



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

RECORDER INFORMATION ONLY

DESCRIPTION PER BK 332 PG 5375:
 THE EAST HALF OF THE SOUTH WEST QUARTER AND THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION TEN (10) TOWNSHIP FIFTY THREE (53) RANGE TWO (2) WEST CONTAINING ONE HUNDRED AND SIXTY (160) ACRES MORE OR LESS.

EXCEPT, ALL OF A SMALL PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A STONE IN THE SECTION LINE AT THE SOUTHEAST CORNER OF THE SOUTH WEST FOURTH OF THE SOUTH QUARTER OF SECTION TEN (10), AND RUN THENCE EAST ONE HUNDRED (100) FEET, THENCE IN A NORTHWESTERLY DIRECTION TO A POINT THIRTY (30) FEET DUE NORTH OF SAID BEGINNING POINT. THENCE SOUTH THIRTY (30) FEET TO THE PLACE OF BEGINNING, AND BEING IN TOWNSHIP FIFTY-THREE (53), NORTH OF RANGE TWO (2) WEST.

ALSO, THE INTEREST IN A ROADWAY EASEMENT FOR ACCESS TO THE ABOVE DESCRIBED PROPERTY ACROSS THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION TEN, (10) TOWNSHIP FIFTY-THREE (53) NORTH, RANGE TWO (2) WEST, WHICH SAID EASEMENT WAS RECORDED IN BOOK 319 AT PAGE 2534 OF THE DEED RECORDS OF PIKE COUNTY, MISSOURI, TO WHICH DEED REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

DESCRIPTION - 25.00 FEET WIDE ROADWAY & UTILITY EASEMENT

A 25.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 53 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND LYING 25.00 FEET NORTH OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES, 31 MINUTES AND 51 SECONDS WEST 166.78 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2024-008607 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL 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 APRIL 10, 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.

[Signature]

4-10-24

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

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- ▲ = STONE FOUND
- = CORNER POST FOUND
- = 5/8" IRON PIN SET (PREVIOUS JSI SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- X- = FENCELINE
- (DR) = DEED RECORD
- (M) = MEASURED DISTANCE
- (F) = FOUND DISTANCE

NOTE:
 1/4 1/4 CORNER ESTABLISHED 30.00'(DEED RECORD) SOUTH OF FOUND CORNER POST. 3/4" I.P. PER FLEMING PLS #177 WAS NOT FOUND.

NOTE:
 NO EVIDENCE OR DOCUMENTS FOUND FOR BOY SCOUT'S ASSESSOR PARCEL IN THIS AREA.

NOTE:
 1/4 1/4 CORNER PER JSI SURVEY #2016-004392

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

A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 53 NORTH RANGE 2 WEST, PIKE COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR JEFF ALAN)



JASON D. JANES, SURVEYOR MO# PLS-2004017826	
JSI PROJECT NO. 2024-008607	
FIELD BOOK NO: 102	FIELD: BRENT
	DRAWN: JOE
	CHECKED: DOUG
	REVISED:
	REVISED: