



RECORD INFORMATION ONLY

GRAPHIC SCALE
300 0 150 300
1 INCH = 300 FT.

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

DESCRIPTION - 28.3 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 29 WEST, CASS COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A FOUND 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 01 DEGREE, 25 MINUTES AND 32 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION AND ALONG S. LITTLE ROAD 1694.88 FEET TO A POINT FROM WHICH A FOUND CORNER POST BEARS SOUTH 87 DEGREES, 10 MINUTES AND 23 SECONDS EAST 25.00 FEET; THENCE SOUTH 87 DEGREES, 10 MINUTES AND 23 SECONDS EAST LEAVING SAID WEST LINE AND SAID S. LITTLE ROAD 606.78 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 10 DEGREES, 37 MINUTES AND 18 SECONDS WEST 743.72 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 47 DEGREES, 15 MINUTES AND 03 SECONDS EAST 494.48 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREES, 15 MINUTES AND 57 SECONDS EAST 663.93 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTH LINE OF SAID SECTION; THENCE NORTH 88 DEGREES, 29 MINUTES AND 01 SECOND WEST ALONG SAID SOUTH LINE 1093.68 FEET TO THE POINT OF BEGINNING, CONTAINING 28.3 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 #2025-009055 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING FEBRUARY OF 2025.

NOTE:
ALL IMPROVEMENTS ARE TO BE
CONSIDERED APPROXIMATE UNLESS
DIMENSIONED TO PROPERTY LINES.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON FEBRUARY 27, 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.

2-27-25
JASON D. JANES, P.L.S. #2004017826 - MISSOURI