DESCRIPTION - 16.6 ACRE TRACT #1 A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH OO DEGREES, 43 MINUTES AND 41 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF 730.00 FEET TO A FOUND 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 50 MINUTES AND 03 SECONDS EAST LEAVING SAID WEST LINE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 647.57 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 31 MINUTES AND 34 SECONDS EAST PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 183.98 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 50 MINUTES AND 03 SECONDS EAST PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 670.06 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 50 MINUTES AND 03 SECONDS WEST 28.00 FEET; THENCE SOUTH 00 DEGREES, 31 MINUTES AND 34 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE AND ALONG SPORTSMAN ROAD 377.18 FEET; THENCE SOUTH 01 DEGREE, 51 MINUTES AND 57 SECONDS WEST ALONG SAID NORTH-SOUTH CENTERLINE AND SAID SPORTSMAN ROAD 130.55 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 78 DEGREES, 57 MINUTES AND 06 SECONDS WEST 25.00 FEET; THENCE SOUTH 78 DEGREES, 57 MINUTES AND 06 SECONDS WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID SPORTSMAN ROAD 1345.09 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH OO DEGREES, 50 MINUTES AND 15 SECONDS EAST ALONG SAID WEST LINE 585.31 FEET TO THE POINT OF BEGINNING, CONTAINING 16.6 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 #2025-009270 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JULY OF 2025. RECORDER INFORMATION ONLY DESCRIPTION - 18.3 ACRE TRACT #2 A TRACT OF LAND LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL PARENT TRACT MERIDIAN, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: GRAPHIC SCALE BK 193 PG 191 COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17; 200 100 200 Ω THENCE SOUTH 00 DEGREES, 43 MINUTES AND 41 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF 730.00 FEET TO A FOUND 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 50 MINUTES AND 15 SECONDS WEST ALONG SAID WEST LINE 585.31 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF <u>&</u> = STONE FOUND BEGINNING; THENCE NORTH 78 DEGREES, 57 MINUTES AND 06 SECONDS EAST LEAVING SAID WEST LINE 1345.09 FEET TO THE NORTH-SOUTH CENTERLINE OF CORNER POST FOUND SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 78 DEGREES, 57 MINUTES AND 06 SECONDS WEST 25.00 FEET; THENCE SOUTH 01 DEGREE, 51 MINUTES AND 57 SECONDS WEST ALONG SAID NORTH—SOUTH CENTERLINE AND ALONG SPORTSMAN ROAD 392.13 FEET TO A POINT FROM WHICH A FOUND RAILROAD SPIKE FOUND 1 INCH = 200 FT.5/8" IRON PIN BEARS NORTH 89 DEGREES, 29 MINUTES AND 03 SECONDS WEST 11.90 FEET; THENCE NORTH 89 DEGREES, 29 MINUTES AND 03 SECONDS STEEL SPIKE FOUND (PLS #1638) = THENCE SOUTH 01 DEGREE, 51 WEST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID SPORTSMAN ROAD 87.08 FEET TO A FOUND 5/8" IRON PIN; IRON PIPE FOUND = GRID NORTH MINUTES AND 57 SECONDS WEST 137.00 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG A 15 DEGREE, 54 MINUTE AND 56 SECOND CURVE TO THE 1/2" IRON PIN FOUND RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES, 09 MINUTES AND 41 SECONDS, AN ARC LENGTH OF 252.34 FEET AND CHORD OF SOUTH 24 DEGREE, 27 BEARING REFERENCES: MINUTES AND 20 SECONDS WEST 247.21 FEET TO A 5/8" IRON PIN; THENCE NORTH 77 DEGREES, 50 MINUTES AND 02 SECONDS WEST 342.59 FEET TO A 