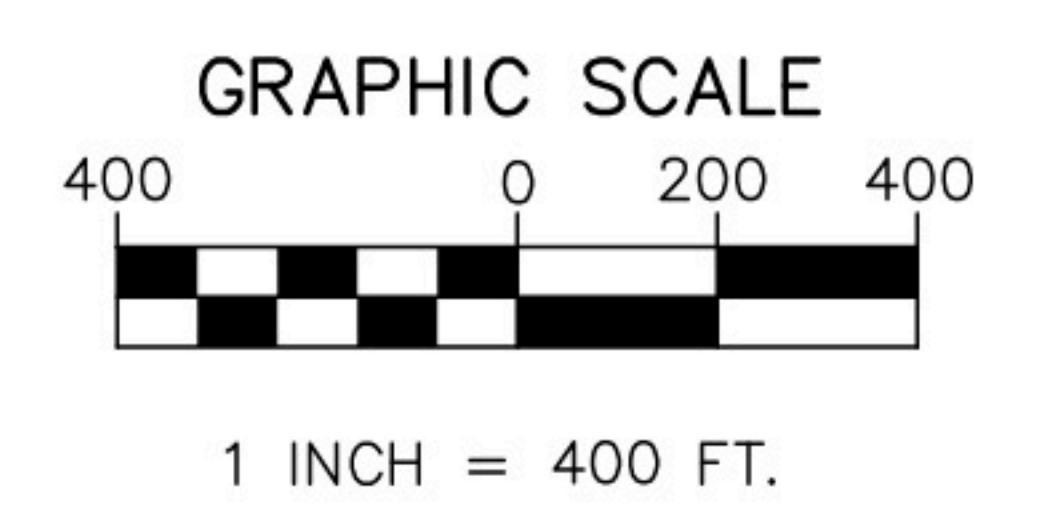


- = 5/8" IRON PIN FOUND (#2019-006090)
- ⊙ = 5/8" IRON PIN SET (#2015-003931)
- = TPOST FOUND (#2019-006090)
- = LATH SET (THIS SURVEY)

PARENT TRACT  
DOC ID #2019-65996

DESCRIPTION - 56.7 ACRE TRACT  
A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 55 NORTH, RANGE 5 WEST, RALLS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 16; THENCE NORTH 01 DEGREE, 06 MINUTES AND 00 SECONDS EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1324.97 FEET TO A FOUND 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 88 DEGREES, 01 MINUTE AND 47 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF 1713.44 FEET TO THE CENTERLINE OF OMAHA ROAD, FROM WHICH A FOUND 5/8" IRON PIN BEARS NORTH 88 DEGREES, 01 MINUTE AND 47 SECONDS WEST 35.00 FEET; THENCE SOUTH 08 DEGREES, 15 MINUTES AND 10 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 1405.80 FEET TO A FOUND 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 86 DEGREES, 18 MINUTES AND 01 SECOND WEST LEAVING SAID CENTERLINE AND ALONG SAID EAST-WEST CENTERLINE AND ALONG CREEK LANE 1943.70 FEET TO THE POINT OF BEGINNING, CONTAINING 56.7 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 #2024-008563 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.



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

DESCRIPTION - 155.5 ACRE TRACT

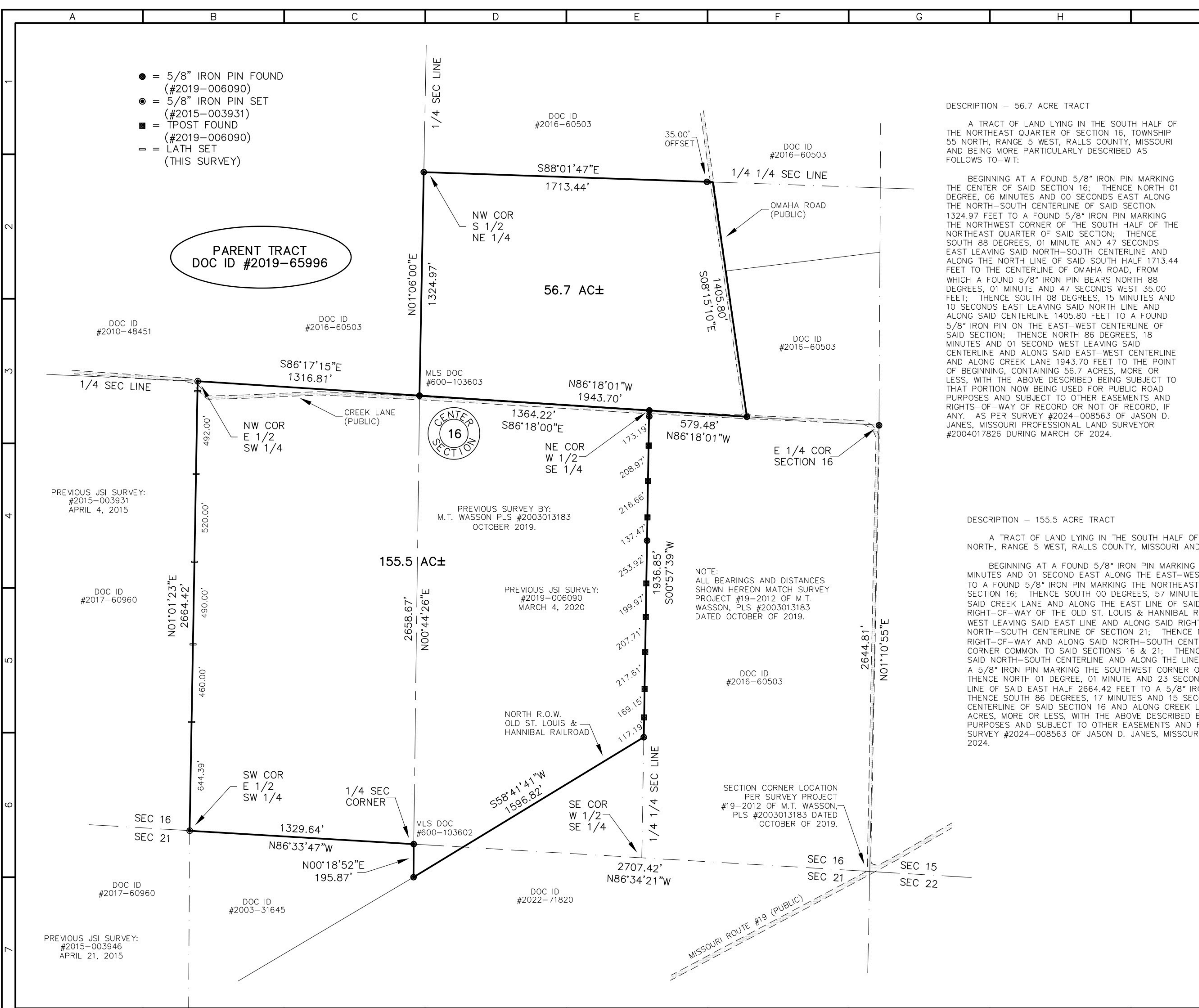
A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 16 & THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 55 NORTH, RANGE 5 WEST, RALLS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 16; THENCE SOUTH 86 DEGREES, 18 MINUTES AND 01 SECOND EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION AND ALONG CREEK LANE 1364.22 FEET TO A FOUND 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES, 57 MINUTES AND 39 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND SAID CREEK LANE AND ALONG THE EAST LINE OF SAID WEST HALF 1936.85 FEET TO A FOUND 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF THE OLD ST. LOUIS & HANNIBAL RAILROAD; THENCE SOUTH 58 DEGREES, 41 MINUTES AND 41 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY 1596.82 FEET TO A FOUND 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SECTION 21; THENCE NORTH 00 DEGREES, 18 MINUTES AND 52 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH-SOUTH CENTERLINE 195.87 FEET TO A FOUND 5/8" IRON PIN MARKING THE QUARTER CORNER COMMON TO SAID SECTIONS 16 & 21; THENCE NORTH 86 DEGREES, 33 MINUTES AND 47 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE LINE COMMON TO SAID SECTIONS 16 & 21 A DISTANCE OF 1329.64 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 01 DEGREE, 01 MINUTE AND 23 SECONDS EAST LEAVING SAID COMMON SECTION LINE AND ALONG THE WEST LINE OF SAID EAST HALF 2664.42 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 86 DEGREES, 17 MINUTES AND 15 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 16 AND ALONG CREEK LANE 1316.81 FEET TO THE POINT OF BEGINNING, CONTAINING 155.5 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 #2024-008563 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2024.

