

RECORDER INFORMATION ONLY

**GRAPHIC SCALE**

200 0 100 200

1 INCH = 200 FT.

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

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON MARCH 28, 2025 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]*  
 3-28-25  
 JASON D. JANES, P.L.S. #2004017826 - MISSOURI

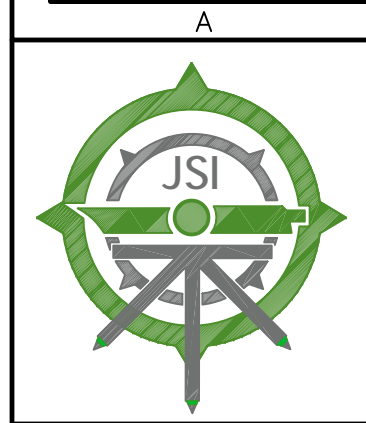
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**DESCRIPTION - 20.7 ACRE TRACT**

A TRACT OF LAND LYING IN U.S. SURVEY #2858 AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 9 WEST, CALLAWAY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 88 DEGREES, 07 MINUTES AND 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 25 A DISTANCE OF 1885.89 FEET TO THE CENTERLINE OF MIDDLE RIVER, FROM WHICH A 5/8" IRON PIN BEARS NORTH 88 DEGREES, 07 MINUTES AND 15 SECONDS WEST 145.00 FEET; THENCE SOUTH 61 DEGREES, 37 MINUTES AND 51 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE 578.22 FEET; THENCE SOUTH 67 DEGREES, 10 MINUTES AND 01 SECOND WEST ALONG SAID CENTERLINE 985.26 FEET; THENCE SOUTH 74 DEGREES, 55 MINUTES AND 26 SECONDS WEST ALONG SAID CENTERLINE 307.51 FEET; THENCE NORTH 89 DEGREES, 12 MINUTES AND 25 SECONDS WEST ALONG SAID CENTERLINE 203.00 FEET TO THE WEST LINE OF SAID SECTION 25 AND U.S. SURVEY #2858, FROM WHICH A 5/8" IRON PIN BEARS NORTH 02 DEGREES, 17 MINUTES AND 35 SECONDS EAST 110.00 FEET; THENCE NORTH 02 DEGREES, 17 MINUTES AND 35 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID WEST LINE 796.72 FEET TO THE POINT OF BEGINNING, CONTAINING 20.7 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 #2025-009094-1 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

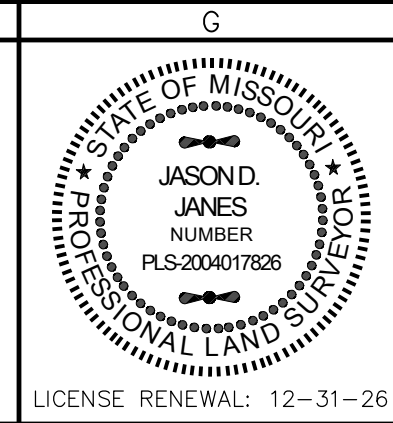
- ▲ = STONE FOUND
- = 5/8" IRON PIN FOUND (ALUMINUM CAP)
- = 5/8" IRON PIN SET



**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: 12-31-25

**BOUNDARY SURVEY**  
 A TRACT OF LAND LYING IN U.S. SURVEY #2858 AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 9 WEST, CALLAWAY COUNTY, MISSOURI.  
 (AS MADE FOR JAMES W. MEYER)



JASON D. JANES, SURVEYOR MO# PLS-2004017826	
JSI PROJECT NO. 2025-009094-1	
FIELD BOOK NO: 132	
FIELD: BRENT	
DRAWN: JOE	
CHECKED: DOUG	
REVISED:	
REVISED:	