

# DESCRIPTION - 12.8 ACRE TRACT #1

A TRACT OF LAND LYING IN U.S. SURVEY #1685, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF U.S. SURVEY #1728 ON THE CENTERLINE OF PIKE COUNTY ROUTE #301; THENCE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG THE WEST LINE OF U.S. SURVEY #1685 AND ALONG SAID CENTERLINE 195.11 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 14.55 FEET; THENCE NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST LEAVING SAID WEST LINE AND SAID CENTERLINE 1111.48 FEET TO A 5/8" IRON PIN; THENCE SOUTH 14 DEGREES, 14 MINUTES AND 23 SECONDS EAST 437.76 FEET TO A 5/8" IRON PIN; THENCE NORTH 85 DEGREES, 42 MINUTES AND 39 SECONDS EAST 32.40 FEET TO A 5/8" IRON PIN; THENCE SOUTH 15 DEGREES, 48 MINUTES AND 46 SECONDS EAST 117.40 FEET TO A 5/8" IRON PIN; THENCE SOUTH 68 DEGREES, 56 MINUTES AND 05 SECONDS WEST 1085.19 FEET TO THE WEST LINE OF SAID U.S. SURVEY #1685 ON THE CENTERLINE OF PIKE COUNTY ROUTE #301, FROM WHICH A 5/8" IRON PIN BEARS NORTH 68 DEGREES, 56 MINUTES AND 05 SECONDS EAST 20.00 FEET; THENCE NORTH 20 DEGREES, 03 MINUTES AND 02 SECONDS WEST ALONG SAID WEST LINE AND ALONG SAID CENTERLINE 283.92 FEET TO THE POINT OF BEGINNING, CONTAINING 12.8 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 #2023-008321 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

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

PREVIOUS SURVEYS BY:  
N.D. ELLERBROOK PLS #2001011921  
NOVEMBER 2004  
DECEMBER 2004

PREVIOUS SURVEYS BY:  
M.T. WASSON PLS #2003013183  
JUNE 2004

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 EAST

# DESCRIPTION - 18.0 ACRE TRACT #3

A TRACT OF LAND LYING IN U.S. SURVEY #1685, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF U.S. SURVEY #1728 ON THE CENTERLINE OF PIKE COUNTY ROUTE #301; THENCE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG THE WEST LINE OF U.S. SURVEY #1685 AND ALONG SAID CENTERLINE 195.11 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 14.55 FEET; THENCE CONTINUE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG SAID WEST LINE AND ALONG SAID CENTERLINE 572.93 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 23.05 FEET; THENCE CONTINUE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG SAID WEST LINE AND ALONG SAID CENTERLINE 1308.94 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 27 MINUTES AND 00 SECONDS EAST LEAVING SAID WEST LINE AND SAID CENTERLINE 1262.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 65 DEGREES, 17 MINUTES AND 05 SECONDS WEST 611.84 FEET TO THE POINT OF BEGINNING, CONTAINING 18.0 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 #2023-008321 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

# DESCRIPTION - 18.0 ACRE TRACT #4

A TRACT OF LAND LYING IN U.S. SURVEY #1685, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF U.S. SURVEY #1728 ON THE CENTERLINE OF PIKE COUNTY ROUTE #301; THENCE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG THE WEST LINE OF U.S. SURVEY #1685 AND ALONG SAID CENTERLINE 195.11 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 14.55 FEET; THENCE CONTINUE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG SAID WEST LINE AND ALONG SAID CENTERLINE 572.93 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 23.05 FEET; THENCE NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST LEAVING SAID WEST LINE AND SAID CENTERLINE 611.84 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID U.S. SURVEY #1685 A DISTANCE OF 1262.50 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 27 MINUTES AND 00 SECONDS EAST ALONG PIKE COUNTY ROUTE #305 A DISTANCE OF 700.96 FEET TO A 5/8" IRON PIN; THENCE SOUTH 14 DEGREES, 14 MINUTES AND 23 SECONDS EAST LEAVING SAID COUNTY ROUTE 1228.92 FEET TO A 5/8" IRON PIN; THENCE SOUTH 68 DEGREES, 17 MINUTES AND 05 SECONDS WEST 564.84 FEET TO THE POINT OF BEGINNING, CONTAINING 18.0 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 #2023-008321 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

# DESCRIPTION - 15.0 ACRE TRACT #2

A TRACT OF LAND LYING IN U.S. SURVEY #1685, TOWNSHIP 52 NORTH, RANGE 2 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF U.S. SURVEY #1728 ON THE CENTERLINE OF PIKE COUNTY ROUTE #301; THENCE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG THE WEST LINE OF U.S. SURVEY #1685 AND ALONG SAID CENTERLINE 195.11 FEET TO THE TRUE POINT OF BEGINNING, FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 14.55 FEET; THENCE CONTINUE NORTH 20 DEGREES, 39 MINUTES AND 54 SECONDS WEST ALONG SAID WEST LINE AND ALONG SAID CENTERLINE 572.93 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST 23.05 FEET; THENCE NORTH 65 DEGREES, 17 MINUTES AND 05 SECONDS EAST LEAVING SAID WEST LINE AND SAID CENTERLINE 1176.68 FEET TO A 5/8" IRON PIN; THENCE SOUTH 14 DEGREES, 14 MINUTES AND 23 SECONDS EAST 581.18 FEET TO A 5/8" IRON PIN; THENCE SOUTH 65 DEGREES, 17 MINUTES AND 05 SECONDS WEST 1111.48 FEET TO THE POINT OF BEGINNING, CONTAINING 15.0 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 #2023-008321 OF JASON D. JAMES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING SEPTEMBER OF 2023.

PIKE COUNTY ROUTE #304 (PUBLIC)

PREVIOUS SURVEY BY:  
D.KALLASH PLS #2440  
OCTOBER 1992

PREVIOUS SURVEY BY:  
2023-007785  
MARCH 2023

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON SEPTEMBER 28, 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.

JASON D. JAMES, P.L.S. #2004017826 - MISSOURI  
PIKE COUNTY SURVEYOR

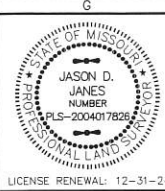


**JANES SURVEYING INC.**  
222 S. MAIN - P.O. BOX 148  
PALMYRA, MO 63461  
PHONE 344.769.7020 / FAX 573.769.5512  
WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN  
U.S. SURVEY #1685,  
TOWNSHIP 52 NORTH, RANGE 2 WEST,  
PIKE COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
(AS MADE FOR DALE MCDONALD)



JASON D. JAMES, SURVEYOR  
MO# PLS-2004017826  
**JSI PROJECT NO.**  
2023-008321  
**FIELD BOOK NO.** --  
**FIELD-TRAVERS**  
DRAWN/ERICA  
**CHECKED-TYLER**  
**REVISED:**  
**REVISED:**

LICENSE RENEWAL: 12-31-24

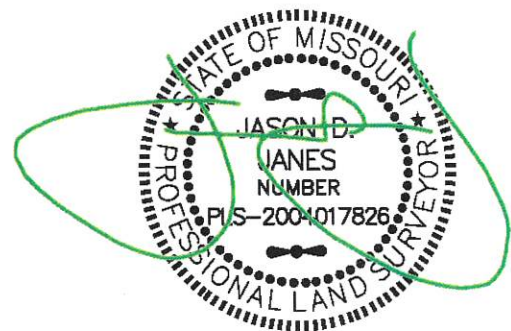


Description – Dale McDonald  
18.0 Acre Tract #3

2023-008321  
September 28, 2023

A tract of land lying in U.S. Survey #1685, Township 52 North, Range 2 West, Pike County, Missouri and being more fully described as follows to-wit:

Commencing at a found Stone marking the Northeast Corner of U.S. Survey #1728 on the centerline of Pike County Route #301; thence North 20 degrees, 39 minutes and 54 seconds West along the West line of U.S. Survey #1685 and along said centerline 195.11 feet to a point from which a 5/8" iron pin bears North 65 degrees, 17 minutes and 05 seconds East 14.55 feet; thence continue North 20 degrees, 39 minutes and 54 seconds West along said West line and along said centerline 572.93 feet to the **True Point of Beginning**, from which a 5/8" iron pin bears North 65 degrees, 17 minutes and 05 seconds East 23.05 feet; thence continue North 20 degrees, 39 minutes and 54 seconds West along said West line and along said centerline 1306.94 feet to a 5/8" iron pin; thence North 69 degrees, 27 minutes and 00 seconds East leaving said West line and said centerline and along Pike County Route #305 a distance of 610.31 feet to a 5/8" iron pin; thence South 20 degrees, 39 minutes and 54 seconds East leaving said County Route and parallel with the West line of said U.S. Survey #1685 a distance of 1262.50 feet to a 5/8" iron pin; thence South 65 degrees, 17 minutes and 05 seconds West 611.84 feet to the Point of Beginning, containing 18.0 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 #2023-008321 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during September of 2023.



September 28, 2023

Prepared by  
**JANES SURVEYING, Inc.**  
222 South Main  
Palmyra, Missouri 63461