

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

DESCRIPTION - 5.0 ACRE TRACT #1
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 63 NORTH, RANGE 11 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 01 DEGREE, 24 MINUTES AND 43 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION AND ALONG KNOX COUNTY ROUTE #42 (A.K.A. DISCOVERY AVENUE) 434.83 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 22 MINUTES AND 51 SECONDS EAST 25.00 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES AND 51 SECONDS EAST LEAVING SAID WEST LINE AND SAID COUNTY ROUTE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 56 MINUTES AND 57 SECONDS EAST 25.00 FEET; THENCE NORTH 89 DEGREES, 22 MINUTES AND 51 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE AND ALONG KNOX COUNTY ROUTE #59 (A.K.A. NORTH SEVER ROAD) 503.69 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 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 #2004017826 DURING JULY OF 2020.

DESCRIPTION - 35.5 ACRE TRACT #2
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 63 NORTH, RANGE 11 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES, 22 MINUTES AND 51 SECONDS WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION AND ALONG KNOX COUNTY ROUTE #59 (A.K.A. NORTH SEVER ROAD) 840.00 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 00 DEGREES, 56 MINUTES AND 57 SECONDS EAST 25.00 FEET; THENCE NORTH 00 DEGREES, 56 MINUTES AND 57 SECONDS EAST LEAVING SAID EAST-WEST CENTERLINE AND SAID COUNTY ROUTE 434.80 FEET TO THE WEST LINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 22 MINUTES AND 51 SECONDS EAST 25.00 FEET; THENCE SOUTH 89 DEGREES, 22 MINUTES AND 51 SECONDS WEST ALONG SAID WEST LINE AND ALONG KNOX COUNTY ROUTE #42 (A.K.A. DISCOVERY AVENUE) 879.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 25 MINUTES AND 24 SECONDS EAST 25.00 FEET; THENCE SOUTH 89 DEGREES, 25 MINUTES AND 24 SECONDS EAST LEAVING SAID WEST LINE AND SAID COUNTY ROUTE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 1341.39 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 01 DEGREE, 18 MINUTES AND 42 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 1315.01 FEET TO THE POINT OF BEGINNING, CONTAINING 35.5 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 #2020-006303 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2020.

DESCRIPTION - 162.7 ACRE TRACT #3
A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 8 & THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 63 NORTH, RANGE 11 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CORNER COMMON TO SECTIONS 7, 8, 17 & 18; THENCE SOUTH 89 DEGREES, 27 MINUTES AND 57 SECONDS EAST ALONG THE LINE COMMON TO SAID SECTIONS 8 & 17 A DISTANCE OF 1339.10 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 00 DEGREES, 57 MINUTES AND 42 SECONDS EAST LEAVING SAID COMMON SECTION LINE AND ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 1329.77 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES, 32 MINUTES AND 52 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 1339.36 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 89 DEGREES, 20 MINUTES AND 02 SECONDS EAST LEAVING SAID NORTH LINE AND ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 1333.01 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 01 DEGREE, 18 MINUTES AND 42 SECONDS WEST LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION 1315.01 FEET TO THE POINT OF BEGINNING, CONTAINING 162.7 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 #2020-006303 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2020.

DESCRIPTION - 70.1 ACRE TRACT #4
A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 63 NORTH, RANGE 11 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES, 22 MINUTES AND 51 SECONDS EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION AND ALONG KNOX COUNTY ROUTE #59 (A.K.A. NORTH SEVER ROAD) 1343.68 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 01 DEGREE, 18 MINUTES AND 42 SECONDS WEST LEAVING SAID EAST-WEST CENTERLINE AND SAID COUNTY ROUTE AND ALONG THE EAST LINE OF SAID WEST HALF AND ALONG KNOX COUNTY ROUTE #41 (A.K.A. NORTH SEVER ROAD) 2267.25 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 26 MINUTES AND 16 SECONDS WEST 25.00 FEET; THENCE NORTH 89 DEGREES, 26 MINUTES AND 16 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 1347.67 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF SAID SECTION; THENCE NORTH 01 DEGREE, 24 MINUTES AND 43 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SECTION 1327.37 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 25 MINUTES AND 25 SECONDS WEST 30.00 FEET; THENCE NORTH 89 DEGREES, 25 MINUTES AND 25 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1347.41 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES, 48 MINUTES AND 54 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 1327.03 FEET TO THE POINT OF BEGINNING, CONTAINING 70.1 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 #2020-006303 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2020.

DESCRIPTION - 52.2 ACRE TRACT #5
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 & THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 63 NORTH, RANGE 11 WEST, KNOX COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE CORNER COMMON TO SECTIONS 17, 18, 19 & 20; THENCE NORTH 01 DEGREE, 24 MINUTES AND 43 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 359.46 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20, FROM WHICH A FOUND 5/8" IRON PIN BEARS SOUTH 87 DEGREES, 41 MINUTES AND 31 SECONDS EAST 17.68 FEET; THENCE SOUTH 00 DEGREES, 51 MINUTES AND 11 SECONDS WEST LEAVING SAID WEST LINE AND ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND ALONG SAID COUNTY ROUTE 1327.37 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 25 MINUTES AND 25 SECONDS WEST 30.00 FEET; THENCE NORTH 89 DEGREES, 25 MINUTES AND 25 SECONDS WEST LEAVING SAID EAST LINE AND SAID COUNTY ROUTE AND ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION 1347.41 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES, 48 MINUTES AND 54 SECONDS EAST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 1327.03 FEET TO THE POINT OF BEGINNING, CONTAINING 52.2 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 #2020-006303 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING JULY OF 2020.

THIS PLAN AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON JULY 17, 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.

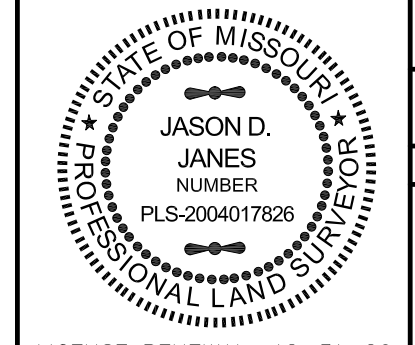
7-20-20
JASON D. JANES, P.L.S. #2004017826 - MISSOURI



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

A TRACT OF LAND LYING IN THE SOUTH HALF OF SECTION 8, THE NORTHWEST QUARTER OF SECTION 17 & THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 63 NORTH, RANGE 11 WEST, KNOX COUNTY, MISSOURI.

BOUNDARY SURVEY
(AS MADE FOR JAMES M. SCOTT FAMILY TRUST)



JASON D. JANES, SURVEYOR
MO# PLS-2004017826
J.S.I. PROJECT NO.
2020-006303
FIELD BOOK NO: 76
FIELD: CREIGHTON
DRAWN: ABBY
CHECKED: TYLER
REVISED: 7/20/20
REVISOR:
LICENSE RENEWAL: 12-31-20