NOTE: ALL IMPROVEMENTS ARE TO BE CONSIDERED APPROXIMATE UNLESS DIMENSIONED TO PROPERTY LINES.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 7, 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.

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



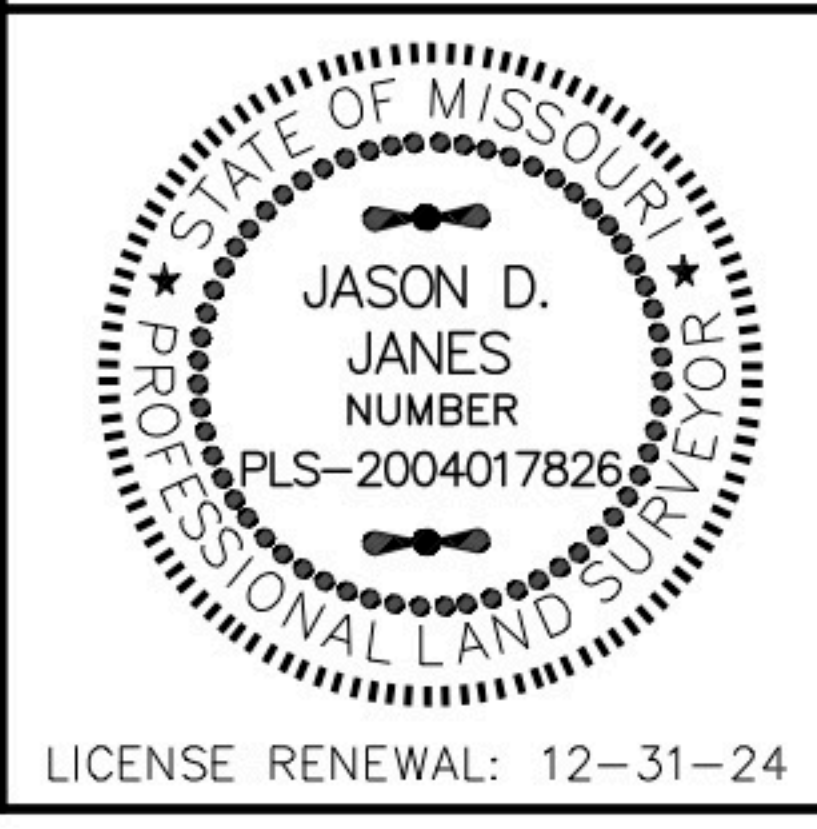
**JANES SURVEYING INC.**  
222 S. MAIN - P.O. BOX 146  
PALMYRA, MO. 63461  
PHONE 844.769.7020 / FAX 573.769.5512  
WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN SECTION 16 & 21, TOWNSHIP 55 NORTH, RANGE 5 WEST, RALLS COUNTY, MISSOURI.

# BOUNDARY SURVEY

(AS MADE FOR THE LJ & RUTH HAGAN TRUST)



JASON D. JANES, SURVEYOR  
MO# PLS-2004017826

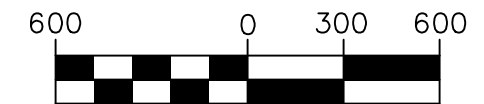
**JSI PROJECT NO. 2024-008563**

FIELD BOOK NO: 110

FIELD: CREIGHTON  
DRAWN: TYLER  
CHECKED: DOUG  
REVISED:



GRAPHIC SCALE



1 INCH = 600 FT.

THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

IMAGE COURTESY OF:



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

