

PREVIOUS SURVEY BY:  
F.E. CARROZ III, PLS #2008016655  
MARCH 2017

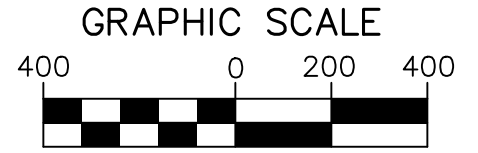
- ▲ = STONE FOUND
- = SPIKE FOUND
- ◻ = IRON PIPE FOUND
- ▲ = RIGHT-OF-WAY MARKER FOUND
- = 5/8" IRON PIN FOUND (ALUMINUM CAP)
- = 5/8" IRON PIN SET
- (R) = RECORD DISTANCE
- (F) = FOUND DISTANCE
- (M) = MEASURED DISTANCE

APPROX. N LINE  
U.S. SUR #2818

SEC 14 SEC 13  
SEC 23 SEC 24

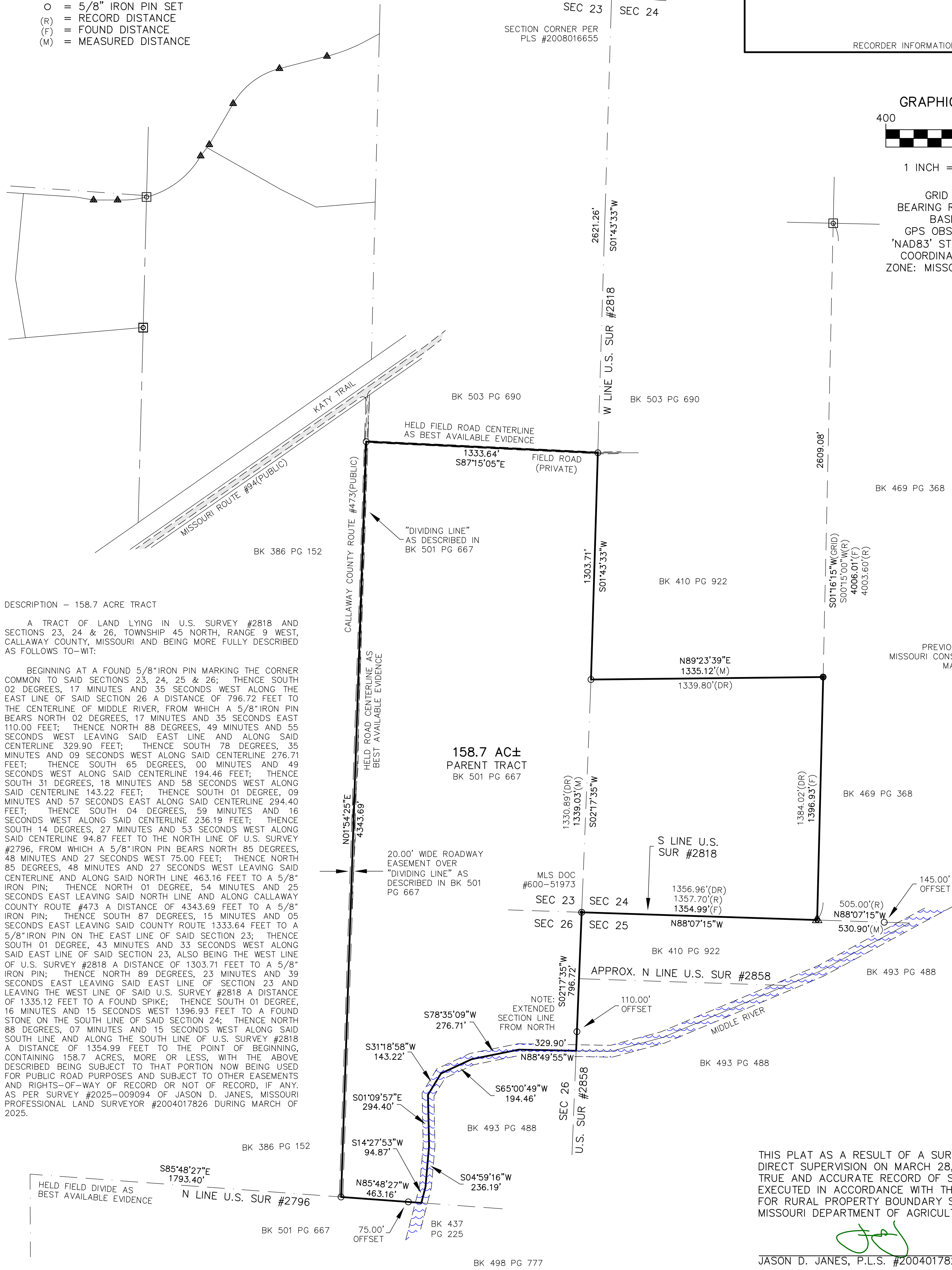
SECTION CORNER PER  
PLS #2008016655

RECORDER INFORMATION ONLY



1 INCH = 400 FT.

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



DESCRIPTION - 158.7 ACRE TRACT

A TRACT OF LAND LYING IN U.S. SURVEY #2818 AND SECTIONS 23, 24 & 26, 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 CORNER COMMON TO SAID SECTIONS 23, 24, 25 & 26; THENCE SOUTH 02 DEGREES, 17 MINUTES AND 35 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 796.72 FEET TO THE CENTERLINE OF MIDDLE RIVER, FROM WHICH A 5/8" IRON PIN BEARS NORTH 02 DEGREES, 17 MINUTES AND 35 SECONDS EAST 110.00 FEET; THENCE NORTH 88 DEGREES, 49 MINUTES AND 55 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE 329.90 FEET; THENCE SOUTH 78 DEGREES, 35 MINUTES AND 09 SECONDS WEST ALONG SAID CENTERLINE 276.71 FEET; THENCE SOUTH 65 DEGREES, 00 MINUTES AND 49 SECONDS WEST ALONG SAID CENTERLINE 194.46 FEET; THENCE SOUTH 31 DEGREES, 18 MINUTES AND 58 SECONDS WEST ALONG SAID CENTERLINE 143.22 FEET; THENCE SOUTH 01 DEGREE, 09 MINUTES AND 57 SECONDS EAST ALONG SAID CENTERLINE 294.40 FEET; THENCE SOUTH 04 DEGREES, 59 MINUTES AND 16 SECONDS WEST ALONG SAID CENTERLINE 236.19 FEET; THENCE SOUTH 14 DEGREES, 27 MINUTES AND 53 SECONDS WEST ALONG SAID CENTERLINE 94.87 FEET TO THE NORTH LINE OF U.S. SURVEY #2796, FROM WHICH A 5/8" IRON PIN BEARS NORTH 85 DEGREES, 48 MINUTES AND 27 SECONDS WEST 75.00 FEET; THENCE NORTH 85 DEGREES, 48 MINUTES AND 27 SECONDS WEST LEAVING SAID CENTERLINE AND ALONG SAID NORTH LINE 463.16 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 54 MINUTES AND 25 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG CALLAWAY COUNTY ROUTE #473 A DISTANCE OF 4343.69 FEET TO A 5/8" IRON PIN; THENCE SOUTH 87 DEGREES, 15 MINUTES AND 05 SECONDS EAST LEAVING SAID COUNTY ROUTE 1333.64 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 01 DEGREE, 43 MINUTES AND 33 SECONDS WEST ALONG SAID EAST LINE OF SAID SECTION 23, ALSO BEING THE WEST LINE OF U.S. SURVEY #2818 A DISTANCE OF 1303.71 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 23 MINUTES AND 39 SECONDS EAST LEAVING SAID EAST LINE OF SECTION 23 AND LEAVING THE WEST LINE OF SAID U.S. SURVEY #2818 A DISTANCE OF 1335.12 FEET TO A FOUND SPIKE; THENCE SOUTH 01 DEGREE, 16 MINUTES AND 15 SECONDS WEST 1396.93 FEET TO A FOUND STONE ON THE SOUTH LINE OF SAID SECTION 24; THENCE NORTH 88 DEGREES, 07 MINUTES AND 15 SECONDS WEST ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF U.S. SURVEY #2818 A DISTANCE OF 1354.99 FEET TO THE POINT OF BEGINNING, CONTAINING 158.7 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 #2025-009094 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING MARCH OF 2025.

158.7 AC±  
PARENT TRACT  
BK 501 PG 667

PREVIOUS SURVEY BY:  
MISSOURI CONSERVATION COMMISSION  
MARCH 1963

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.

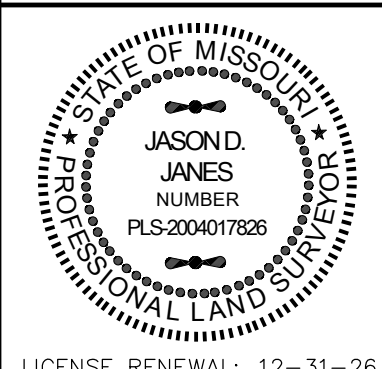
JASON D. JANES, P.L.S. #2004017826 - MISSOURI  
3-28-25



**JANES SURVEYING INC.**  
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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

A TRACT OF LAND LYING IN U.S. SURVEY #2818 AND SECTIONS 23, 24 & 26, TOWNSHIP 45 NORTH, RANGE 9 WEST, CALLAWAY COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
(AS MADE FOR GARSTANG FARM)



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