

RECORDER INFORMATION ONLY

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

DESCRIPTION - 78.3 ACRE TRACT

A TRACT OF LAND LYING IN THE TOWN PLAT OF VIRGIL CITY AND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 28 WEST, CEDAR COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 02 DEGREES, 19 MINUTES AND 32 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1304.42 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "BB"; THENCE NORTH 88 DEGREES, 17 MINUTES AND 01 SECOND WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG SAID RIGHT-OF-WAY 2184.17 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 42 MINUTES AND 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY 5.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 17 MINUTES AND 01 SECOND WEST ALONG SAID RIGHT-OF-WAY 178.89 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF WEBSTER STREET (NOW ABANDONED); THENCE NORTH 02 DEGREES, 06 MINUTES AND 39 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE 200.00 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE EXTENDED OF LOT 160 IN BLOCK "B" OF THE TOWN PLAT OF VIRGIL CITY; THENCE NORTH 88 DEGREES, 17 MINUTES AND 01 SECOND WEST LEAVING SAID CENTERLINE AND ALONG SAID LOT LINE EXTENDED 163.00 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF A 16.00 FEET WIDE ALLEY (NOW ABANDONED); THENCE NORTH 02 DEGREES, 06 MINUTES AND 39 SECONDS EAST LEAVING SAID LOT LINE EXTENDED AND ALONG SAID CENTERLINE 80.00 FEET TO A 5/8" IRON PIN ON THE CENTERLINE OF CEDAR STREET (NOW ABANDONED); THENCE NORTH 88 DEGREES, 17 MINUTES AND 01 SECOND WEST LEAVING SAID ALLEY CENTERLINE AND ALONG SAID CEDAR STREET CENTERLINE 133.00 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "HH"; THENCE NORTH 02 DEGREES, 06 MINUTES AND 39 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID RIGHT-OF-WAY 998.78 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 58 MINUTES AND 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY 35.31 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88 DEGREES, 10 MINUTES AND 57 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH LINE 2663.97 FEET TO THE POINT OF BEGINNING, EXCEPTING A 2,500 SQUARE FEET TRACT OF LAND BEING DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 88 DEGREES, 10 MINUTES AND 57 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 545.05 FEET; THENCE SOUTH 02 DEGREES, 06 MINUTES AND 51 SECONDS WEST LEAVING SAID NORTH LINE 10.00 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02 DEGREES, 06 MINUTES AND 51 SECONDS WEST 50.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 10 MINUTES AND 57 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 50.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 02 DEGREES, 06 MINUTES AND 51 SECONDS EAST 50.00 FEET; THENCE SOUTH 88 DEGREES, 10 MINUTES AND 57 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 50.00 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTION, CONTAINING IN ALL 78.3 ACRES, MORE OR LESS, ALONG WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2020-006555 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

DESCRIPTION - 79.4 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 28 WEST, CEDAR COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 02 DEGREES, 20 MINUTES AND 10 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION AND ALONG CEDAR COUNTY ROAD #101 A DISTANCE OF 1299.73 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "BB"; THENCE NORTH 88 DEGREES, 17 MINUTES AND 01 SECOND WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND ALONG SAID RIGHT-OF-WAY 2655.32 FEET TO A 5/8" IRON PIN ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 02 DEGREES, 19 MINUTES AND 32 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH-SOUTH CENTERLINE 1304.42 FEET TO A 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 88 DEGREES, 10 MINUTES AND 57 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE NORTH LINE OF SAID SECTION AND ALONG CEDAR COUNTY ROAD #900 A DISTANCE OF 2655.50 FEET TO THE POINT OF BEGINNING, CONTAINING 79.4 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 #2020-006555 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

DESCRIPTION - 148.2 ACRE TRACT

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 28 WEST, CEDAR COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE, 51 MINUTES AND 21 SECONDS WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2650.54 FEET TO A 5/8" IRON PIN MARKING CENTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES, 11 MINUTES AND 14 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2667.61 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "HH"; THENCE NORTH 01 DEGREE, 47 MINUTES AND 30 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID RIGHT-OF-WAY 1451.72 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 17 MINUTES AND 27 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 513.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 50 MINUTES AND 15 SECONDS EAST 1194.00 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88 DEGREES, 17 MINUTES AND 27 SECONDS EAST ALONG SAID NORTH LINE 2155.67 FEET TO THE POINT OF BEGINNING, CONTAINING 148.2 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 #2020-006555 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

DESCRIPTION - 161.9 ACRE TRACT

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 28 WEST, CEDAR COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

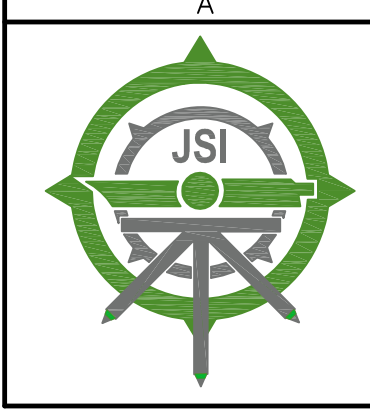
BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 88 DEGREES, 10 MINUTES AND 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 2663.97 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "HH"; THENCE NORTH 01 DEGREE, 58 MINUTES AND 45 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY 423.43 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 01 MINUTE AND 15 SECONDS WEST ALONG SAID RIGHT-OF-WAY 10.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 58 MINUTES AND 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY 896.05 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 47 MINUTES AND 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY 1022.05 FEET TO A 5/8" IRON PIN; THENCE NORTH 04 DEGREES, 39 MINUTES AND 14 SECONDS EAST ALONG SAID RIGHT-OF-WAY 100.12 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 47 MINUTES AND 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY 200.25 FEET TO A 5/8" IRON PIN ON THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 88 DEGREES, 11 MINUTES AND 14 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST-WEST CENTERLINE 2667.61 FEET TO A 5/8" IRON PIN MARKING THE CENTER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE, 51 MINUTES AND 21 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND ALONG SAID NORTH-SOUTH CENTERLINE 2642.03 FEET TO THE POINT OF BEGINNING, CONTAINING 161.9 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 #2020-006555 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING NOVEMBER OF 2020.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON NOVEMBER 20, 2020 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)

11-20-20

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

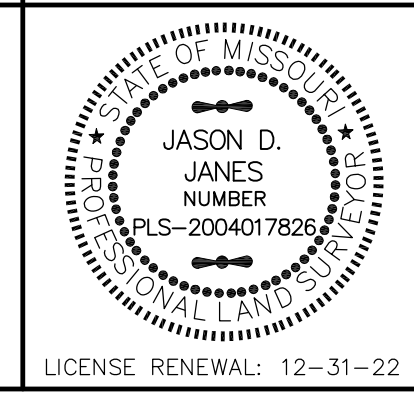


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JANES SURVEYING, INC.
MISSOURI STATE CERTIFICATE
OF AUTHORITY #000342
RENEWAL: 12-31-21

A TRACT OF LAND LYING IN THE WEST HALF OF SECTION 30, & THE NORTH HALF OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 28 WEST, CEDAR COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR PARKER FAMILY LLC.)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826

JSI PROJECT NO. 2020-006555

FIELD BOOK NO: --

FIELD: BRIAN
DRAWN: BRIAN
CHECKED: TYLER
REVISED:
REVISED: