE 1/4 FENCES AS BEST \N89°16'08"E BEST AVAILABLE EVIDENCE 30 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND -SW 1/4 N 1/2 SE 1/4 AVAILABLE SE 1/4 27.45 BK 282 ALONG SAID EAST-WEST CENTERLINE 319.12 FEET TO A SE 1/4 **EVIDENCE** SW 1/4 PG 100 SE 5/8" IRON PIN; THENCE SOUTH 04 DEGREES, 53 BK 272 MINUTES AND 12 SECONDS EAST LEAVING SAID NORTH PG 516 LINE 665.27 FEET TO A 5/8" IRON PIN; THENCE SOUTH 79 DEGREES, 37 MINUTES AND 38 SECONDS WEST 39.6 AC± BK 279 103.67 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 39.9 AC± PG 312 S88°25'15"W DEGREE, 39 MINUTES AND 20 SECONDS WEST 277.15 TRACT #3 TRACT #2 - N88°25'15"E FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 21 MÍNUTES AND 03 SECONDS WEST 254.04 394.64 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY ∽MISSOURI ROUTE #15(PUBLIC) OF MISSOURI ROUTE #15; THENCE NORTH OO DEGREES, 42 MINUTES AND 21 SECONDS WEST ALONG SAID N16°01'07"W RIGHT-OF-WAY 963.28 FEET TO THE POINT OF S 1/4 COR - S16°01'07"E HELD FOUND NAIL AS BEST BEGINNING, CONTAINING 7.0 ACRES, MORE OR LESS, WITH SECTION 35 91.94' AVAILABLE EVIDENCE OF THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS POND SECTION CORNER HELD ANCIENT FENCE 8 00 SECTION CORNER. REPLACED AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, 12.00 PFR JSI SURVEY OFFSET AS BEST AVAILABLE NAIL WITH 5/8" IRON PIN. HOUSE IF ANY. AS PER SURVEY #2024-008882 OF JASON D. OFFSET #2021-007128 SCOTLAND COUNTY **EVIDENCE** S89°15'32"W JANES. MISSOURI PROFE'SSIONAL LAND SURVEYOR S89°15'32"W SEC 36 N89°15'32"E 1020.80 #2004017826 DURING OCTOBER OF 2024. T64N-R12W 1609.14 SEC 34 | SEC 35 SCOTLAND COUNTY ROUTE #200 (PUBLIC - A.K.A. COUNTY LINE ROAD) T63N-R12W 1/4 1/4 CORNER PER STANDARD BK 210 KNOX COUNTY PREVIOUS JSI SURVEY: PG 576 PG 567 #2014-003672 BK 231 JULY 2014 ALL IMPROVEMENTS ARE TO BE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO PROPERTY LINES. THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DESCRIPTION - 39.6 ACRE TRACT #3 DIRECT SUPERVISION ON OCTOBER 3, 2024 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 64 NORTH, RANGE 12 WEST, SCOTLAND COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES, 09 MINUTES AND 16 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION AND FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE ALONG SCOTLAND COUNTY ROUTE #253 A DISTANCE OF 1308.94 FEET TO A 5/8" IRON PIN MARKING THE SOUTH 89 DEGREES, 15 MINUTES AND 32 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND MISSOURI DEPARTMENT OF AGRICULTURE. ALONG THE SOUTH LINE OF SAID SECTION AND ALONG SCOTLAND COUNTY ROUTE #200 A DISTANCE OF 1020.80 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 16 DEGREES, 01 MINUTE AND 07 SECONDS WEST 8.00 FEET; THENCE NORTH 16 DEGREES, 01 MINUTE AND 07 SECONDS WEST LEAVING SAID SOUTH LINE AND SAID COUNTY ROUTE 91.94 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 25 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 SECONDS WEST 361.65 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 40 MINUTES AND 40 FEET TO A 5/8" IRON PIN; THENCE SOUTH A 5/8" IRON PIN; THENCE SOUTH A 5 15 SECONDS WEST 394.64 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 37 MINUTES AND 32 SECONDS EAST 872.77 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE 10-3-24 NORTH 88 DEGREES, 35 MINUTES AND 00 SECONDS EAST ALONG SAID NORTH LINE 114.95 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 40 MINUTES AND 21 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID QUARTER—QUARTER—QUARTER—SECTION 1330.70 FEET TO THE POINT OF BEGINNING, CONTAINING 39.6 ACRES, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT JASON D. JANES, P.L.S. #2004017826 - MISSOURI PORTION NOW BEING USED FOR PUBLIC ROAD PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. AS PER SURVEY #2024-008882 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 ©2024 JASON D. JANES, SURVEYOR MO# PLS-2004017826 BOUNDARY SURVEY JSI PROJECT NO. SURVEYING INC JASON D. 2024-008882 A TRACT OF LAND LYING IN THE SOUTH HALF OF JANES 222 S. MAIN - P.O. BOX 146 FIELD BOOK NO: 123 SECTION 35, TOWNSHIP 64 NORTH, RANGE 12 WEST, NUMBER (AS MADE FOR DONALD L. MALLETT AND PALMYRA, MO. 63461 FIELD: CREIGHTOI PLS-2004017826 PHONE 844.769.7020 / FAX 573.769.5512 SCOTLAND COUNTY, MISSOURI. RAWN:JOE WWW.JANESSURVEYING.COM VIRGINIA ANNE MALLETT FAMILY TRUST) JANES SURVEYING, INC HECKED:DOUG MISSOURI STATE CERTIFICATE EVISED: OF AUTHORITY #000342 LICENSE RENEWAL: 12-31-24 REVISED: RENEWAL: 12-31-25