

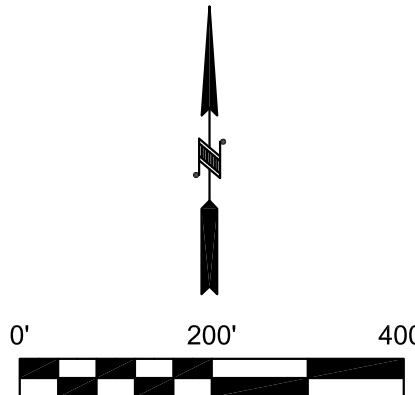
- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN
 - (M) MEASURED
 - (D) DEED

BASIS OF BEARINGS
BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY
RURAL

TYPE OF SURVEY
ORIGINAL

SOURCE DOCUMENTS
BOOK 1926 PAGE 1839



FENCE NOTE
FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. INTERIOR FENCES MAY NOT BE SHOWN.

NOTES
NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2022

MJSURVEYING, LLC www.MJSurveyingLLC.com		
DRAWN EM	DATE 12/8/2022	GRIGGS TRUST PART OF SECTION 21, T30, R31, JASPER CO., MISSOURI
APPROVED BAA	DATE 12/10/2022	
SCALE 1" = 200'	SHEET B&R	PROJECT # 22375

TRACT 1
ALL THAT PART OF SECTION 21, TOWNSHIP 30, RANGE 31, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;
THENCE S89°08'31"E ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 790.00 FEET;
THENCE S00°51'51"W A DISTANCE OF 350.00 FEET;
THENCE S89°08'26"E A DISTANCE OF 236.00 FEET;
THENCE N00°51'41"E A DISTANCE OF 350.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 21;
THENCE S89°08'31"E ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 809.39 FEET;
THENCE S01°32'59"W A DISTANCE OF 2254.45 FEET TO THE CENTERLINE OF NORTH FORK OF SPRING RIVER;
THENCE WITH THE SAID CENTERLINE THE FOLLOWING CALLS:
THENCE S54°11'00"W A DISTANCE OF 173.84 FEET;
THENCE S37°49'37"W A DISTANCE OF 88.49 FEET;
THENCE S03°43'05"W A DISTANCE OF 55.33 FEET;
THENCE S22°47'37"E A DISTANCE OF 187.60 FEET;
THENCE S52°38'04"E A DISTANCE OF 32.21 FEET;
THENCE S01°34'26"W LEAVING SAID CENTERLINE A DISTANCE OF 645.11 FEET;
THENCE N89°05'49"W A DISTANCE OF 1746.21 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21;
THENCE N01°33'15"E ALONG THE WEST LINE OF SAID SECTION 21 A DISTANCE OF 772.83 FEET;
THENCE S88°20'18"E A DISTANCE OF 632.37 FEET;
THENCE N03°54'02"E A DISTANCE OF 15.00 FEET;
THENCE S86°01'08"E A DISTANCE OF 241.39 FEET;
THENCE N03°21'12"E A DISTANCE OF 364.46 FEET;
THENCE N86°27'30"W A DISTANCE OF 237.92 FEET;
THENCE S03°54'02"W A DISTANCE OF 362.61 FEET;
THENCE N88°20'14"W A DISTANCE OF 632.98 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 21;
THENCE N01°33'15"E ALONG THE WEST LINE OF SAID SECTION 21 A DISTANCE OF 2531.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 133.1 ACRES MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY.

TRACT 2
ALL THAT PART OF SECTION 21, TOWNSHIP 30, RANGE 31, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21;
THENCE S89°08'31"E ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 1835.39 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S89°08'31"E A DISTANCE OF 819.30 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21;
THENCE S01°35'36"W A DISTANCE OF 1328.31 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER;
THENCE S89°07'36"E A DISTANCE OF 1327.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;
THENCE S01°35'06"W A DISTANCE OF 94.28 FEET TO THE CENTER LINE OF THE NORTH FORK OF SPRING RIVER;
THENCE WITH SAID CENTERLINE THE FOLLOWING CALLS:
THENCE S61°40'44"W A DISTANCE OF 303.40 FEET;
THENCE S73°30'39"W A DISTANCE OF 252.07 FEET;
THENCE S73°09'41"W A DISTANCE OF 113.71 FEET;
THENCE S82°18'15"W A DISTANCE OF 726.50 FEET;
THENCE S71°34'01"W A DISTANCE OF 181.19 FEET;
THENCE S62°25'28"W A DISTANCE OF 467.24 FEET;
THENCE S53°38'43"W A DISTANCE OF 303.40 FEET;
THENCE N01°32'59"E LEAVING SAID CENTERLINE A DISTANCE OF 2254.45 FEET TO THE POINT OF BEGINNING.
CONTAINING 47.5 ACRES MORE OR LESS INCLUDING ROAD RIGHT-OF-WAY.

TRACT 3
ALL THAT PART OF SECTION 21, TOWNSHIP 30, RANGE 31, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21;
THENCE N01°35'06"E A DISTANCE OF 1234.38 FEET TO THE CENTERLINE OF NORTH FORK OF SPRING RIVER;
THENCE WITH SAID CENTERLINE THE FOLLOWING CALLS:
THENCE S61°40'44"W A DISTANCE OF 303.40 FEET;
THENCE S73°30'39"W A DISTANCE OF 252.07 FEET;
THENCE S01°35'06"W LEAVING SAID CENTERLINE A DISTANCE OF 587.85 FEET;
THENCE N89°07'36"W A DISTANCE OF 1614.66 FEET TO THE CENTERLINE OF NORTH FORK OF SPRING RIVER;
THENCE WITH SAID CENTERLINE THE FOLLOWING CALLS:
THENCE S54°11'00"W A DISTANCE OF 208.99 FEET;
THENCE S37°49'37"W A DISTANCE OF 88.49 FEET;
THENCE S03°43'05"W A DISTANCE OF 55.33 FEET;
THENCE S22°47'37"E A DISTANCE OF 187.60 FEET;
THENCE S52°38'04"E A DISTANCE OF 347.66 FEET;
THENCE S71°34'42"E A DISTANCE OF 314.90 FEET;
THENCE S67°27'39"E A DISTANCE OF 373.71 FEET;
THENCE S58°03'52"E A DISTANCE OF 741.79 FEET;
THENCE S69°39'31"E A DISTANCE OF 406.41 FEET;
THENCE S59°04'27"E A DISTANCE OF 346.02 FEET;
THENCE N01°38'28"E LEAVING SAID CENTERLINE A DISTANCE OF 1130.66 FEET TO THE POINT OF BEGINNING.
CONTAINING 59.8 ACRES MORE OR LESS.

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK