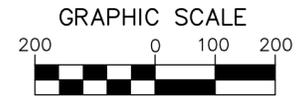


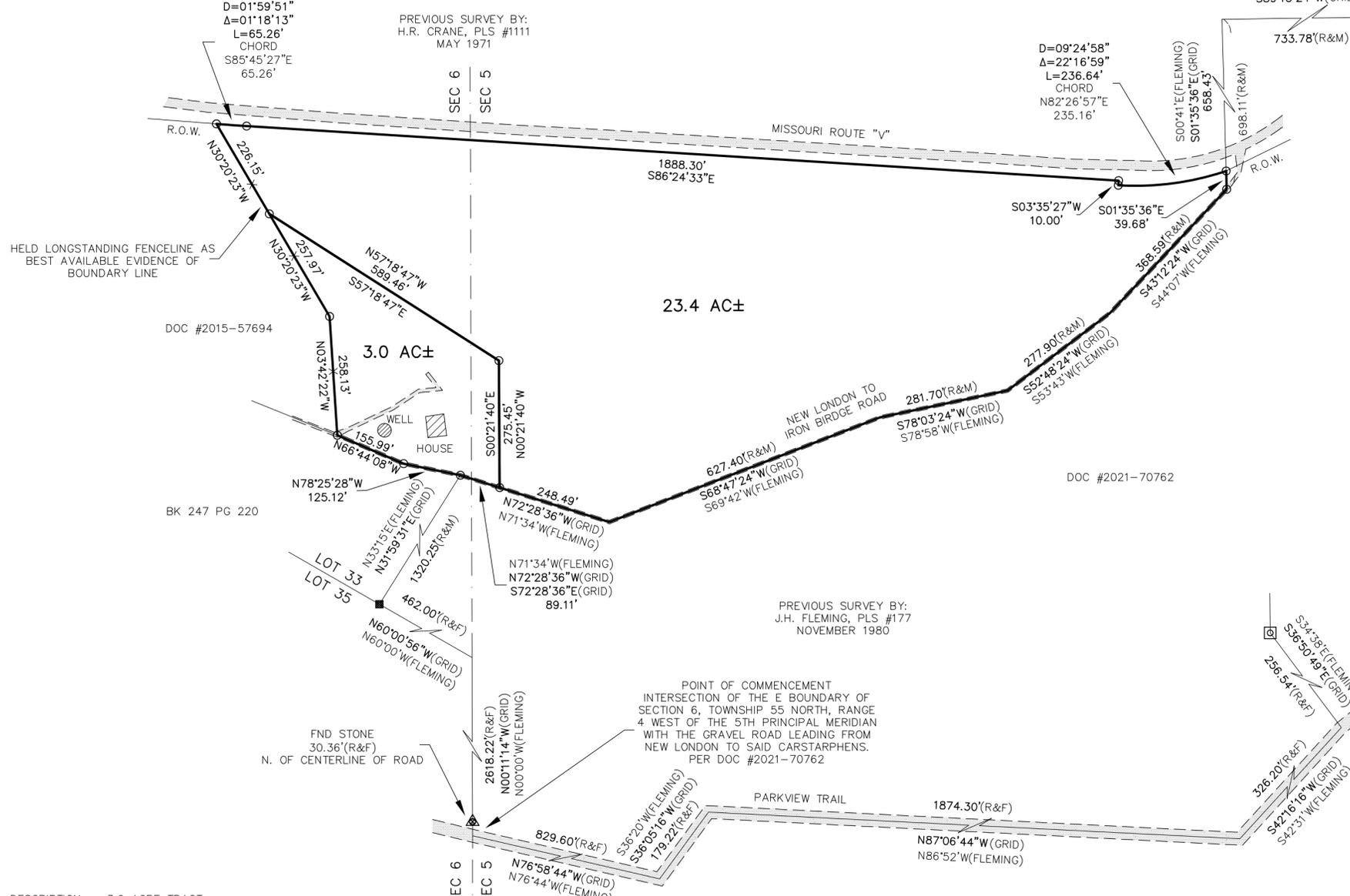
- ▲ = STONE FOUND
- = IRON PIPE FOUND
- = 1/2" IRON PIN FOUND
- = 5/8" IRON PIN SET
- X- = FENCELINE

PARENT TRACT
BK 2022 PG 71122

RECORDER INFORMATION ONLY



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



DESCRIPTION - 23.4 ACRE TRACT

A TRACT OF LAND LYING IN LOTS 31 & 32 OF SPANISH GRANT #3076, ACCORDING TO S.S. CARROLL & COMPANY'S ATLAS OF RALLS COUNTY, TOWNSHIP 55 NORTH, RANGE 4 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN WITH THE GRAVEL ROAD LEADING FROM NEW LONDON TO CARSTERPHENS, FROM WHICH A FOUND STONE BEARS NORTH 00 DEGREES, 11 MINUTES AND 14 SECONDS WEST 30.36 FEET; THENCE NORTH 00 DEGREES, 11 MINUTES AND 14 SECONDS WEST ALONG THE LINE COMMON TO SECTIONS 5 & 6 A DISTANCE OF 2618.22 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES AND 56 SECONDS WEST LEAVING SAID COMMON SECTION LINE 462.00 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 31 DEGREES, 59 MINUTES AND 28 SECONDS EAST 1320.25 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF NEW LONDON TO IRON BIRDSGE ROAD; THENCE SOUTH 72 DEGREES, 28 MINUTES AND 36 SECONDS EAST ALONG SAID CENTERLINE 89.11 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 21 MINUTES AND 40 SECONDS WEST LEAVING SAID CENTERLINE 275.45 FEET TO A 5/8" IRON PIN; THENCE NORTH 57 DEGREES, 18 MINUTES AND 47 SECONDS WEST 589.46 FEET TO A 5/8" IRON PIN; THENCE NORTH 30 DEGREES, 20 MINUTES AND 23 SECONDS WEST 226.15 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE 'V'; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 01 DEGREE, 59 MINUTE AND 51 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE, 18 MINUTES AND 13 SECONDS, AN ARC LENGTH OF 65.26 FEET AND A CHORD OF SOUTH 85 DEGREES, 45 MINUTES AND 27 SECONDS EAST 65.26 FEET TO A 5/8" IRON PIN; THENCE SOUTH 86 DEGREES, 24 MINUTES AND 33 SECONDS EAST ALONG SAID RIGHT-OF-WAY 1888.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 03 DEGREES, 35 MINUTES AND 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY 10.00 FEET TO A 5/8" IRON PIN; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 09 DEGREE, 24 MINUTE AND 58 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES, 16 MINUTES AND 59 SECONDS, AN ARC LENGTH OF 236.64 FEET AND A CHORD OF NORTH 82 DEGREES, 26 MINUTES AND 57 SECONDS EAST 235.16 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 35 MINUTES AND 36 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 39.68 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF SAID NEW LONDON TO IRON BIRDSGE ROAD; THENCE SOUTH 43 DEGREES, 12 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 368.59 FEET; THENCE SOUTH 52 DEGREES, 48 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 277.90 FEET; THENCE SOUTH 78 DEGREES, 03 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 281.70 FEET; THENCE SOUTH 68 DEGREES, 47 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 627.40 FEET; THENCE NORTH 72 DEGREES, 28 MINUTES AND 36 SECONDS WEST ALONG SAID CENTERLINE 248.49 FEET TO THE POINT OF BEGINNING, CONTAINING 23.4 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 #2022-007504 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2022.