5/8" IRON PIN FOUND BASED ON FOUND CORNER POST; THENCE SOUTH 02 DEGREES, 12 MINUTES AND 17 SECONDS WEST 203.80 FEET TO A FOUND STEEL SPIKE ON THE NORTH RIGHT-OF-WAY OF THE ILLINOIS CENTRAL GULF RAILROAD (ABANDONED); THENCE NORTH 76 DEGREES, 59 MINUTES AND 10 SECONDS WEST ALONG SAID 5/8" IRON PIN SET GPS OBSERVATIONS = RIGHT-OF-WAY 797.80 FEET TO A FOUND 1/2" IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE **FENCELINE** 'NAD83' STATE PLANE COORDINATE SYSTEM -X-=NORTH OO DEGREES, 50 MINUTES AND 15 SECONDS EAST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE 447.17 FEET TO THE POINT OF BEGINNING, CONTAINING 18.3 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO THAT PORTION NOW BEING USED FOR PUBLIC ROAD ZONE: ILLINOIS WEST = RECORD DISTANCE FOUND DISTANCE (F) PURPOSES AND SUBJECT TO OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2025-009270 OF JOHN D. MEASURED DISTANCE = (M) JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JULY OF 2025. DEED RECORD (DR) = SCHMIDT BEARING (S) = = GRID BEARING (G) GRANDVIEW ROAD FND 1/2" I.P. BEARS (PUBLIC) N79°44'39"E 3.54' DOC ID #373633 S89°50'03"E DOC ID #335371 S89°50'03"E DOC ID #376164 645.00'(DR&M) 670.06 S89°45'55"E S89°45'55"E 227.80 608.52'(DR&M) 666`.29' S00°31'34"W FEN. REMNANTS 8.8'± S DOC ID #373633 NW COR 132.00'(DR&M) N00°31'34"E NE COR -E 1/2S89°45'55"E 132.00'(DR&M) W 1/2SW 1/4 608.52'(DR&M) DOC ID #348010 CORNER LIES IN SE 1/4 13.00' 13.00'_ SMALL CREEK, FENCE OFFSET **OFFSET** INT. 12'± EAST 730.00'(R&F) 12.3 AC± TRACT #3 N89°45'55"W 1276.90 BK 195 N89°25'35"E(S) PG 385 S89°45'55"E S89°50'03"E(G) 10.00 670.06'(M) OFFSET PLAT OF A.H. DURFEE ESTATE 667.36'(R) PLAT BK "A" PG 71 28.00'_ ENVELOPE 15B OFFSET S85°24'50"E(S) DOC ID #310702 DOC ID #309453 S89°50'03"E(G) S00°31 12.9 AC± 647.57'(M) TRACT #4 648.07'(R) \underline{Z} 1278.81 EC SPORTSMAN 16.6 AC± ROAD (PUBLIC) LINE TRACT #1 1/4 **OFFSET** SEC PREVIOUS SURVEY BY: DOC ID #425329 4 F.J. SCHMIDT, PLS #2202 JANUARY 1995 S78°57'06"W 25.00 1345.09 **OFFSET** 1035.81'(R) 1032.48'(F) N03°53'31"W(S) S00°50'15"W(G) N00°50'15"E(G) S01°51' N01°51 522. N78°57'06"E 11.90 OFFSET N86°07'29"W(S) N89°29'03"W(G) DESCRIPTION - 12.3 ACRE TRACT #3 87.08'(F) A TRACT OF LAND LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: 85.14'(R) 18.3 AC± BEGINNING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES, 16 MINUTES AND 42 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 481.99 S01°51'57"W TRACT #2 137.00'(DR&M) THENCE NORTH 89 DEGREES, 45 MINUTES AND 55 SECONDS WEST LEAVING SAID EAST LINE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 1276.90 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 45 MINUTES AND 55 SECONDS EAST 10.00 FEET; THENCE NORTH 00 D=15°54'56" DEGREES, 31 MINUTES AND 34 SECONDS EAST ALONG SAID NORTH-SOUTH CENTERLINE AND ALONG SPORTSMAN ROAD 350.00 FEET DEGREES, 31 MINUTES AND 51 DEGREES, 45 MINUTES AND 55 SECONDS EAST LEAVING SAID NORTH—SOUTH CENTERLINE AND SAID SPUKISMAIN TO A POINT FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 45 MINUTES AND 55 SECONDS EAST LEAVING SAID NORTH—SOUTH CENTERLINE AND SAID SPUKISMAIN TO A POINT FROM WHICH A 5/8" IRON PIN BEARS NORTH 89 DEGREES, 45 MINUTES AND 55 SECONDS WEST 13.00 FEET; THENCE NORTH 00 DEGREES, 31 MINUTES AND 34 SECONDS NORTH 89 DEGREES, 45 MINUTES AND 55 SECONDS WEST 13.00 FEET TO A 5/8" IRON PIN ON THE NORTH—SOUTH CENTERLINE OF SAID SECTION 132.00 FEET TO A 5/8" IRON