

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

RECORDER INFORMATION ONLY

- = 5/8" IRON PIN FOUND (MECO)
- = 5/8" IRON PIN SET (PREVIOUS JSI SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- X- = FENCELINE

PARENT TRACT
BK 212 PG 565

ENCROACHMENT DETAIL
NOT TO SCALE

2.1 AC±
TRACT #3A

DESCRIPTION - 250.6 ACRE TRACT #2

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, FROM WHICH A 5/8" IRON PIN BEARS NORTH 01 DEGREE, 15 MINUTES AND 24 SECONDS EAST 43.00 FEET; THENCE NORTH 01 DEGREE, 15 MINUTES AND 24 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION AND ALONG RIVER DRIVE 2664.89 FEET TO A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 32; THENCE CONTINUE NORTH 01 DEGREE, 15 MINUTES AND 24 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE 1716.71 FEET TO THE CENTERLINE OF SAID RIVER; FROM WHICH A 5/8" IRON PIN BEARS SOUTH 00 DEGREE, 15 MINUTES AND 24 SECONDS WEST 190.39 FEET; THENCE NORTH 83 DEGREES, 51 MINUTES AND 12 SECONDS EAST ALONG SAID CENTERLINE 630.77 FEET; THENCE NORTH 83 DEGREES, 51 MINUTES AND 12 SECONDS EAST ALONG SAID CENTERLINE 405.14 FEET; THENCE SOUTH 80 DEGREES, 17 MINUTES AND 26 SECONDS EAST ALONG SAID CENTERLINE 712.95 FEET TO THE CENTERLINE OF THE OLD CHANNEL OF SAID RIVER; FROM WHICH A 5/8" IRON PIN BEARS SOUTH 16 DEGREES, 03 MINUTES AND 21 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID OLD CHANNEL SAID RIVER CENTERLINE 733.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 33 DEGREES, 06 MINUTES AND 52 SECONDS WEST ALONG SAID CENTERLINE 716.17 FEET TO A 5/8" IRON PIN; THENCE SOUTH 34 DEGREES, 04 MINUTES AND 11 SECONDS WEST ALONG SAID CENTERLINE 201.67 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 35 DEGREES, 46 MINUTES AND 58 SECONDS WEST ALONG SAID CENTERLINE 225.64 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 40 DEGREES, 09 MINUTES AND 39 SECONDS EAST ALONG SAID CENTERLINE 455.58 FEET TO A 5/8" IRON PIN; THENCE SOUTH 54 DEGREES, 42 MINUTES AND 03 SECONDS EAST ALONG SAID CENTERLINE 90.58 FEET TO A 5/8" IRON PIN; THENCE SOUTH 65 DEGREES, 10 MINUTES AND 26 SECONDS EAST ALONG SAID CENTERLINE 229.12 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 00 DEGREES, 10 MINUTES AND 01 SECOND WEST LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SECTION AND ALONG BROOKSIDE TRAIL 2634.45 FEET TO THE POINT OF BEGINNING, CONTAINING 250.6 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 #2024-009031 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2025.

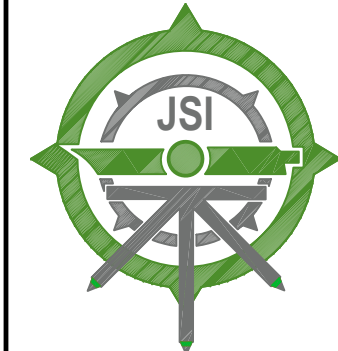
NOTE: THIS PLAT WAS REVISED ON FEBRUARY 11, 2025 TO REMOVE THE INGRESS/EGRESS EASEMENT OVER THE WEST 60' OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31 AS RELEASED BY QUIT-CLAIM DEED DOC ID #2011-50547 DATED SEPTEMBER 21, 2011.

NOTE: THIS PLAT WAS REVISED ON FEBRUARY 17, 2025 TO ADJUST THE NORTH BOUNDARY LINE OF TRACT 3.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JANUARY 31, 2025 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.

2-17-25
JASON D. JANES, P.L.S. #2004017826 - MISSOURI
RALLS COUNTY SURVEYOR

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JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.768.7020 / 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 SECTION 4,
TOWNSHIP 55 NORTH, RANGE 6 WEST AND SECTIONS 31, 32
& 33, TOWNSHIP 56 NORTH, RANGE 5 WEST,
RALLS COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR RUNNING BROOK FARM, INC.)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO.
2024-009031

FIELD BOOK NO: 127

FIELD: RYAN

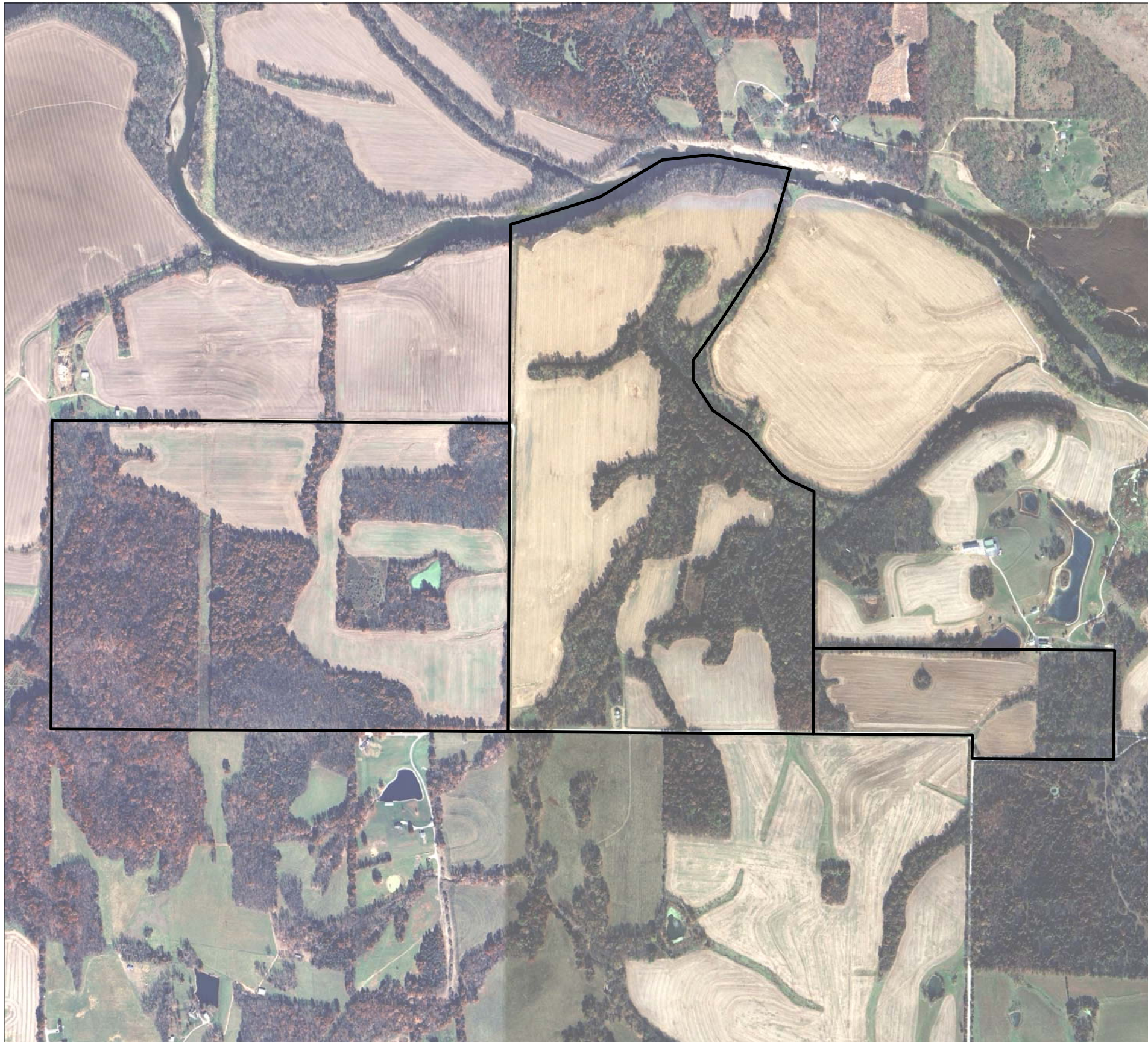
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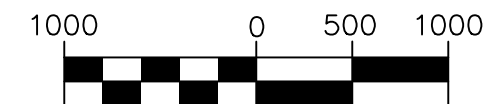
REVISED: 2/11/25

REVISED: 2/17/25

LICENSE RENEWAL: 12-31-26



GRAPHIC SCALE



1 INCH = 1000FT.

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AND SHOULD BE CONSIDERED AS APPROXIMATE
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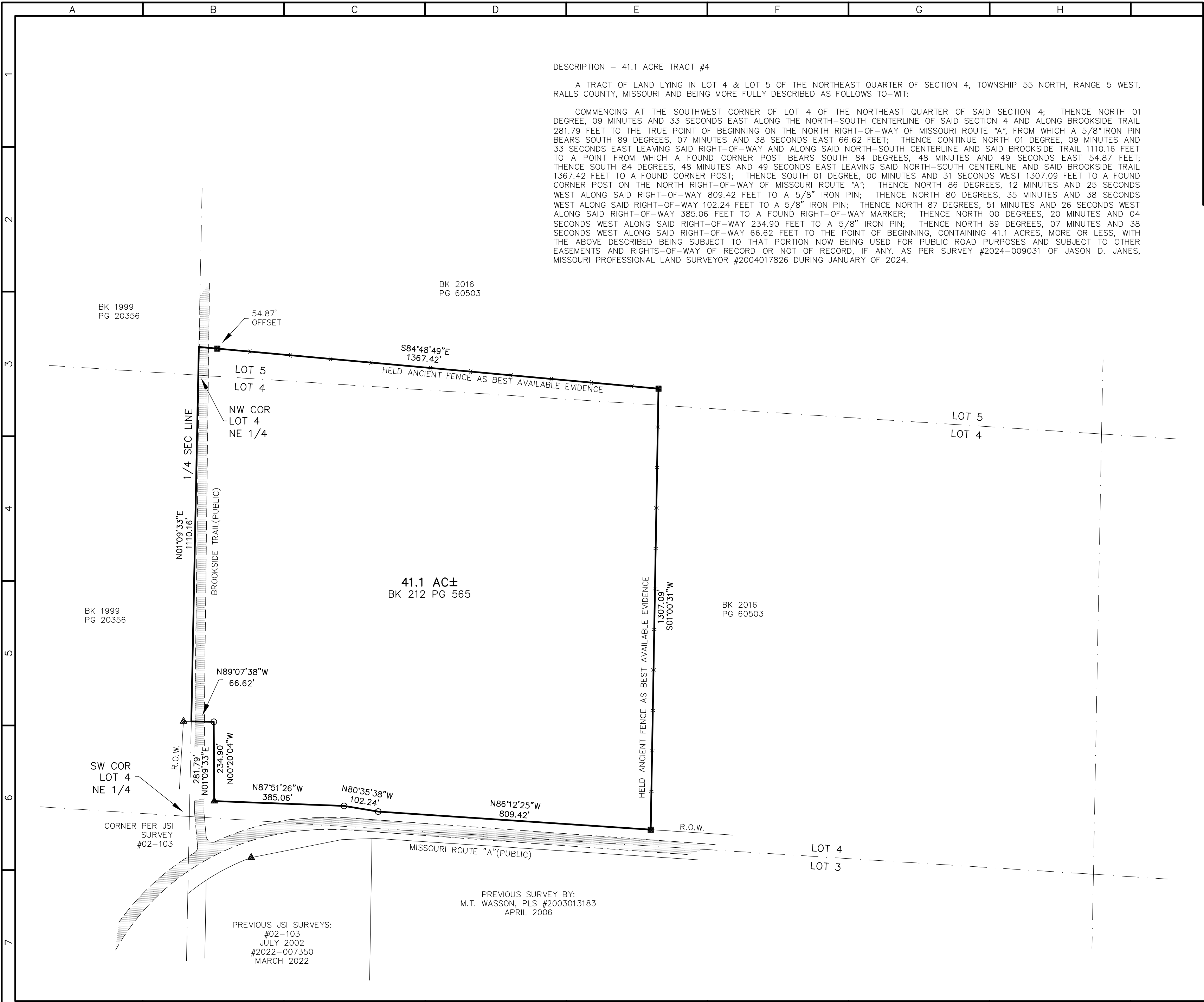
IMAGE COURTESY OF:



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SURVEYING INC.

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





RECORDER INFORMATION ONLY

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FT.

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


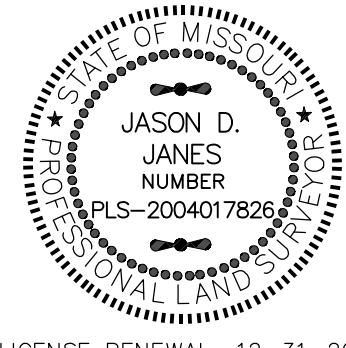
■ = CORNER POST FOUND
▲ = RIGHT-OF-WAY MARKER FOUND
○ = 5/8" IRON PIN SET
-x- = FENCELINE

NOTE: THIS PLAT WAS REVISED ON FEBRUARY 3, 2025 TO CORRECT THE TOWNSHIP & RANGE IN THE DESCRIPTION HEADING.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JANUARY 31, 2025 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.

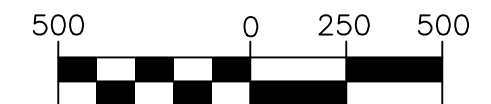
2-3-25
JASON D. JANES, P.L.S. #2004017826 — MISSOURI
RALLS COUNTY SURVEYOR

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	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 LOTS 4 & 5 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 5 WEST, RALLS COUNTY, MISSOURI.	BOUNDARY SURVEY (AS MADE FOR RUNNING BROOK FARM, INC)	 JASON D. JANES, SURVEYOR MO# PLS-2004017826 JSI PROJECT NO. 2024-009031-1 FIELD BOOK NO: 127 FIELD: RYAN DRAWN: JOE CHECKED: DOUG REVISED: 2/3/25 REVISED: LICENSE RENEWAL: 12-31-26
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GRAPHIC SCALE



1 INCH = 500 FT.

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