



DESCRIPTION - 10.0 ACRE TRACT #1

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 59 NORTH, RANGE 17 WEST, MACON COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28.89 FEET TO THE TRUE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #149, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 89 DEGREES, 07 MINUTES AND 03 SECONDS EAST 0.69 FEET; THENCE CONTINUE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 645.29 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 00 DEGREES, 04 MINUTES AND 57 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE 82.54 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 07 DEGREES, 00 MINUTES AND 07 SECONDS EAST 617.02 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 89 DEGREES, 07 MINUTES AND 03 SECONDS EAST 592.62 FEET TO A FOUND 1/2" IRON PIN ON THE WEST RIGHT-OF-WAY OF SAID MISSOURI ROUTE #149; THENCE SOUTH 01 DEGREE, 17 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 361.71 FEET TO A 5/8" IRON PIN; THENCE SOUTH 02 DEGREES, 29 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 334.46 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0 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 #2024-009023 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2025.

DESCRIPTION - 45.6 ACRE TRACT #2

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 59 NORTH, RANGE 17 WEST, MACON COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE CENTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 28.89 FEET TO THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #149, FROM WHICH A FOUND 1/2" IRON PIN BEARS SOUTH 89 DEGREES, 07 MINUTES AND 03 SECONDS EAST 0.69 FEET; THENCE CONTINUE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 645.29 FEET TO A FOUND 1/2" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 651.19 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES, 24 MINUTES AND 56 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 550.00 FEET TO THE CENTERLINE OF A CREEK, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 24 MINUTES AND 56 SECONDS EAST 40.00 FEET; THENCE NORTH 02 DEGREES, 57 MINUTES AND 49 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID CREEK CENTERLINE 1323.99 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 11 MINUTES AND 13 SECONDS EAST 36.51 FEET; THENCE SOUTH 89 DEGREES, 11 MINUTES AND 13 SECONDS EAST LEAVING SAID CREEK CENTERLINE AND ALONG SAID NORTH LINE 1815.37 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSOURI ROUTE #149; THENCE SOUTH 01 DEGREE, 54 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 53.31 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 17 MINUTES AND 23 SECONDS WEST ALONG SAID RIGHT-OF-WAY 573.13 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 89 DEGREES, 07 MINUTES AND 03 SECONDS WEST LEAVING SAID RIGHT-OF-WAY 592.62 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 07 DEGREES, 00 MINUTES AND 07 SECONDS WEST 617.02 FEET TO A FOUND 1/2" IRON PIN; THENCE SOUTH 00 DEGREES, 04 MINUTES AND 57 SECONDS WEST 82.54 FEET TO THE POINT OF BEGINNING, CONTAINING 45.6 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 #2024-009023 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JANUARY OF 2025.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JANUARY 17, 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]

1-17-25

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

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	<p>JANES SURVEYING INC. 222 S. MAIN - P.O. BOX 146 PALMYRA, MO. 63461 PHONE 844.769.7020 / FAX 573.769.5512 WWW.JANESSURVEYING.COM</p> <p>JANES SURVEYING, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY #000342 RENEWAL: 12-31-25</p>	<p>A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 59 NORTH, RANGE 17 WEST, MACON COUNTY, MISSOURI.</p>	<p>BOUNDARY SURVEY (AS MADE FOR BRIAN SCHRIFT)</p>	<p>LICENSE RENEWAL: 12-31-26</p>	<table><tr><td data-bbox="2566 1832 2826 1897">JASON D. JANES, SURVEYOR MO# PLS-2004017826</td><td data-bbox="2566 1897 2826 1961">JSI PROJECT NO. 2024-009023</td><td data-bbox="2566 1961 2826 2026">FIELD BOOK NO: 123</td></tr><tr><td data-bbox="2566 2026 2826 2097"></td><td data-bbox="2566 2026 2826 2097">DRAWN: TYLER CHECKED: DOUG REVISED:</td><td data-bbox="2566 2026 2826 2097">REVISED:</td></tr></table>	JASON D. JANES, SURVEYOR MO# PLS-2004017826	JSI PROJECT NO. 2024-009023	FIELD BOOK NO: 123		DRAWN: TYLER CHECKED: DOUG REVISED:	REVISED:
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