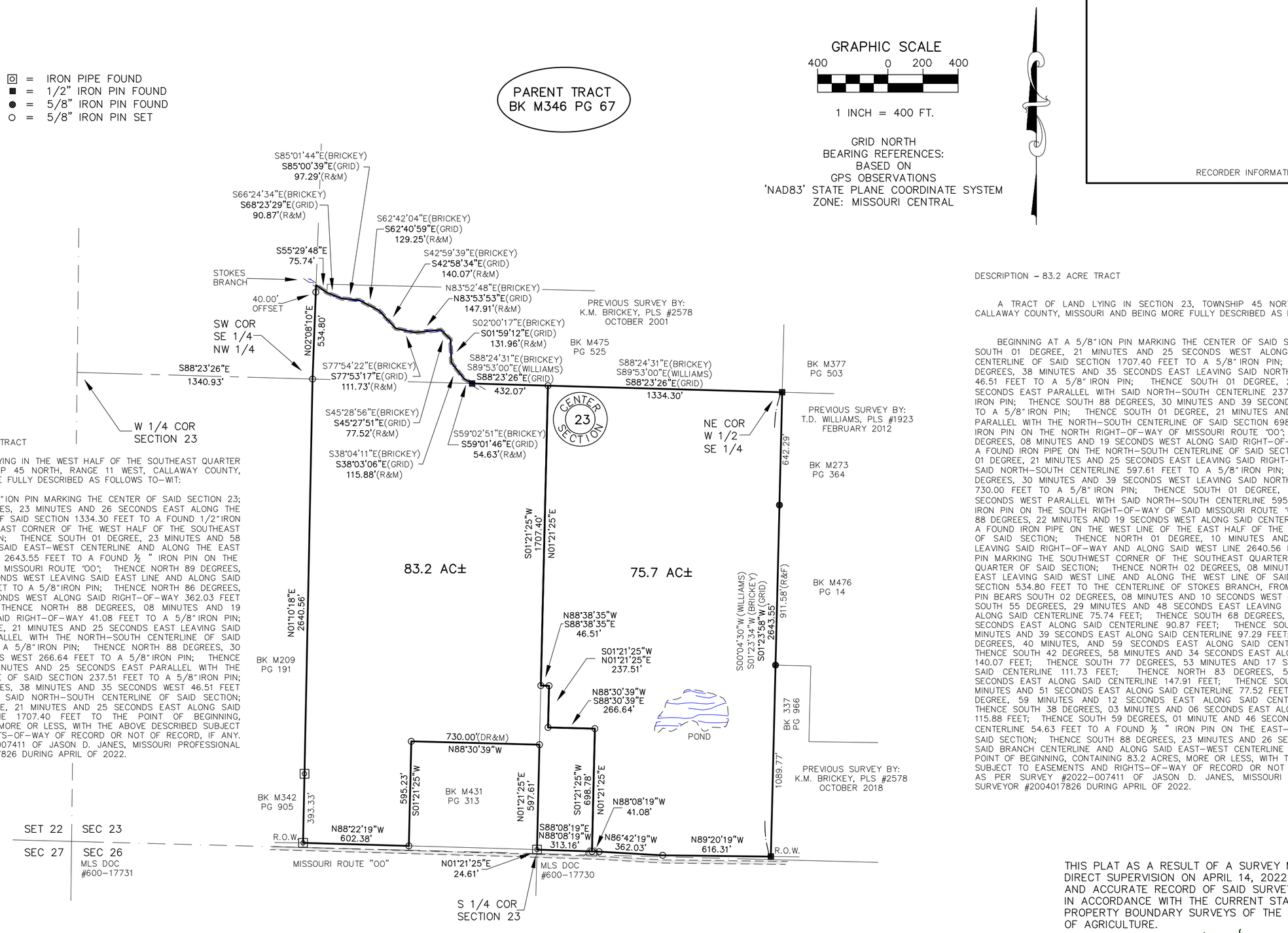

RECORDER INFORMATION ONLY

DESCRIPTION – 75.7 ACRE TRACT

A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 11 WEST, CALLAWAY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8"ION PIN MARKING THE CENTER OF SAID SECTION 23; THENCE SOUTH 88 DEGREES, 23 MINUTES AND 26 SECONDS EAST ALONG THE EAST–WEST CENTERLINE OF SAID SECTION 1334.30 FEET TO A FOUND 1/2"IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 23 MINUTES AND 58 SECONDS WEST LEAVING SAID EAST–WEST CENTERLINE AND ALONG THE EAST LINE OF SAID WEST HALF 2643.55 FEET TO A FOUND ½ " IRON PIN ON THE NORTH RIGHT–OF–WAY OF MISSOURI ROUTE "OO"; THENCE NORTH 89 DEGREES, 20 MINUTES AND 19 SECONDS WEST LEAVING SAID EAST LINE AND ALONG SAID RIGHT–OF–WAY 616.31 FEET TO A 5/8"IRON PIN; THENCE NORTH 86 DEGREES, 42 MINUTES AND 19 SECONDS WEST ALONG SAID RIGHT–OF–WAY 362.03 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 08 MINUTES AND 19 SECONDS WEST ALONG SAID RIGHT–OF–WAY 41.08 FEET TO A 5/8"IRON PIN; THENCE NORTH 01 DEGREE, 21 MINUTES AND 25 SECONDS EAST LEAVING SAID RIGHT–OF–WAY AND PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 698.78 FEET TO A 5/8"IRON PIN; THENCE NORTH 88 DEGREES, 30 MINUTES AND 39 SECONDS WEST 266.64 FEET TO A 5/8"IRON PIN; THENCE NORTH 01 DEGREE, 21 MINUTES AND 25 SECONDS EAST PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 237.51 FEET TO A 5/8"IRON PIN; THENCE NORTH 88 DEGREES, 38 MINUTES AND 35 SECONDS WEST 46.51 FEET TO A 5/8"IRON PIN ON SAID NORTH–SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 21 MINUTES AND 25 SECONDS EAST ALONG SAID NORTH–SOUTH CENTERLINE 1707.40 FEET TO THE POINT OF BEGINNING, CONTAINING 75.7 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED SUBJECT TO EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2022–007411 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2022.

DESCRIPTION – 83.2 ACRE TRACT

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 45 NORTH, RANGE 11 WEST, CALLAWAY COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO–WIT:

BEGINNING AT A 5/8"ION PIN MARKING THE CENTER OF SAID SECTION 23; THENCE SOUTH 01 DEGREE, 21 MINUTES AND 25 SECONDS WEST ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 1707.40 FEET TO A 5/8"IRON PIN; THENCE SOUTH 88 DEGREES, 38 MINUTES AND 35 SECONDS EAST LEAVING SAID NORTH–SOUTH CENTERLINE 46.51 FEET TO A 5/8"IRON PIN; THENCE SOUTH 01 DEGREE, 21 MINUTES AND 25 SECONDS EAST PARALLEL WITH SAID NORTH–SOUTH CENTERLINE 237.51 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 30 MINUTES AND 39 SECONDS EAST 266.64 FEET TO A 5/8"IRON PIN; THENCE SOUTH 01 DEGREE, 21 MINUTES AND 25 SECONDS WEST PARALLEL WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 698.78 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT–OF–WAY OF MISSOURI ROUTE "OO"; THENCE NORTH 88 DEGREES, 08 MINUTES AND 19 SECONDS WEST ALONG SAID RIGHT–OF–WAY 313.16 FEET TO A FOUND IRON PIPE ON THE NORTH–SOUTH CENTERLINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 21 MINUTES AND 25 SECONDS EAST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID NORTH–SOUTH CENTERLINE 597.61 FEET TO A 5/8"IRON PIN; THENCE NORTH 88 DEGREES, 30 MINUTES AND 39 SECONDS WEST LEAVING SAID NORTH–SOUTH CENTERLINE 730.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 21 MINUTES AND 25 SECONDS WEST PARALLEL WITH SAID NORTH–SOUTH CENTERLINE 595.50 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT–OF–WAY OF SAID MISSOURI ROUTE "OO"; THENCE NORTH 88 DEGREES, 22 MINUTES AND 19 SECONDS WEST ALONG SAID CENTERLINE 602.38 FEET TO A FOUND IRON PIPE ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREE, 10 MINUTES AND 18 SECONDS EAST LEAVING SAID RIGHT–OF–WAY AND ALONG SAID WEST LINE 2640.56 FEET TO A 5/8"IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 02 DEGREES, 08 MINUTES AND 10 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE WEST LINE OF SAID QUARTER–QUARTER SECTION 534.80 FEET TO THE CENTERLINE OF STOKES BRANCH, FROM WHICH A 5/8"IRON PIN BEARS SOUTH 02 DEGREES, 08 MINUTES AND 10 SECONDS WEST 40.00 FEET; THENCE SOUTH 55 DEGREES, 29 MINUTES AND 48 SECONDS EAST LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE 75.74 FEET; THENCE SOUTH 68 DEGREES, 23 MINUTES AND 29 SECONDS EAST ALONG SAID CENTERLINE 90.87 FEET; THENCE SOUTH 85 DEGREES, 00 MINUTES AND 39 SECONDS EAST ALONG SAID CENTERLINE 97.29 FEET; THENCE SOUTH 62 DEGREES, 40 MINUTES, AND 59 SECONDS EAST ALONG SAID CENTERLINE 129.25 FEET; THENCE SOUTH 42 DEGREES, 58 MINUTES AND 34 SECONDS EAST ALONG SAID CENTERLINE 140.07 FEET; THENCE SOUTH 77 DEGREES, 53 MINUTES AND 17 SECONDS EAST ALONG SAID CENTERLINE 111.73 FEET; THENCE NORTH 83 DEGREES, 53 MINUTES AND 53 SECONDS EAST ALONG SAID CENTERLINE 147.91 FEET; THENCE SOUTH 45 DEGREES, 27 MINUTES AND 51 SECONDS EAST ALONG SAID CENTERLINE 77.52 FEET; THENCE SOUTH 01 DEGREE, 59 MINUTES AND 12 SECONDS EAST ALONG SAID CENTERLINE 131.96 FEET; THENCE SOUTH 38 DEGREES, 03 MINUTES AND 06 SECONDS EAST ALONG SAID CENTERLINE 115.88 FEET; THENCE SOUTH 59 DEGREES, 01 MINUTE AND 46 SECONDS EAST ALONG SAID CENTERLINE 54.63 FEET TO A FOUND ½ " IRON PIN ON THE EAST–WEST CENTERLINE OF SAID SECTION; THENCE SOUTH 88 DEGREES, 23 MINUTES AND 26 SECONDS EAST LEAVING SAID BRANCH CENTERLINE AND ALONG SAID EAST–WEST CENTERLINE 432.07 FEET TO THE POINT OF BEGINNING, CONTAINING 83.2 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED SUBJECT TO EASEMENTS AND RIGHTS–OF–WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2022–007411 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING APRIL OF 2022.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 14, 2022 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.

4–14–22

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

JANES SURVEYING INC.
222 S. MAIN - P.O. BOX 146
PALMYRA, MO. 63461
PHONE 844.769.7020 / FAX 573.769.5512
WWW.JANESSURVEYING.COM

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

A TRACT OF LAND LYING IN THE SECTION 23, TOWNSHIP 45 NORTH, RANGE 11 WEST, CALLAWAY COUNTY, MISSOURI.

BOUNDARY SURVEY

(AS MADE FOR THE LOETHEN FAMILY, LLC)

STATE OF MISSOURI
JASON D. JANES
NUMBER
PLS–2004017826
PROFESSIONAL LAND SURVEYOR

LICENSE RENEWAL: 12–31–22

JASON D. JANES, SURVEYOR
MO# PLS–2004017826

JSI PROJECT NO.
2022–007411

FIELD BOOK NO: 96

FIELD:RYAN
DRAWN:JOE
CHECKED:TYLER
REVISED:
REVISED: