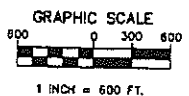


- = 5/8" IRON PIN FOUND OR SET (PREVIOUS SURVEY)
- = 5/8" IRON PIN SET (THIS SURVEY)

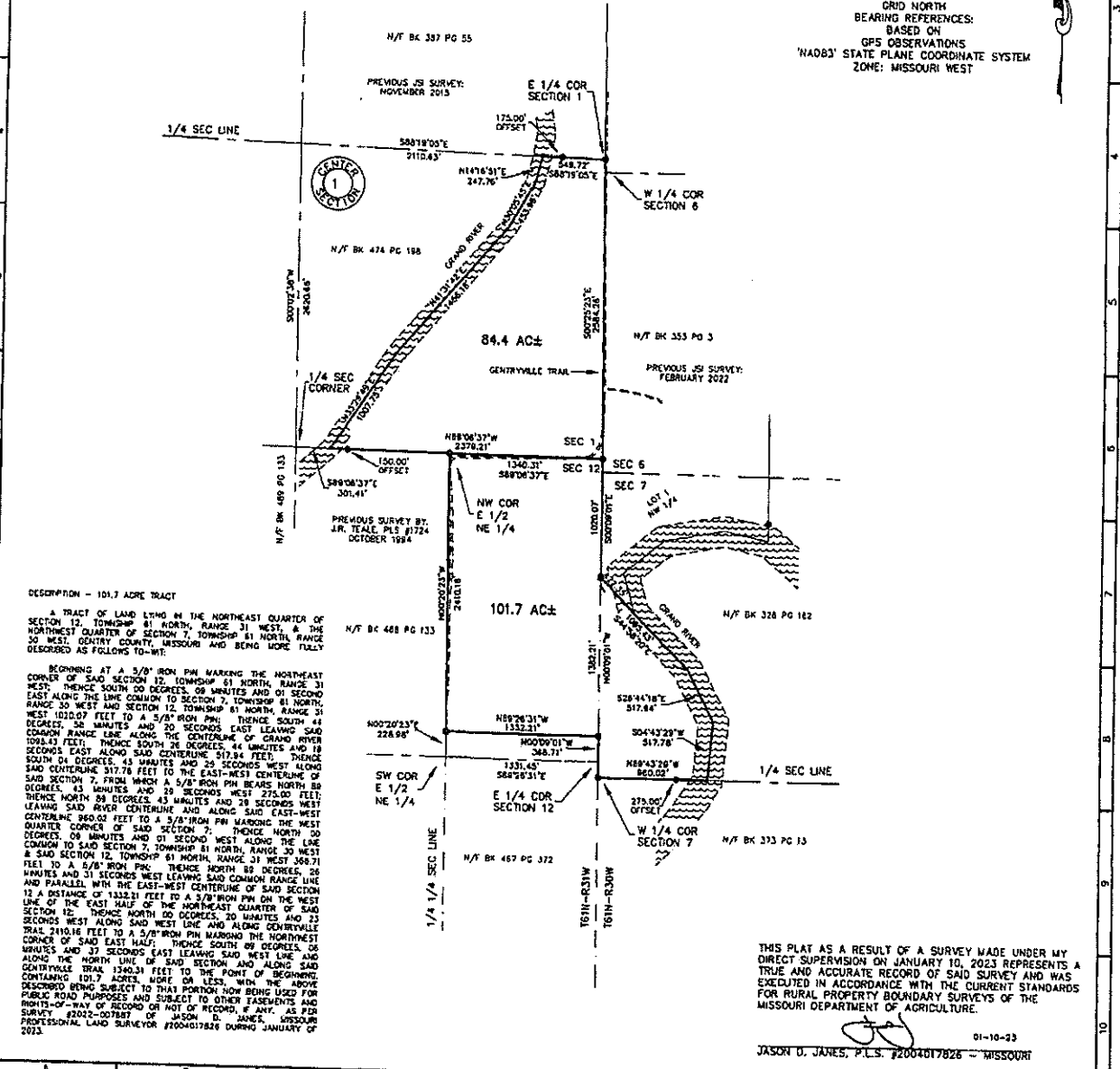
PARENT TRACTS
N/F BK 353 PG 3
N/F BK 374 PG 129

DESCRIPTION - 84.4 ACRE TRACT
A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 61 NORTH, RANGE 31 WEST, GENTRY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 89 DEGREES, 06 MINUTES AND 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 2372.21 FEET TO THE CENTERLINE OF THE GRAND RIVER, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 06 MINUTES AND 37 SECONDS EAST 150.00 FEET; THENCE NORTH 31 DEGREES, 19 MINUTES AND 49 SECONDS EAST ALONG SAID COMMON SECTION LINE AND ALONG SAID CENTERLINE 1007.75 FEET; THENCE NORTH 41 DEGREES, 31 MINUTES AND 42 SECONDS EAST ALONG SAID CENTERLINE 1456.18 FEET; THENCE NORTH 30 DEGREES, 05 MINUTES AND 45 SECONDS EAST ALONG SAID CENTERLINE 433.96 FEET; FROM WHICH A 5/8" IRON PIN BEARS SOUTH 88 DEGREES, 19 MINUTES AND 05 SECONDS EAST 175.00 FEET TO THE EAST-WEST CENTERLINE OF SECTION 1; AND 05 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID EAST-WEST CENTERLINE 348.72 FEET TO A 5/8" IRON PIN MARKING THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES, 25 MINUTES AND 23 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE EAST LINE OF SAID SECTION AND ALONG GENTRYVILLE TRAIL 2884.26 FEET TO THE POINT OF BEGINNING, CONTAINING 84.4 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 #2022-007887 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2023.

RECORDER INFORMATION ONLY



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



DESCRIPTION - 101.7 ACRE TRACT
A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 61 NORTH, RANGE 31 WEST, & THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 61 NORTH, RANGE 30 WEST, GENTRY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 61 NORTH, RANGE 31 WEST; THENCE SOUTH 00 DEGREES, 09 MINUTES AND 01 SECOND EAST ALONG THE LINE COMMON TO SECTION 7, TOWNSHIP 61 NORTH, RANGE 30 WEST AND SECTION 12, TOWNSHIP 61 NORTH, RANGE 31 WEST 1012.07 FEET TO A 5/8" IRON PIN; THENCE SOUTH 44 DEGREES, 30 MINUTES AND 20 SECONDS EAST LEAVING SAID COMMON RANGE LINE ALONG THE CENTERLINE OF GRAND RIVER 1098.43 FEET; THENCE SOUTH 26 DEGREES, 44 MINUTES AND 18 SECONDS EAST ALONG SAID CENTERLINE 517.84 FEET; THENCE SOUTH 05 DEGREES, 43 MINUTES AND 29 SECONDS WEST ALONG SAID SECTION 7, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 43 MINUTES AND 29 SECONDS WEST 275.00 FEET; LEAVING SAID RIVER CENTERLINE AND ALONG SAID EAST-WEST QUARTER CORNER OF SAID SECTION 7; THENCE NORTH 30 DEGREES, 09 MINUTES AND 01 SECOND WEST ALONG THE LINE COMMON TO SAID SECTION 7, TOWNSHIP 61 NORTH, RANGE 30 WEST & SAID SECTION 12, TOWNSHIP 61 NORTH, RANGE 31 WEST 506.71 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 26 MINUTES AND 31 SECONDS WEST LEAVING SAID COMMON RANGE LINE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 12 A DISTANCE OF 1332.81 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES, 20 MINUTES AND 23 SECONDS WEST ALONG SAID WEST LINE AND ALONG GENTRYVILLE TRAIL 2410.16 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID EAST HALF; THENCE SOUTH 09 DEGREES, 06 MINUTES AND 37 SECONDS EAST LEAVING SAID WEST LINE AND CONTAINING 101.7 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 #2022-007887 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2023.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JANUARY 10, 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.
01-10-23
JASON D. JAMES, P.L.S. #2004017826 - MISSOURI



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A TRACT OF LAND LYING IN SECTION 7, TOWNSHIP 61 NORTH, RANGE 30 WEST & SECTIONS 1 & 12, TOWNSHIP 61 NORTH, RANGE 31 WEST, GENTRY COUNTY, MISSOURI

BOUNDARY SURVEY
(AS MADE FOR CAROL INMAN)



JASON D. JAMES, SURVEYOR MO# PLS-2004017826
JOB PROJECT NO. 2022-007887
FIELD BOOK NO. 102
FIELD-BRAN C. DIARRS-JC CHECKED-TYLER REMOVED: REMOVED:

LICENSE RENEWAL 12-31-24