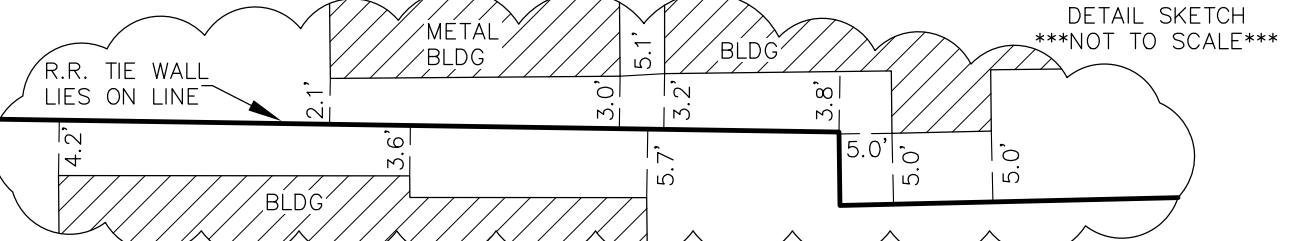
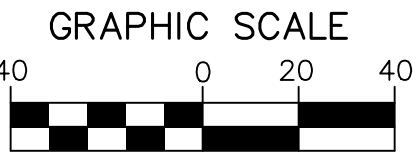


PARENT TRACT  
BK 123 PG 233

☐ = IRON PIPE FOUND  
○ = 5/8" IRON PIN SET



RECORDER INFORMATION ONLY



1 INCH = 40 FT.

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

DESCRIPTION - 8,022 SQUARE FEET TRACT (UNKNOWN TITLE)  
A TRACT OF LAND LYING IN BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER, SCHUYLER COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER; THENCE SOUTH 00 DEGREES, 00 MINUTES AND 12 SECONDS WEST ALONG THE WEST LINE OF LIBERTY STREET 57.38 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF THE OLD CHICAGO, BURLINGTON AND QUINCY RAILROAD (ABANDONED); THENCE WESTERLY LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY AND ALONG A 00 DEGREE, 41 MINUTE AND 26 SECOND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREE, 26 MINUTES AND 07 SECONDS, AN ARC LENGTH OF 207.81 FEET AND CHORD OF NORTH 79 DEGREES, 51 MINUTES AND 47 SECONDS WEST 207.80 FEET TO A 5/8" IRON PIN ON THE WEST LINE OF LOT 10 OF SAID BLOCK 12; THENCE NORTH 00 DEGREES, 01 MINUTE AND 19 SECONDS WEST LEAVING SAID RIGHT-OF-WAY AND ALONG SAID WEST LINE 20.17 FEET TO A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 89 DEGREES, 49 MINUTES AND 17 SECONDS EAST LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF LOTS 10, 11 AND 12 A DISTANCE OF 204.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8,022 SQUARE FEET, 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 #2023-008353 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2023.

DESCRIPTION - 10,996 SQUARE FEET TRACT  
A TRACT OF LAND LYING IN BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER, SCHUYLER COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE NORTHWEST CORNER OF SAID BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER; THENCE NORTH 89 DEGREES, 49 MINUTES AND 42 SECONDS EAST ALONG THE SOUTH LINE OF MONROE STREET 164.95 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 45 MINUTES AND 26 SECONDS EAST LEAVING SAID SOUTH LINE 72.57 FEET TO A 5/8" IRON PIN; THENCE SOUTH 88 DEGREES, 39 MINUTES AND 45 SECONDS WEST 45.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 39 MINUTES AND 15 SECONDS WEST 8.38 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 07 MINUTES AND 11 SECONDS WEST 120.09 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF GREEN STREET; THENCE NORTH 00 DEGREES, 02 MINUTES AND 50 SECONDS WEST ALONG SAID EAST LINE 62.91 FEET TO THE POINT OF BEGINNING, CONTAINING 10,996 SQUARE FEET, 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 #2023-008353 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2023.

DESCRIPTION - 23,584 SQUARE FEET TRACT  
A TRACT OF LAND LYING IN BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER, SCHUYLER COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER; THENCE NORTH 00 DEGREES, 02 MINUTES AND 50 SECONDS WEST ALONG THE EAST LINE OF GREEN STREET 101.22 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89 DEGREES, 07 MINUTES AND 11 SECONDS EAST LEAVING SAID EAST LINE 120.09 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 39 MINUTES AND 15 SECONDS EAST 8.38 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 39 MINUTES AND 45 SECONDS EAST 45.70 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 45 MINUTES AND 26 SECONDS WEST 72.57 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF MONROE STREET; THENCE NORTH 89 DEGREES, 49 MINUTES AND 42 SECONDS EAST ALONG SAID SOUTH LINE 46.34 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00 DEGREES, 21 MINUTES AND 34 SECONDS WEST LEAVING SAID SOUTH LINE 164.11 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF LOT 3 OF SAID BLOCK 12; THENCE SOUTH 89 DEGREES, 49 MINUTES AND 17 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 3, 4, 5 & 6 A DISTANCE OF 210.13 FEET TO THE POINT OF BEGINNING, CONTAINING 23,584 SQUARE FEET, 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 #2023-008353 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2023.

DESCRIPTION - 32,572 SQUARE FEET TRACT  
A TRACT OF LAND LYING IN BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER, SCHUYLER COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

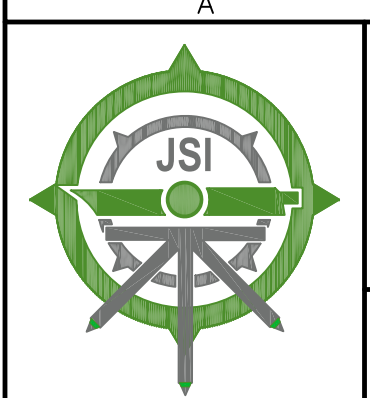
BEGINNING AT A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 12 OF THE ORIGINAL TOWN OF LANCASTER; THENCE SOUTH 89 DEGREES, 49 MINUTES AND 17 SECONDS WEST ALONG THE SOUTH LINE OF LOTS 1, 2 & 3 OF SAID BLOCK 12 A DISTANCE OF 199.02 FEET TO A 5/8" IRON PIN; THENCE NORTH 00 DEGREES, 21 MINUTES AND 34 SECONDS EAST LEAVING SAID SOUTH LINE 164.11 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF MONROE STREET; THENCE NORTH 89 DEGREES, 49 MINUTES AND 42 SECONDS EAST ALONG SAID SOUTH LINE 198.00 FEET TO A 5/8" IRON PIN MARKING THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE SOUTH 00 DEGREES, 00 MINUTES AND 12 SECONDS WEST LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF LIBERTY STREET 164.08 FEET TO THE POINT OF BEGINNING, CONTAINING 32,572 SQUARE FEET, 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 #2023-008353 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING OCTOBER OF 2023.

THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON OCTOBER 13, 2023 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

*[Signature]*

10-13-23

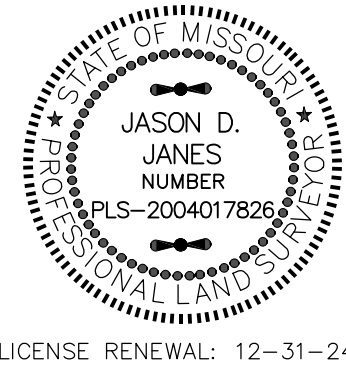
JASON D. JANES, P.L.S. #2004017826 - MISSOURI



**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 BLOCK 12  
OF THE ORIGINAL TOWN OF LANCASTER,  
SCHUYLER COUNTY, MISSOURI.

**BOUNDARY SURVEY**  
(AS MADE FOR DARWIN L. STEGGALL ESTATE)



JASON D. JANES, SURVEYOR  
MO# PLS-2004017826  
**JSI PROJECT NO.  
2023-008353**  
FIELD BOOK NO: 113  
FIELD: RYAN  
DRAWN: JOE  
CHECKED: DOUG  
REVISED:  
REVISED:

LICENSE RENEWAL: 12-31-24