DESCRIPTION – 55.6 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 36, TOWNSHIP 32 NORTH, RANGE 2 WEST, REYNOLDS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES, 39 MINUTES AND 03 SECONDS EAST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 295.15 FEET TO A 5/8" IRON PIN; THENCE SOUTH 65 DEGREES, 42 MINUTES AND 59 SECONDS EAST LEAVING SAID NORTH–SOUTH CENTERLINE 1044.46 FEET TO A 5/8" IRON PIN; THENCE SOUTH 10 DEGREES, 18 MINUTES AND 34 SECONDS WEST 137.80 FEET TO A 5/8" IRON PIN; THENCE SOUTH 08 DEGREES, 08 MINUTES AND 19 SECONDS EAST 312.92 FEET TO A 5/8" IRON PIN; THENCE SOUTH 75 DEGREES, 39 MINUTES AND 06 SECONDS EAST 163.62 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 13 MINUTES AND 51 SECONDS EAST 353.49 FEET TO A 5/8" IRON PIN; THENCE NORTH 75 DEGREES, 00 MINUTES AND 10 SECONDS EAST 77.85 FEET TO A 5/8" IRON PIN; THENCE NORTH 33 DEGREES, 07 MINUTES AND 58 SECONDS EAST 341.80 FEET TO A 5/8" IRON PIN; THENCE SOUTH 67 DEGREES, 09 MINUTES AND 09 SECONDS EAST 679.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 43 DEGREES, 41 MINUTES AND 20 SECONDS EAST 153.91 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT–OF–WAY OF MISSOURI ROUTE #72; THENCE SOUTH 38 DEGREES, 08 MINUTES AND 27 SECONDS EAST ALONG SAID RIGHT–OF–WAY 174.06 FEET TO A FOUND RIGHT–OF–WAY MARKER; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND A 01 DEGREE, 29 MINUTE AND 18 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE, 05 MINUTES AND 51 SECONDS, AN ARC LENGTH OF 73.75 FEET AND A CHORD OF SOUTH 38 DEGREES, 41 MINUTES AND 23 SECONDS EAST 73.75 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 00 DEGREES, 39 MINUTES AND 02 SECONDS WEST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID EAST LINE 74.89 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 04 MINUTES AND 27 SECONDS WEST LEAVING SAID EAST LINE 87.11 FEET TO A 5/8" IRON PIN; THENCE NORTH 41 DEGREES, 29 MINUTES AND 49 SECONDS WEST 42.00 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 70 DEGREES, 17 MINUTES AND 43 SECONDS WEST 313.11 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 24 DEGREES, 00 MINUTES AND 13 SECONDS WEST 449.04 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 68 DEGREES, 55 MINUTES AND 43 SECONDS EAST 150.00 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 24 DEGREES, 00 MINUTES AND 17 SECONDS WEST 347.47 FEET TO A FOUND 5/8" IRON PIN ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88 DEGREES, 40 MINUTES AND 12 SECONDS WEST ALONG SAID SOUTH LINE 2055.28 FEET TO A FOUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREES, 36 MINUTES AND 49 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1332.94 FEET TO THE POINT OF BEGINNING, CONTAINING 55.6 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 #2026–009888 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2026.

PARENT TRACT
BK 220 PG 703

- ◎ = CONCRETE MONUMENT FOUND
- ⧋ = STONE PILE FOUND
- ▲ = RIGHT–OF–WAY MARKER FOUND
- ◔ = IRON PIPE FOUND
- ◉ = 3/4" IRON BAR FOUND
- ● = 5/8" IRON PIN FOUND
- ○ = 5/8" IRON PIN SET
- –X– = FENCELINE
- (DR) = DEED RECORD
- (R) = RECORD DISTANCE
- (F) = FOUND DISTANCE
- (G) = GRID BEARING

