

- ▲ = STONE FOUND
- ⊗ = CONCRETE MONUMENT FOUND
- ⊠ = IRON PIPE FOUND
- = 5/8" IRON PIN FOUND OR SET (PREVIOUS SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)
- X- = FENCELINE

PARENT TRACTS
BK 333 PG 1422
BK 333 PG 1423

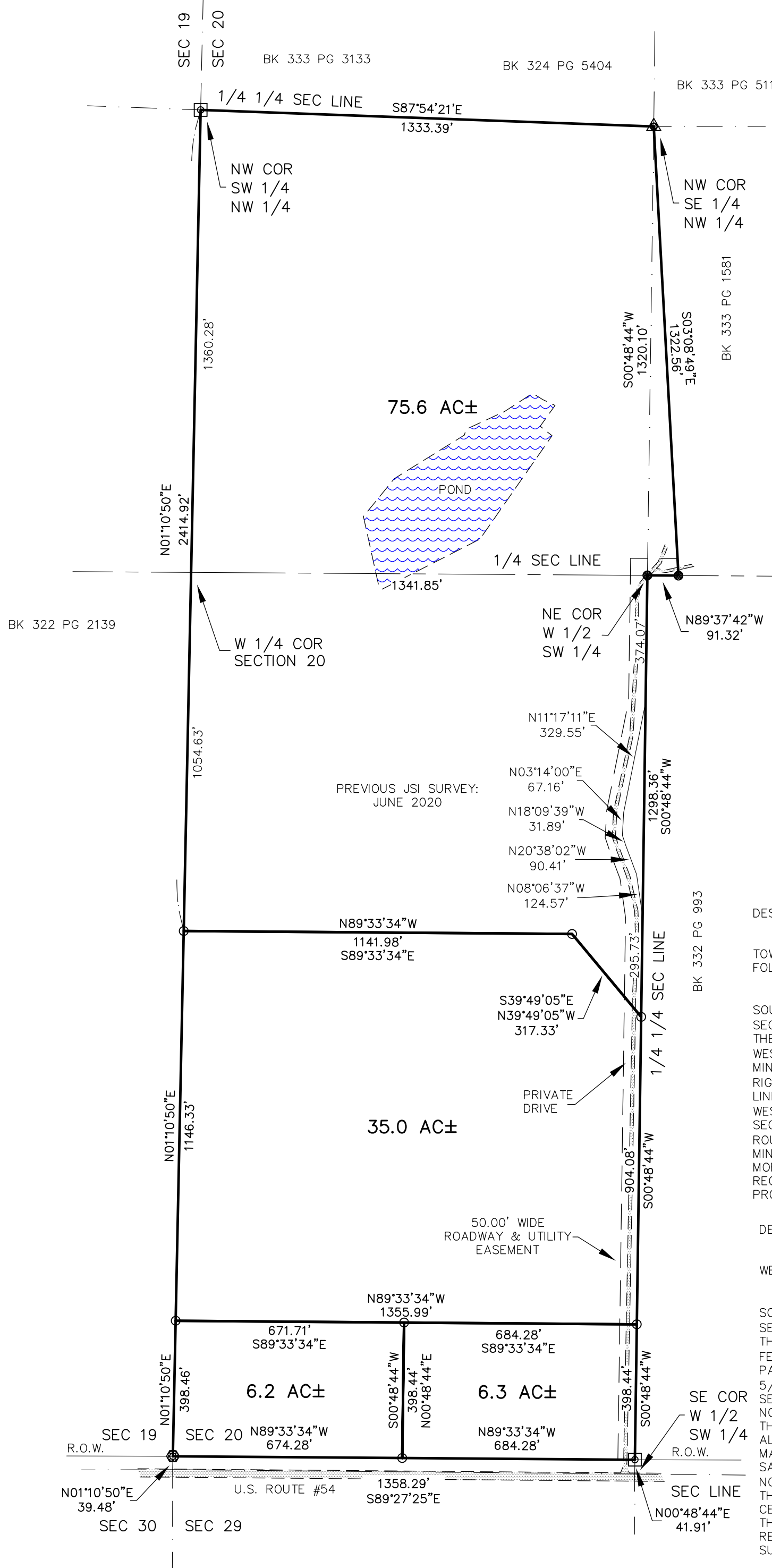
PREVIOUS SURVEYS BY:
D.B. FITCH, PLS #910
JUNE 1987
JULY 1987

PREVIOUS SURVEY BY:
M.T. WASSON, PLS #2003013183
FEBRUARY 2011

RECORDER INFORMATION ONLY



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



PREVIOUS SURVEY BY:
M.J. LIKES, PLS #1363
MARCH 2004

DESCRIPTION - 6.2 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 39.48 FEET TO A FOUND CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE 398.46 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 34 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 671.71 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 398.44 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF SAID U.S. ROUTE #54; THENCE NORTH 89 DEGREES, 33 MINUTES AND 34 SECONDS WEST ALONG SAID RIGHT-OF-WAY 674.28 FEET TO THE POINT OF BEGINNING, CONTAINING 6.2 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 #2023-007911 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2023.

DESCRIPTION - 6.3 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF 41.91 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 33 MINUTES 34 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY 684.28 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 398.44 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 34 SECONDS EAST PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 684.28 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST ALONG SAID EAST LINE 398.44 FEET TO THE POINT OF BEGINNING, CONTAINING 6.3 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 #2023-007911 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2023.

DESCRIPTION - 35.0 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 1298.36 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST ALONG SAID EAST LINE 904.08 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 33 MINUTES AND 34 SECONDS WEST LEAVING SAID EAST LINE AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 1355.99 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST ALONG SAID WEST LINE 1146.33 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 33 MINUTES AND 34 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 1141.98 FEET TO A 5/8" IRON PIN; THENCE SOUTH 39 DEGREES, 49 MINUTES AND 05 SECONDS EAST 317.33 FEET TO THE POINT OF BEGINNING, CONTAINING 35.0 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 #2023-007911 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2023.

DESCRIPTION - 75.6 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES, 48 MINUTES AND 44 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 1298.36 FEET TO A 5/8" IRON PIN; THENCE NORTH 39 DEGREES, 49 MINUTES AND 05 SECONDS WEST LEAVING SAID EAST LINE 317.33 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 33 MINUTES AND 34 SECONDS WEST PARALLEL WITH THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 A DISTANCE OF 1141.98 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 10 MINUTES AND 50 SECONDS EAST ALONG SAID WEST LINE 2414.92 FEET TO A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 87 DEGREES, 54 MINUTES AND 21 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 1333.39 FEET TO A FOUND STONE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 03 DEGREES, 08 MINUTES AND 49 SECONDS EAST LEAVING SAID NORTH LINE 1322.56 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE NORTH 89 DEGREES, 37 MINUTES AND 42 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 91.32 FEET TO THE POINT OF BEGINNING, CONTAINING 75.6 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 #2023-007911 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2023.

DESCRIPTION - 50.00 FEET WIDE ROADWAY & UTILITY EASEMENT

A 50.00 FEET WIDE ROADWAY & UTILITY EASEMENT LYING IN SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND LYING 50.00 FEET NORTH AND WEST OF AND COINCIDENT WITH THE FOLLOWING DESCRIBED LINE TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST 41.91 FEET TO THE NORTH RIGHT-OF-WAY OF U.S. ROUTE #54 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 1598.25 FEET; THENCE NORTH 08 DEGREES, 06 MINUTES AND 37 SECONDS WEST 124.57 FEET; THENCE NORTH 20 DEGREES, 38 MINUTES AND 02 SECONDS WEST 90.41 FEET; THENCE NORTH 18 DEGREES, 09 MINUTES AND 39 SECONDS WEST 31.89 FEET; THENCE NORTH 03 DEGREES, 14 MINUTES AND 00 SECONDS EAST 67.16 FEET; THENCE NORTH 11 DEGREES, 17 MINUTES AND 11 SECONDS EAST 329.55 FEET; THENCE NORTH 00 DEGREES, 48 MINUTES AND 44 SECONDS EAST 374.07 FEET; THENCE SOUTH 89 DEGREES, 37 MINUTES AND 42 SECONDS EAST 91.32 FEET TO THE POINT OF TERMINATION OF SAID LINE. AS PER SURVEY #2023-007911 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2023.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY 9, 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.

2-9-23
JASON D. JANES, P.L.S. #2004017826 - MISSOURI
PIKE COUNTY SURVEYOR

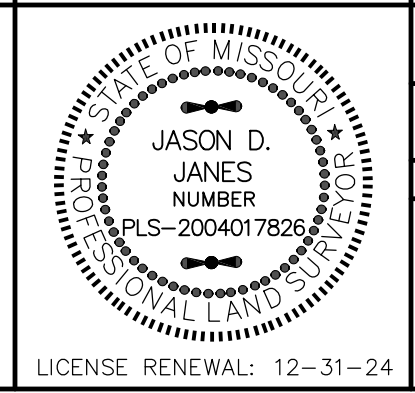


JANES SURVEYING INC.
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PALMYRA, MO. 63461
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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-23

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 20, TOWNSHIP 53 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR DUANE MILLER)



JASON D. JANES, SURVEYOR MO# PLS-2004017826	
JSI PROJECT NO. 2023-007911	
FIELD BOOK NO: 97	
FIELD: JOEY	DRAWN: BRIAN
CHECKED: TYLER	REVISED:
REVISED:	REVISED:

LICENSE RENEWAL: 12-31-24