DESCRIPTION - 3.0 ACRE TRACT

A TRACT OF LAND LYING IN LOTS 31 & 32 OF SPANISH GRANT #3076, ACCORDING TO S.S. CARROLL & COMPANY'S ATLAS OF RALLS COUNTY, TOWNSHIP 55 NORTH, RANGE 4 WEST, RALLS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN WITH THE GRAVEL ROAD LEADING FROM NEW LONDON TO CARSTERPHENS, FROM WHICH A FOUND STONE BEARS NORTH 00 DEGREES, 11 MINUTES AND 14 SECONDS WEST 30.36 FEET; THENCE NORTH 00 DEGREES, 11 MINUTES AND 14 SECONDS WEST ALONG THE LINE COMMON TO SECTIONS 5 & 6 A DISTANCE OF 2618.22 FEET; THENCE NORTH 60 DEGREES, 00 MINUTES AND 56 SECONDS WEST LEAVING SAID COMMON SECTION LINE 462.00 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 31 DEGREES, 59 MINUTES AND 28 SECONDS EAST 1320.25 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF NEW LONDON TO IRON BIRDSGE ROAD MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 78 DEGREES, 25 MINUTES AND 28 SECONDS WEST ALONG SAID CENTERLINE 125.12 FEET TO A 5/8" IRON PIN; THENCE NORTH 66 DEGREES, 44 MINUTES AND 08 SECONDS WEST ALONG SAID CENTERLINE 155.99 FEET TO A 5/8" IRON PIN; THENCE NORTH 03 DEGREES, 42 MINUTES AND 22 SECONDS WEST LEAVING SAID CENTERLINE 258.13 FEET TO A 5/8" IRON PIN; THENCE NORTH 30 DEGREES, 20 MINUTES AND 23 SECONDS WEST 257.97 FEET TO A 5/8" IRON PIN; THENCE SOUTH 57 DEGREES, 18 MINUTES AND 47 SECONDS EAST 589.46 FEET TO A 5/8" IRON PIN; THENCE NORTH 30 DEGREES, 20 MINUTES AND 23 SECONDS WEST 226.15 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE 'V'; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 01 DEGREE, 59 MINUTE AND 51 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREE, 18 MINUTES AND 13 SECONDS, AN ARC LENGTH OF 65.26 FEET AND A CHORD OF SOUTH 85 DEGREES, 45 MINUTES AND 27 SECONDS EAST 65.26 FEET TO A 5/8" IRON PIN; THENCE SOUTH 86 DEGREES, 24 MINUTES AND 33 SECONDS EAST ALONG SAID RIGHT-OF-WAY 1888.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 03 DEGREES, 35 MINUTES AND 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY 10.00 FEET TO A 5/8" IRON PIN; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 09 DEGREE, 24 MINUTE AND 58 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22 DEGREES, 16 MINUTES AND 59 SECONDS, AN ARC LENGTH OF 236.64 FEET AND A CHORD OF NORTH 82 DEGREES, 26 MINUTES AND 57 SECONDS EAST 235.16 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 35 MINUTES AND 36 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 39.68 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF SAID NEW LONDON TO IRON BIRDSGE ROAD; THENCE SOUTH 43 DEGREES, 12 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 368.59 FEET; THENCE SOUTH 52 DEGREES, 48 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 277.90 FEET; THENCE SOUTH 78 DEGREES, 03 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 281.70 FEET; THENCE SOUTH 68 DEGREES, 47 MINUTES AND 24 SECONDS WEST ALONG SAID CENTERLINE 627.40 FEET; THENCE NORTH 72 DEGREES, 28 MINUTES AND 36 SECONDS WEST ALONG SAID CENTERLINE 248.49 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 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 #2022-007504 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2022.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JULY 15, 2022 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.

7-15-22

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

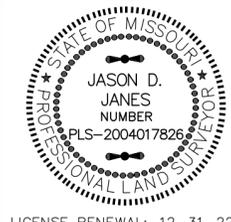


JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN LOTS 31 & 32 OF SPANISH GRANT #3076, ACCORDING TO S.S. CARROLL & COMPANY'S ATLAS OF RALLS COUNTY, TOWNSHIP 55 NORTH, RANGE 4 WEST, RALLS COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR STEVE LEWTON)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO.
2022-007504

FIELD BOOK NO: --

FIELD: JOEY

DRAWN: BRIAN

CHECKED: TYLER

REVISED:

REVISED:

LICENSE RENEWAL: 12-31-22