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

DESCRIPTION – 23.1 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 36, TOWNSHIP 32 NORTH, RANGE 2 WEST, REYNOLDS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES, 39 MINUTES AND 03 SECONDS EAST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 295.15 FEET TO A 5/8" IRON PIN; THENCE SOUTH 65 DEGREES, 42 MINUTES AND 59 SECONDS EAST LEAVING SAID NORTH–SOUTH CENTERLINE 1044.46 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 39 DEGREES, 17 MINUTES AND 40 SECONDS EAST 385.19 FEET TO A 5/8" IRON PIN; THENCE NORTH 25 DEGREES, 35 MINUTES AND 00 SECONDS EAST 263.79 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 06 MINUTES AND 00 SECONDS EAST 439.42 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT–OF–WAY OF MISSOURI ROUTE #72; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND A 01 DEGREE, 30 MINUTE AND 43 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES, 37 MINUTES AND 13 SECONDS, AN ARC LENGTH OF 437.89 FEET AND A CHORD OF SOUTH 41 DEGREES, 27 MINUTES AND 04 SECONDS EAST 437.64 FEET TO A FOUND RIGHT–OF–WAY MARKER; THENCE SOUTH 38 DEGREES, 08 MINUTES AND 27 SECONDS EAST ALONG SAID RIGHT–OF–WAY 711.14 FEET TO A 5/8" IRON PIN; THENCE SOUTH 43 DEGREES, 41 MINUTES AND 20 SECONDS WEST LEAVING SAID RIGHT–OF–WAY 153.91 FEET TO A 5/8" IRON PIN; THENCE NORTH 67 DEGREES, 09 MINUTES AND 09 SECONDS WEST 679.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 33 DEGREES, 07 MINUTES AND 58 SECONDS WEST 341.80 FEET TOA 5/8" IRON PIN; THENCE SOUTH 75 DEGREES, 00 MINUTES AND 10 SECONDS WEST 77.85 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 13 MINUTES AND 51 SECONDS WEST 353.49 FEET TO A 5/8" IRON PIN; THENCE NORTH 75 DEGREES, 39 MINUTES AND 06 SECONDS WEST 163.62 FEET TO A 5/8" IRON PIN; THENCE NORTH 08 DEGREES, 08 MINUTES AND 19 SECONDS WEST 312.92 FEET TO A 5/8" IRON PIN; THENCE NORTH 10 DEGREES, 18 MINUTES AND 34 SECONDS EAST 137.80 FEET TO THE POINT OF BEGINNING, CONTAINING 23.1 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 #2026–009888 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2026.

DESCRIPTION – 31.3 ACRE TRACT

A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 36, TOWNSHIP 32 NORTH, RANGE 2 WEST, REYNOLDS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES, 39 MINUTES AND 03 SECONDS EAST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 295.15 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 39 MINUTES AND 03 SECONDS EAST ALONG SAID NORTH–SOUTH CENTERLINE 1220.51 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT–OF–WAY OF MISSOURI ROUTE #72; THENCE SOUTH 62 DEGREES, 54 MINUTES AND 27 SECONDS EAST LEAVING SAID NORTH–SOUTH CENTERLINE AND ALONG SAID RIGHT–OF–WAY 412.47 FEET TO A 5/8" IRON PIN; THENCE SOUTH 33 DEGREES, 12 MINUTES AND 26 SECONDS WEST LEAVING SAID RIGHT–OF–WAY 80.71 FEET TO A 5/8" IRON PIN; THENCE SOUTH 44 DEGREES, 53 MINUTES AND 41 SECONDS EAST 427.23 FEET TO A FOUND IRON PIPE; THENCE SOUTH 60 DEGREES, 48 MINUTES AND 38 SECONDS EAST 420.00 FEET TO A FOUND 3/4" IRON BAR; THENCE NORTH 36 DEGREES, 48 MINUTES AND 20 SECONDS EAST 209.57 FEET TO A 5/8" IRON PIN ON SAID SOUTH RIGHT–OF–WAY; THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY AND A 01 DEGREE, 30 MINUTE AND 43 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES, 05 MINUTES AND 14 SECONDS, AN ARC LENGTH OF 799.48 FEET AND A CHORD OF SOUTH 50 DEGREES, 48 MINUTES AND 18 SECONDS EAST 798.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 06 MINUTES AND 00 SECONDS WEST LEAVING SAID RIGHT–OF–WAY 439.42 FEET TO A 5/8" IRON PIN; THENCE SOUTH 25 DEGREES, 35 MINUTES AND 00 SECONDS WEST 263.79 FEET TO A 5/8" IRON PIN; THENCE SOUTH 39 DEGREES, 17 MINUTES AND 40 SECONDS WEST 385.19 FEET TO A 5/8" IRON PIN; THENCE NORTH 65 DEGREES, 42 MINUTES AND 59 SECONDS WEST 1044.46 FEET TO THE POINT OF BEGINNING, CONTAINING 31.3 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 #2026–009888 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER 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 OCTOBER 23, 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.

10–23–26
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 THE EAST HALF OF SECTION 36, TOWNSHIP 32 NORTH, RANGE 2 WEST, REYNOLDS COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR BURNS ESTATES)

JASON D. JANES
NUMBER
PLS-2004017826
LICENSE RENEWAL: 12–31–26

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO.
2026–009888

FIELD BOOK NO: 165

FIELD:BRENT
DRAWN:BROCK
CHECKED:DOUG
REVISED:
REVISED: