

DESCRIPTION - 129.6 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 62 NORTH, RANGE 6 WEST, LEWIS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND IRON PIPE MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 13 & 14; THENCE NORTH 88 DEGREES, 19 MINUTES AND 59 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14 A DISTANCE OF 173.01 FEET TO THE CENTERLINE OF HAWKINS SLOUGH, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 88 DEGREES, 19 MINUTES AND 59 SECONDS EAST 40.00 FEET; THENCE SOUTH 08 DEGREES, 09 MINUTES AND 39 SECONDS EAST ALONG SAID CENTERLINE 158.82 FEET; THENCE SOUTH 27 DEGREES, 07 MINUTES AND 03 SECONDS WEST ALONG SAID CENTERLINE 91.15 FEET; THENCE SOUTH 04 DEGREES, 47 MINUTES AND 41 SECONDS WEST ALONG SAID CENTERLINE 158.45 FEET; THENCE SOUTH 18 DEGREES, 26 MINUTES AND 06 SECONDS WEST ALONG SAID CENTERLINE 129.91 FEET; THENCE SOUTH 03 DEGREES, 34 MINUTES AND 35 SECONDS WEST ALONG SAID CENTERLINE 184.40 FEET; THENCE SOUTH 14 DEGREES, 29 MINUTES AND 38 SECONDS EAST ALONG SAID CENTERLINE 249.49 FEET; THENCE SOUTH 14 DEGREES, 29 MINUTES AND 38 SECONDS EAST ALONG SAID CENTERLINE 124.75 FEET; THENCE SOUTH 04 DEGREES, 13 MINUTES AND 49 SECONDS WEST ALONG SAID CENTERLINE 278.46 FEET; THENCE SOUTH 02 DEGREES, 07 MINUTES AND 03 SECONDS WEST ALONG SAID CENTERLINE 221.99 FEET; THENCE SOUTH 12 DEGREES, 02 MINUTES AND 53 SECONDS WEST ALONG SAID CENTERLINE 252.03 FEET; THENCE SOUTH 23 DEGREES, 13 MINUTES AND 39 SECONDS WEST ALONG SAID CENTERLINE 390.39 FEET; THENCE SOUTH 27 DEGREES, 44 MINUTES AND 46 SECONDS WEST ALONG SAID CENTERLINE 271.59 FEET; THENCE SOUTH 15 DEGREES, 21 MINUTES AND 59 SECONDS WEST ALONG SAID CENTERLINE 256.44 FEET TO THE SOUTH LINE OF SAID SECTION 14, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 40 MINUTES AND 08 SECONDS WEST 40.00 FEET; THENCE NORTH 88 DEGREES, 40 MINUTES AND 08 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID SOUTH LINE 123.45 FEET TO A FOUND 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 01 DEGREE, 40 MINUTES AND 10 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY 666.65 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 00 DEGREE, 33 MINUTE AND 28 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES, 53 MINUTES AND 19 SECONDS, AN ARC LENGTH OF 697.06 FEET AND A CHORD OF NORTH 00 DEGREES, 16 MINUTES AND 30 SECONDS WEST 696.92 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 13 MINUTES AND 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY 1763.75 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 00 DEGREE, 34 MINUTE AND 23 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES, 41 MINUTES AND 37 SECONDS, AN ARC LENGTH OF 993.36 FEET AND A CHORD OF NORTH 00 DEGREES, 37 MINUTES AND 39 SECONDS EAST 992.95 FEET TO A 5/8" IRON PIN; THENCE NORTH 03 DEGREES, 28 MINUTES AND 28 SECONDS EAST ALONG SAID RIGHT-OF-WAY 2152.77 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 55 MINUTES AND 21 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 1279.86 FEET TO A FOUND BRASS MONUMENT; THENCE SOUTH 01 DEGREE, 20 MINUTES AND 48 SECONDS WEST 970.54 FEET TO A FOUND BRASS MONUMENT; THENCE SOUTH 02 DEGREES, 20 MINUTES AND 12 SECONDS EAST 1297.30 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 09 DEGREES, 27 MINUTES AND 09 SECONDS WEST 43.99 FEET TO THE CENTERLINE OF ARTESIAN BRANCH; THENCE NORTH 68 DEGREES, 37 MINUTES AND 03 SECONDS WEST ALONG SAID CENTERLINE 130.69 FEET; THENCE NORTH 85 DEGREES, 10 MINUTES AND 16 SECONDS WEST ALONG SAID CENTERLINE 74.13 FEET; THENCE SOUTH 76 DEGREES, 12 MINUTES AND 42 SECONDS WEST ALONG SAID CENTERLINE 167.46 FEET; THENCE SOUTH 80 DEGREES, 07 MINUTES AND 12 SECONDS WEST ALONG SAID CENTERLINE 76.13 FEET; THENCE SOUTH 54 DEGREES, 21 MINUTES AND 11 SECONDS WEST ALONG SAID CENTERLINE 103.41 FEET; THENCE SOUTH 33 DEGREES, 26 MINUTES AND 29 SECONDS WEST ALONG SAID CENTERLINE 60.19 FEET; THENCE SOUTH 72 DEGREES, 03 MINUTES AND 55 SECONDS WEST ALONG SAID CENTERLINE 75.02 FEET; THENCE NORTH 72 DEGREES, 23 MINUTES AND 17 SECONDS WEST ALONG SAID CENTERLINE 52.99 FEET TO THE EAST LINE OF SAID SECTION 14, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 42 MINUTES AND 45 SECONDS WEST 40.00 FEET; THENCE SOUTH 01 DEGREE, 42 MINUTES AND 45 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID EAST LINE 915.97 FEET TO THE POINT OF BEGINNING, CONTAINING 129.6 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 #2023-008319 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2023.

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.
GRID NORTH
BEARING REFERENCES:
BASED ON
GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: MISSOURI EAST

RECORDER INFORMATION ONLY

PARENT TRACT
BK 2020 PG 277
BK 2020 PG 1185
BK 514 PG 3152

- BRASS MONUMENT FOUND
- CONCRETE MONUMENT FOUND
- ▲ RIGHT-OF-WAY MARKER FOUND
- IRON PIPE FOUND
- 1/2" IRON PIN FOUND OR SET (PREVIOUS SURVEY)
- 5/8" IRON PIN SET (THIS SURVEY)
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- (F) FOUND DISTANCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S08°09'39"E	158.62'
L2	S27°57'03"W	91.15'
L3	S40°47'11"W	158.45'
L4	S18°26'06"W	129.91'
L5	S03°34'35"W	184.40'
L6	S14°29'38"E	249.49'
L7	S14°29'38"E	124.75'
L8	S04°13'49"W	278.46'
L9	S02°07'16"E	221.99'
L10	S12°02'33"W	252.03'
L11	S21°13'59"W	390.39'
L12	S27°44'46"W	271.59'
L13	S15°21'59"W	256.44'
L14	S09°27'09"W	43.99'
L15	N88°37'03"W	130.69'
L16	N88°10'16"W	74.13'
L17	S13°32'42"W	167.46'
L18	S80°07'12"W	76.13'
L19	S54°21'11"W	55.54'
L20	S12°33'42"W	103.41'
L21	S13°32'42"W	60.19'
L22	S72°03'55"W	75.02'
L23	N72°23'17"W	52.99'

NOTE:
THIS PLAT WAS REVISED ON 10/25/2023 TO VISUALLY SHOW PRIVATE FIELD ROAD ENTRIES AND R.R. CROSSING.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON OCTOBER 24, 2023 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH CURRENT STANDARDS FOR RURAL PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

10-25-23
JASON D. JANES, P.L.S. #2004017826 - MISSOURI

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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
AUTHORITY #003342
RENEWAL: 12-31-25

A TRACT OF LAND LYING IN SECTIONS 11, 12, 13 & 14, TOWNSHIP 62 NORTH, RANGE 6 WEST, LEWIS COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR MCDONALD FAMILY IRREVOCABLE TRUST)

MISSOURI PROFESSIONAL LAND SURVEYOR
JASON D. JANES
PLS-2004017826

JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO.
2023-008319

FIELD BOOK NO: 113

FIELD: RYAN
DRAWN: JOE
CHECKED: DOUG
REVISED: 10/25/23

LICENSE RENEWAL: 12-31-24