DESCRIPTION – 48.6 ACRE TRACT #2

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 64 NORTH, RANGE 6 WEST, CLARK COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 88 DEGREES, 40 MINUTES AND 56 SECONDS WEST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1429.10 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT–OF–WAY OF U.S. ROUTE #61; THENCE NORTHERLY LEAVING SAID EAST–WEST CENTERLINE AND ALONG SAID RIGHT–OF–WAY AND ALONG A 01 DEGREE, 26 MINUTE AND 06 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES, 47 MINUTES AND 01 SECOND, AN ARC LENGTH OF 681.73 FEET AND A CHORD OF NORTH 15 DEGREES, 16 MINUTES AND 07 SECONDS WEST 680.91 FEET TO A 5/8" IRON PIN; THENCE NORTH 18 DEGREES, 52 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT–OF–WAY 206.94 FEET TO A 5/8" IRON PIN; THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY AND ALONG A 01 DEGREE, 25 MINUTE AND 54 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES, 22 MINUTES AND 34 SECOND, AN ARC LENGTH OF 235.83 FEET AND A CHORD OF NORTH 24 DEGREES, 48 MINUTES AND 41 SECONDS WEST 235.80 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 27 DEGREES, 42 MINUTES AND 46 SECONDS WEST ALONG SAID RIGHT–OF–WAY 295.02 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 88 DEGREES, 44 MINUTES AND 05 SECONDS EAST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID NORTH LINE 962.32 FEET TO THE CENTERLINE OF BIGGS BRANCH; THENCE SOUTH 81 DEGREES, 10 MINUTES AND 24 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 352.96 FEET; THENCE SOUTH 86 DEGREES, 08 MINUTES AND 41 SECONDS EAST ALONG SAID CENTERLINE 218.19 FEET; THENCE SOUTH 84 DEGREES, 29 MINUTES AND 29 SECONDS EAST LEAVING SAID CENTERLINE 410.53 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION; THENCE SOUTH 01 DEGREE, 12 MINUTES AND 49 SECONDS WEST ALONG SAID EAST LINE 1231.56 FEET TO THE POINT OF BEGINNING, CONTAINING 48.6 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 #2026–009684 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #20040I 7826 DURING MAY OF 2026.

◉ = 5/8" IRON PIN FOUND
○ = 5/8" IRON PIN SET

PARENT TRACT
BK 2010 PG 481

RECORDER INFORMATION ONLY

GRAPHIC SCALE
300 0 150 300
1 INCH = 300 FT.

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

PREVIOUS JSI SURVEY:
#2024–008730
JULY 2024

PREVIOUS SURVEY BY:
K.E. FLOOD, PLS #2697
MAY 2004

PREVIOUS SURVEY BY:
R.L. ST. CLAIR, PLS #2038
SEPTEMBER 2001

PREVIOUS JSI SURVEY:
#2024–008730
JULY 2024

BK 2013 PG 1581
BK 2022 PG 715
BK 2001 PG 461
BK 2005 PG 649
BK 11M PG 1583

CLARK COUNTY ROUTE #316(PUBLIC)

E 1/4 COR SECTION 20
COR PER FLOOD

EXTENDED ST.CLAIR LINE FROM WEST AND INTERSECTED RECORD SECTION LINE

NE COR S 1/2 SE 1/4 SEC 20

S88°48'40"E 2056.34' (REC&FND)
1/4 1/4 SEC LINE S88°48'40"E 1662.36'
20.00' OFFSET
SHED & BINS
772.97'(REC&FND)
1323.24' N00°33'16"E(GRID) N00°28'51"E(ST.CLAIR)
1323.85' S01°04'39"W
539.10'(REC) 550.27'(MEAS)
N88°47'14"W 155.74'
S88°47'14"E 1006.69'
S88°47'14"E 1494.55'
1/4 SEC CORNER
COR PER JSI #2022–007366
SEC 20 SEC 21
SEC 29 SEC 28
COR PER JSI #2022–007366
N01°12'32"E 1315.80'
N01°12'40"E 1316.87'
1404.92' S01°12'49"W
20.00 FOOT EXCEPTION PER BK 2010 PG 481 (TRACT 5). TITLE SEARCH IS RECOMMENDED
NE COR S 1/2 NE 1/4 SEC 29
S88°44'05"E 717.36'
1/4 1/4 SEC LINE
517.30' N88°44'05"W 977.19'
N88°44'05"W S88°44'05"E 962.32'
352.96' N81°10'24"W S81°10'24"E
218.19' N86°08'41"W S86°08'41"E
410.53' N84°29'29"W S84°29'29"E
STANDARD SECTIONAL BREAKDOWN
NW COR S 1/2 NE 1/4 SEC 29
STANDARD SECTIONAL BREAKDOWN
1/4 SEC LINE
N01°12'32"E 1315.80'
FIELD ENTRANCE
295.02' N27°42'46"W
206.94' N18°52'23"W
D=01°25'54" Δ=03°22'34" L=235.83' CHORD N24°48'41"W 235.80'
BIGGS BRANCH
96.6 AC±
TRACT #1
48.6 AC±
TRACT #2
61
D=01°26'06" Δ=09°47'01" L=681.73' CHORD N15°16'07"W 680.91'
1231.56' S01°12'49"W
CENTER SECTION 29
1227.67' S88°40'56"E
STANDARD SECTIONAL BREAKDOWN PER JSI #2024–008730
1429.10' N88°40'56"W
1/4 SEC LINE
E 1/4 COR SECTION 29
COR PER JSI #2024–008730
SE COR NE 1/4 SE 1/4 SEC 29
1318.24' N01°12'49"E

DESCRIPTION – 96.6 ACRE TRACT #1

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 64 NORTH, RANGE 6 WEST, CLARK COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CORNER COMMON TO SAID SECTIONS 20, 21, 28 & 29; THENCE SOUTH 01 DEGREE, 12 MINUTES AND 49 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 1404.92 FEET TO A 5/8" IRON PIN; THENCE NORTH 84 DEGREES, 29 MINUTES AND 29 SECONDS WEST LEAVING SAID EAST LINE 410.53 FEET TO THE CENTERLINE OF BIGGS BRANCH; THENCE NORTH 86 DEGREES, 08 MINUTES AND 41 SECONDS WEST ALONG SAID CENTERLINE 218.19 FEET; THENCE NORTH 81 DEGREES, 10 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 352.96 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 88 DEGREES, 44 MINUTES AND 05 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG SAID BIGGS BRANCH 517.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 12 MINUTES AND 40 SECONDS EAST LEAVING SAID SOUTH LINE AND SAID BIGGS BRANCH 1316.87 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF SAID SECTION 20; THENCE NORTH 88 DEGREES, 47 MINUTES AND 14 SECONDS WEST ALONG SAID SOUTH LINE 155.74 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 33 MINUTES AND 16 SECONDS EAST LEAVING SAID SOUTH LINE1323.24 FEET TO A FOUND 5/8" IRON PIN ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH 88 DEGREES, 48 MINUTES AND 40 SECONDS EAST ALONG SAID NORTH LINE 1662.36 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 01 DEGREE, 04 MINUTES AND 39 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 1323.85 FEET TO THE POINT OF BEGINNING, CONTAINING 96.6 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 #2026–009684 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #20040I 7826 DURING MAY OF 2026.

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 MAY 8, 2026 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.

5–8–26

JASON D. JANES, P.L.S. #2004017826 – MISSOURI

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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12–31–27

A TRACT OF LAND
LYING IN SECTIONS 20 & 29,
TOWNSHIP 64 NORTH, RANGE 6 WEST,
CLARK COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR THE DEAN & PAULINE WOOD TRUSTS)

STATE OF MISSOURI
JASON D. JANES
NUMBER PLS-2004017826
PROFESSIONAL LAND SURVEYOR

LICENSE RENEWAL: 12–31–26

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO.
2026–009684

FIELD BOOK NO: 145

FIELD:RYAN
DRAWN:JOE
CHECKED:DOUG
REVISED:
REVISED: