

1 INCH = 300 FT.

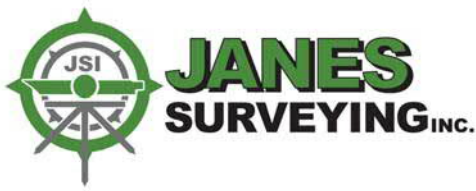
THIS MAP HAS BEEN PREPARED AS A VISUAL AID AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. NO WARRANTY BY THIS FIRM IS EITHER GIVEN OR IMPLIED AS TO ITS ACCURACY.

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

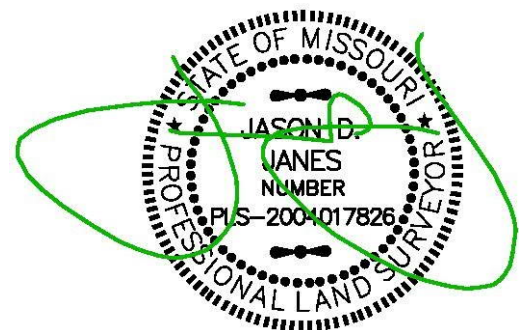


Description – Edward J. Whalen Jr.
20.0 Acre Tract

2023-007987
March 15, 2023

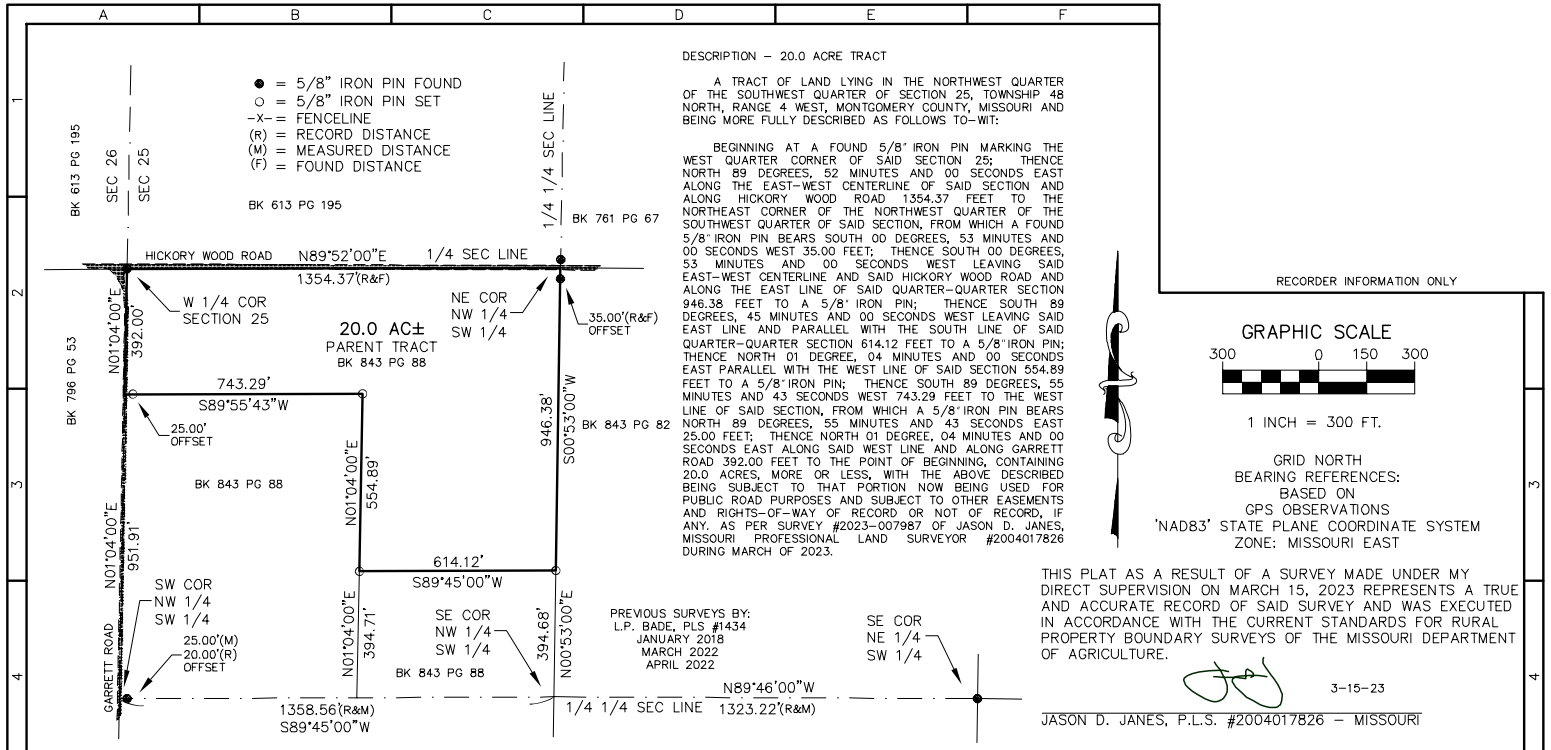
A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 25, Township 48 North, Range 4 West, Montgomery County, Missouri and being more fully described as follows to-wit:

Beginning at a found 5/8" iron pin marking the West Quarter Corner of said Section 25; thence North 89 degrees, 52 minutes and 00 seconds East along the East-West centerline of said Section and along Hickory Wood Road 1354.37 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section, from which a found 5/8" iron pin bears South 00 degrees, 53 minutes and 00 seconds West 35.00 feet; thence South 00 degrees, 53 minutes and 00 seconds West leaving said East-West centerline and said Hickory Wood Road and along the East line of said Quarter-Quarter Section 946.38 feet to a 5/8" iron pin; thence South 89 degrees, 45 minutes and 00 seconds West leaving said East line and parallel with the South line of said Quarter-Quarter Section 614.12 feet to a 5/8" iron pin; thence North 01 degree, 04 minutes and 00 seconds East parallel with the West line of said Section 554.89 feet to a 5/8" iron pin; thence South 89 degrees, 55 minutes and 43 seconds West 743.29 feet to the West line of said Section, from which a 5/8" iron pin bears North 89 degrees, 55 minutes and 43 seconds East 25.00 feet; thence North 01 degree, 04 minutes and 00 seconds East along said West line and along Garrett Road 392.00 feet to the Point of Beginning, containing 20.0 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 #2023-007987 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during March of 2023.



Prepared by
JANES SURVEYING, Inc.
222 South Main
Palmyra, Missouri 63461

March 15, 2023



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

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 15, 2023 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]

3-15-23

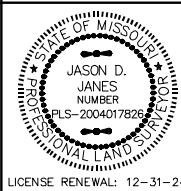
JASON D. JANES, P.L.S. #2004017826 - MISSOURI



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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-23

BOUNDARY SURVEY
A TRACT OF LAND LYING IN THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 25, TOWNSHIP 48 NORTH, RANGE 4 WEST,
MONTGOMERY COUNTY, MISSOURI.
(AS MADE FOR EDWARD J. WHALEN JR.)



JASON D. JANES, SURVEYOR MO# PLS-2004017826	
JSI PROJECT NO. 2023-007987	
FIELD BOOK NO: 106	
FIELD: CREIGHTON	
DRAWN: JOE	
CHECKED: TYLER	
REVISED:	
REVISED:	

LICENSE RENEWAL: 12-31-24

