

DESCRIPTION - 2.0 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 58 NORTH, RANGE 5 WEST, MARION COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 01 DEGREE, 47 MINUTES AND 26 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 333.17 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE #168 MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 34 DEGREES, 21 MINUTES AND 18 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY 53.40 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE NORTH 37 DEGREES, 22 MINUTES AND 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY 407.00 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE NORTH 08 DEGREES, 43 MINUTES AND 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY 108.91 FEET TO A FOUND RIGHT-OF-WAY MARKER ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE #168; THENCE NORTH 88 DEGREES, 47 MINUTES AND 16 SECONDS EAST LEAVING SAID MISSOURI ROUTE #168 RIGHT-OF-WAY AND ALONG SAID MISSOURI ROUTE "JJ" RIGHT-OF-WAY 308.80 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 47 MINUTES AND 26 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE 481.97 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0 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 #2024-008752 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2024.

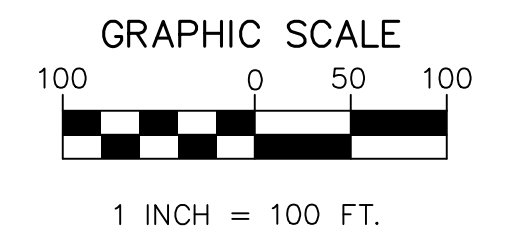
DESCRIPTION - 3.6 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 58 NORTH, RANGE 5 WEST, MARION COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 01 DEGREE, 47 MINUTES AND 26 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 333.17 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "JJ"; THENCE CONTINUE NORTH 01 DEGREE, 47 MINUTES AND 26 SECONDS EAST ALONG THE EAST LINE 481.97 FEET TO A 5/8" IRON PIN; THENCE CONTINUE NORTH 01 DEGREE, 47 MINUTES AND 26 SECONDS EAST ALONG THE EAST LINE 512.55 FEET TO THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 89 DEGREES, 31 MINUTES AND 39 SECONDS WEST LEAVING SAID EAST LINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 206.81 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE "JJ" MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE, 14 MINUTES AND 55 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID RIGHT-OF-WAY 1.81 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 04 DEGREE, 53 MINUTE AND 02 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08 MINUTES, 03 SECONDS AND 53 SECONDS, AN ARC LENGTH OF 165.12 FEET AND A CHORD OF SOUTH 33 DEGREES, 12 MINUTES AND 58 SECONDS WEST 164.99 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A SPIRAL CURVE TO THE RIGHT WITH A CHORD OF SOUTH 41 DEGREES, 02 MINUTES AND 51 SECONDS WEST 240.42 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE #168; THENCE NORTH 84 DEGREES, 07 MINUTES AND 26 SECONDS WEST LEAVING SAID MISSOURI ROUTE "JJ" RIGHT-OF-WAY AND ALONG SAID MISSOURI ROUTE #168 RIGHT-OF-WAY 126.89 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 04 DEGREE, 38 MINUTE AND 09 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES, 29 MINUTES AND 48 SECONDS, AN ARC LENGTH OF 679.41 FEET AND A CHORD OF NORTH 61 DEGREES, 53 MINUTES AND 11 SECONDS WEST 670.88 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 89 DEGREES, 31 MINUTES AND 39 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 966.28 FEET TO THE POINT OF BEGINNING, CONTAINING 3.6 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 #2024-008752 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2024.

PARENT TRACT
DOC ID #2022R002770

RECORDER INFORMATION ONLY



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

- SURVEYOR'S NOTES:
- PARENT TRACT DOC ID #2022R002770 INCORRECTLY REFERENCES THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, AND IT SHOULD BE THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 21.
 - A PORTION OF THE OLD R.O.W. OF MISSOURI ROUTE #168 WAS TRANSFERRED TO PAUL R. & KATHERINE BROSS PER COMMISSION MEETING MINUTES DATED 5-15-69.

- ▲ = FOUND R.O.W. MARKER
- ⊗ = NAIL FOUND
- = 5/8" IRON PIN SET (#2018-005476)
- ⦿ = 5/8" IRON PIN SET (#2019-005693)
- = 5/8" IRON PIN SET (THIS SURVEY)

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 JULY 12, 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.

7-12-24
JASON D. JANES, P.L.S. #2004017826 - MISSOURI

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WWW.JANESURVEYING.COM

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

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 58 NORTH, RANGE 5 WEST, MARION COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR URBAN WISKIRCHEN)

JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO. 2024-008752

FIELD BOOK NO: 117

FIELD: SAM

DRAWN: TYLER

CHECKED: DOUG

REVISED:

REVISED:

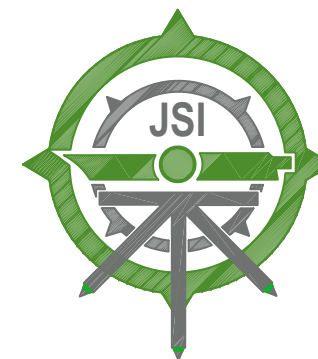
LICENSE RENEWAL: 12-31-24



1 INCH = 200 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:



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