PIN ON THE NORTH—SOUTH CENTERLINE OF SAID SECTION SAID NORTH LINE 666.29 FEET TO THE Δ=40°09'41" **PREVIOUS** L=252.34'(M)HELD ANCIENT SURVEY LINE-FENCE AS BEST 252.00'(DR) PER SCHMIDT CHORD AVAILABLE EAST PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 132.00 FEET TO A 5/8" IRON PIN ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES, 45 MINUTES AND 55 SECONDS EAST ALONG SAID NORTH LINE 666.29 FEET TO THE POINT OF BEGINNING, CONTAINING 12.3 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 EVIDENCE OF R.R. S24°27'20"W R.O.W. BOUNDARY 247.21 N81°59'10"W(S) ILLINOIS CENTRAL GULF RAILROAD (A.K.A. MOBILE & OHIO RAILROAD)(ABANDONED) N76*59'10"W(G) (DR&M) RECORD, IF ANY. AS PER SURVEY #2025-009270 OF JOHN D. JANES, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DESCRIPTION - 12.9 ACRE TRACT #4 SOUTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MONROE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT: WILAGE PLATINGLOPE OF BURKS WILE STOR COMMENCING AT A FOUND STONE MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES, 16 MINUTES AND 42 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 481.99 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF SEC BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 16 MINUTES AND 42 SECONDS WEST ALONG SAID EAST I HEREBY CERTIFY THAT THE ABOVE SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND LINE 441.17 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 45 MINUTES AND 55 SECONDS WEST LEAVING SAID EAST LINE AND PARALLEL WITH THE EAST-WEST CENTERLINE OF SAID SECTION 1278.81 FEET THE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE 4 NORTH-SOUTH CENTERLINE OF SAID SECTION, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 89 DEGREES, 45 CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY MINUTES AND 55 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES, 31 MINUTES AND 34 SECONDS SURVEY AND THAT I AM A PROFESSIONAL LAND SURVEYOR EAST ALONG SAID NORTH-SOUTH CENTERLINE AND ALONG SPORTSMAN ROAD 441.18 FEET TO A POINT FROM UNDER THE LAWS OF THE STATE OF ILLINOIS. WHICH A 5/8"IRON PIN BEARS SOUTH 89 DEGREES, 45 MINUTES AND 55 SECONDS EAST 10.00 FEET; THENCE S 1/4 COR SOUTH 89 DEGREES, 45 MINUTES AND 55 SECONDS EAST LEAVING SAID NORTH-SOUTH CENTERLINE AND SAID SECTION 17 SPORTSMAN ROAD AND PARALLEL WITH THE EAST—WEST CENTERLINE OF SAID SECTION 1276.90 FEET TO THE POINT OF BEGINNING, CONTAINING 12.9 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 7-24-25 JOHN DAVID JANES, P.L.S. #035-004044 - ILLINOIS RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2025-009270 OF JOHN D. JANES, MON REF ILLINOIS PROFESSIONAL LAND SURVEYOR #035-004044 DURING JULY OF 2025 © 2025 BK 1 PG 142 NAL LAND SU JOHN DAVID JANES, SURVEYOR IL PLS# 035-004044 JSI PROJECT NO. JOHN DAVID SURVEYING INC. 2025-009270 A TRACT OF LAND LYING IN **JANES** BOUNDARY SURVEY 222 S. MAIN - P.O. BOX 146 035-004044 LOTS 1, 2 AND 3 IN THE DIVISION OF LAND FIELD BOOK NO: 132 PALMYRA, MO. AMONG THE HEIRS OF A.H. DURFEE, IN THE THE TELD: BRENT PHONE 844.769.7020 / FAX 573.769.5512 SOUTH HALF OF SECTION 17, TOWNSHIP 3 SOUTH, HANNIBAL, (AS MADE FOR DEWBERRY FARMS INC) WWW.JANESSURVEYING.COM RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MO DRAWN:JOE MONROE COUNTY, ILLINOIS. OF ILLINO JANES SURVEYING, INC. CHECKED: TYLER ILLINOIS PROFESSIONAL DESIGN FIRM #184-006709 RENEWAL: 04-30-2027 LICENSE RENEWAL: 11-30-26 REVISED: