

DESCRIPTION - PROPOSED 15.00 FEET WIDE INGRESS/EGRESS EASEMENT #3

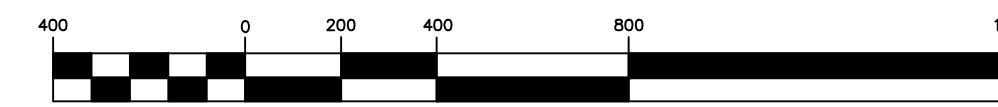
A PROPOSED 15.00 FEET WIDE INGRESS/EGRESS EASEMENT LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI AND LYING 7.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES, 33 MINUTES AND 42 SECONDS WEST 2015.99 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 32 DEGREES, 23 MINUTES AND 19 SECONDS EAST 136.97 FEET; THENCE SOUTH 52 DEGREES, 24 MINUTES AND 21 SECONDS EAST 335.73 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2017-005093 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING OCTOBER OF 2017.

- = 1/2" IRON PIN FOUND
- = 5/8" IRON PIN FOUND
- = 5/8" IRON PIN SET

- PARENT TRACTS
- BK 207 PG 836
 - BK 223 PG 280
 - BK 179 PG 126
 - BK 164 PG 460
 - BK 179 PG 126

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

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

RECORDER INFORMATION ONLY

DESCRIPTION - 49.5 ACRE TRACT #3

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 26, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES, 33 MINUTES AND 42 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 46.20 FEET TO A FOUND 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE #6; THENCE CONTINUE SOUTH 00 DEGREES, 33 MINUTES AND 42 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE 3254.81 FEET TO A 5/8" IRON PIN; THENCE NORTH 14 DEGREES, 42 MINUTES AND 46 SECONDS WEST LEAVING SAID EAST LINE 267.02 FEET TO A 5/8" IRON PIN; THENCE NORTH 27 DEGREES, 05 MINUTES AND 55 SECONDS WEST 60.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 44 DEGREES, 56 MINUTES AND 47 SECONDS WEST 269.56 FEET TO A 5/8" IRON PIN; THENCE NORTH 27 DEGREES, 05 MINUTES AND 22 SECONDS WEST 96.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 68 DEGREES, 51 MINUTES AND 55 SECONDS WEST 158.14 FEET TO A 5/8" IRON PIN; THENCE NORTH 81 DEGREES, 02 MINUTES AND 45 SECONDS WEST 149.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 59 DEGREES, 41 MINUTES AND 08 SECONDS WEST 43.38 FEET TO A 5/8" IRON PIN; THENCE NORTH 29 DEGREES, 26 MINUTES AND 07 SECONDS WEST 142.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 45 DEGREES, 28 MINUTES AND 41 SECONDS WEST 28.91 FEET TO A 5/8" IRON PIN; THENCE NORTH 85 DEGREES, 27 MINUTES AND 54 SECONDS WEST 406.14 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 56 MINUTES AND 32 SECONDS WEST 49.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 05 DEGREES, 00 MINUTES AND 56 SECONDS WEST 368.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 11 DEGREES, 15 MINUTES AND 36 SECONDS WEST 159.29 FEET TO A 5/8" IRON PIN; THENCE NORTH 44 DEGREES, 49 MINUTES AND 20 SECONDS WEST 803.58 FEET TO A FOUND 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE #6; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY 741.14 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 23 MINUTES AND 52 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 796.35 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 23 MINUTES AND 52 SECONDS WEST 266.34 FEET TO THE POINT OF BEGINNING, CONTAINING 12.3 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 #2017-005093 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING OCTOBER OF 2017.

DESCRIPTION - 12.3 ACRE TRACT #2

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES, 45 MINUTES AND 20 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 680.17 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 25 MINUTES AND 20 SECONDS WEST 28.91 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 09 DEGREES, 55 MINUTES AND 27 SECONDS WEST 803.58 FEET TO A FOUND 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE #6; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY 741.14 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 23 MINUTES AND 52 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 796.35 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 23 MINUTES AND 52 SECONDS WEST 266.34 FEET TO THE POINT OF BEGINNING, CONTAINING 12.3 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 #2017-005093 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING OCTOBER OF 2017.

DESCRIPTION - 42.9 ACRE TRACT #4

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 26, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES, 45 MINUTES AND 20 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 680.17 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 25 MINUTES AND 20 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE 1823.56 FEET TO A 5/8" IRON PIN; THENCE NORTH 09 DEGREES, 53 MINUTES AND 15 SECONDS EAST ALONG SAID NORTH LINE 652.34 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 00 MINUTES AND 11 SECONDS EAST LEAVING SAID NORTH LINE 597.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 48 DEGREES, 00 MINUTES AND 38 SECONDS EAST 224.58 FEET TO A 5/8" IRON PIN; THENCE SOUTH 07 DEGREES, 36 MINUTES AND 28 SECONDS WEST 289.67 FEET TO A 5/8" IRON PIN; THENCE SOUTH 81 DEGREES, 35 MINUTES AND 42 SECONDS EAST 219.23 FEET TO A 5/8" IRON PIN; THENCE SOUTH 05 DEGREES, 21 MINUTES AND 25 SECONDS EAST 97.91 FEET TO A 5/8" IRON PIN; THENCE SOUTH 73 DEGREES, 56 MINUTES AND 47 SECONDS EAST 195.02 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 56 MINUTES AND 32 SECONDS EAST 275.35 FEET TO A 5/8" IRON PIN; THENCE CONTINUE SOUTH 01 DEGREE, 56 MINUTES AND 32 SECONDS EAST 49.98 FEET TO A 5/8" IRON PIN; THENCE SOUTH 85 DEGREES, 27 MINUTES AND 54 SECONDS EAST 406.14 FEET TO A 5/8" IRON PIN; THENCE SOUTH 55 DEGREES, 28 MINUTES AND 41 SECONDS EAST 28.91 FEET TO A 5/8" IRON PIN; THENCE SOUTH 29 DEGREES, 26 MINUTES AND 07 SECONDS EAST 142.98 FEET TO A 5/8" IRON PIN; THENCE SOUTH 59 DEGREES, 41 MINUTES AND 08 SECONDS EAST 43.38 FEET TO A 5/8" IRON PIN; THENCE SOUTH 81 DEGREES, 02 MINUTES AND 45 SECONDS EAST 149.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 68 DEGREES, 51 MINUTES AND 55 SECONDS EAST 60.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 27 DEGREES, 05 MINUTES AND 22 SECONDS WEST 96.96 FEET TO A 5/8" IRON PIN; THENCE SOUTH 44 DEGREES, 56 MINUTES AND 47 SECONDS EAST 269.56 FEET TO A 5/8" IRON PIN; THENCE SOUTH 27 DEGREES, 05 MINUTES AND 35 SECONDS EAST 158.14 FEET TO A 5/8" IRON PIN; THENCE SOUTH 14 DEGREES, 42 MINUTES AND 46 SECONDS EAST 267.02 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE NORTH 84 DEGREES, 44 MINUTES AND 14 SECONDS WEST LEAVING SAID EAST LINE 457.57 FEET TO A 5/8" IRON PIN; THENCE NORTH 55 DEGREES, 04 MINUTES AND 55 SECONDS WEST 37.32 FEET TO A 5/8" IRON PIN; THENCE NORTH 61 DEGREES, 28 MINUTES AND 42 SECONDS WEST 142.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 81 DEGREES, 02 MINUTES AND 45 SECONDS WEST 149.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 59 DEGREES, 41 MINUTES AND 08 SECONDS WEST 43.38 FEET TO A 5/8" IRON PIN; THENCE NORTH 29 DEGREES, 26 MINUTES AND 07 SECONDS WEST 142.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 45 DEGREES, 28 MINUTES AND 41 SECONDS WEST 28.91 FEET TO A 5/8" IRON PIN; THENCE NORTH 85 DEGREES, 27 MINUTES AND 54 SECONDS WEST 406.14 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 56 MINUTES AND 32 SECONDS WEST 49.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 05 DEGREES, 00 MINUTES AND 56 SECONDS WEST 368.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 11 DEGREES, 15 MINUTES AND 36 SECONDS WEST 159.29 FEET TO A 5/8" IRON PIN; THENCE NORTH 44 DEGREES, 49 MINUTES AND 20 SECONDS WEST 803.58 FEET TO A FOUND 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE #6; THENCE SOUTH 89 DEGREES, 59 MINUTES AND 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY 741.14 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 23 MINUTES AND 52 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 796.35 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 23 MINUTES AND 52 SECONDS WEST 266.34 FEET TO THE POINT OF BEGINNING, CONTAINING 12.3 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 #2017-005093 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING OCTOBER OF 2017.

DESCRIPTION - 66.8 ACRE TRACT #5

A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES, 57 MINUTES AND 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 1305.82 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES, 23 MINUTES AND 30 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID EAST HALF 2646.55 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 59 DEGREES, 12 MINUTES AND 57 SECONDS EAST LEAVING SAID WEST LINE 213.61 FEET TO A 5/8" IRON PIN; THENCE SOUTH 47 DEGREES, 36 MINUTES AND 00 SECONDS EAST 271.66 FEET TO A 5/8" IRON PIN; THENCE SOUTH 61 DEGREES, 28 MINUTES AND 46 SECONDS EAST 234.56 FEET TO A 5/8" IRON PIN; THENCE SOUTH 57 DEGREES, 04 MINUTES AND 55 SECONDS EAST 317.32 FEET TO A 5/8" IRON PIN; THENCE SOUTH 84 DEGREES, 44 MINUTES AND 14 SECONDS EAST 457.57 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 00 DEGREES, 33 MINUTES AND 42 SECONDS EAST ALONG SAID EAST LINE 2015.99 FEET TO THE POINT OF BEGINNING, CONTAINING 66.8 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 #2017-005093 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING OCTOBER OF 2017.

DESCRIPTION - 113.9 ACRE TRACT #6

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CORNER COMMON TO SECTIONS 25, 26, 35 & 36; THENCE NORTH 00 DEGREES, 33 MINUTES AND 42 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 1696.03 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 89 DEGREES, 54 MINUTES AND 38 SECONDS EAST LEAVING SAID WEST LINE 2647.42 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25; THENCE SOUTH 00 DEGREES, 32 MINUTES AND 16 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 342.64 FEET TO A FOUND 1/2" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES, 53 MINUTES AND 14 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF 288.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 21 DEGREES, 21 MINUTES AND 56 SECONDS WEST LEAVING SAID NORTH LINE 300.06 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 42 MINUTES AND 10 SECONDS WEST 176.06 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25; THENCE SOUTH 00 DEGREES, 32 MINUTES AND 16 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 1047.36 FEET TO A 5/8" IRON PIN MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 25 & 36; THENCE SOUTH 01 DEGREE, 21 MINUTES AND 34 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36 A DISTANCE OF 412.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 36 MINUTES AND 46 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND PARALLEL WITH THE LINE COMMON TO SAID SECTIONS 25 & 36 A DISTANCE OF 1056.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 21 MINUTES AND 34 SECONDS WEST PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36 A DISTANCE OF 412.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 42 MINUTES AND 10 SECONDS WEST 176.06 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 36 MINUTES AND 46 SECONDS WEST ALONG SAID COMMON SECTION LINE 1590.56 FEET TO THE POINT OF BEGINNING, CONTAINING 113.9 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 #2017-005093 OF DOUG WALKER, MISSOURI PROFESSIONAL LAND SURVEYOR #2014000200 DURING OCTOBER OF 2017.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON NOVEMBER 3, 2017 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.

DOUG WALKER, P.L.S. #2014000200 - MISSOURI

LINE	DIRECTION	LENGTH
L1	N14°42'46"W	267.02'
L2	N2°05'35"W	158.14'
L3	N44°56'47"W	269.56'
L4	N2°50'22"W	96.98'
L5	N68°51'55"W	60.70'
L6	N81°02'45"W	149.00'
L7	N59°41'08"W	43.38'
L8	N29°26'07"W	142.98'
L9	N55°28'41"W	28.91'
L10	N85°27'54"W	406.14'
L11	N01°56'32"W	49.98'
L12	N01°56'32"W	275.35'
L13	N7°35'47"W	195.02'
L14	N05°21'26"W	97.91'
L15	N81°35'42"W	219.23'
L16	N07°36'28"W	289.67'
L17	N48°00'38"W	224.58'

LINE	DIRECTION	LENGTH
E1	S01°09'55"E	965.31'
E2	S10°04'48"E	75.29'
E3	S31°29'11"E	62.90'
E4	S63°21'28"E	52.83'
E5	S63°06'40"E	69.72'
E6	S53°43'34"E	40.83'
E7	S45°01'35"E	39.99'
E8	S27°33'14"E	42.38'
E9	S03°47'32"E	209.10'
E10	S05°19'22"E	38.15'
E11	S25°18'22"E	30.58'
E12	S51°10'57"E	48.06'
E13	S85°27'54"E	320.65'
E14	S89°48'09"W	1015.38'

JANES SURVEYING, INC.
SURVEYING & MAPPING
PALMYRA, MO 63461
PHONE 573-797-1100 / FAX 573-797-592

JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY #000342
RENEWAL: 12-31-19

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25, THE EAST HALF OF SECTION 26 & THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 62 NORTH, RANGE 12 WEST, KNOX COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR THE THEODORE "TED" MANN ESTATE)

DOUG WALKER, SURVEYOR
MO# PLS-2014000200

JSI PROJECT NO.
2017-005093

FIELD BOOK NO: ---

FIELD: LUKE
DRAWN: TYLER
CHECKED: DOUG
REVIEWED: 1/4/18
REVISED:

LICENSE RENEWAL: 12-31-18