Clay County, Missouri
Land Survey Document

C-341

L 8926

CERTIFICATE OF SURVEY

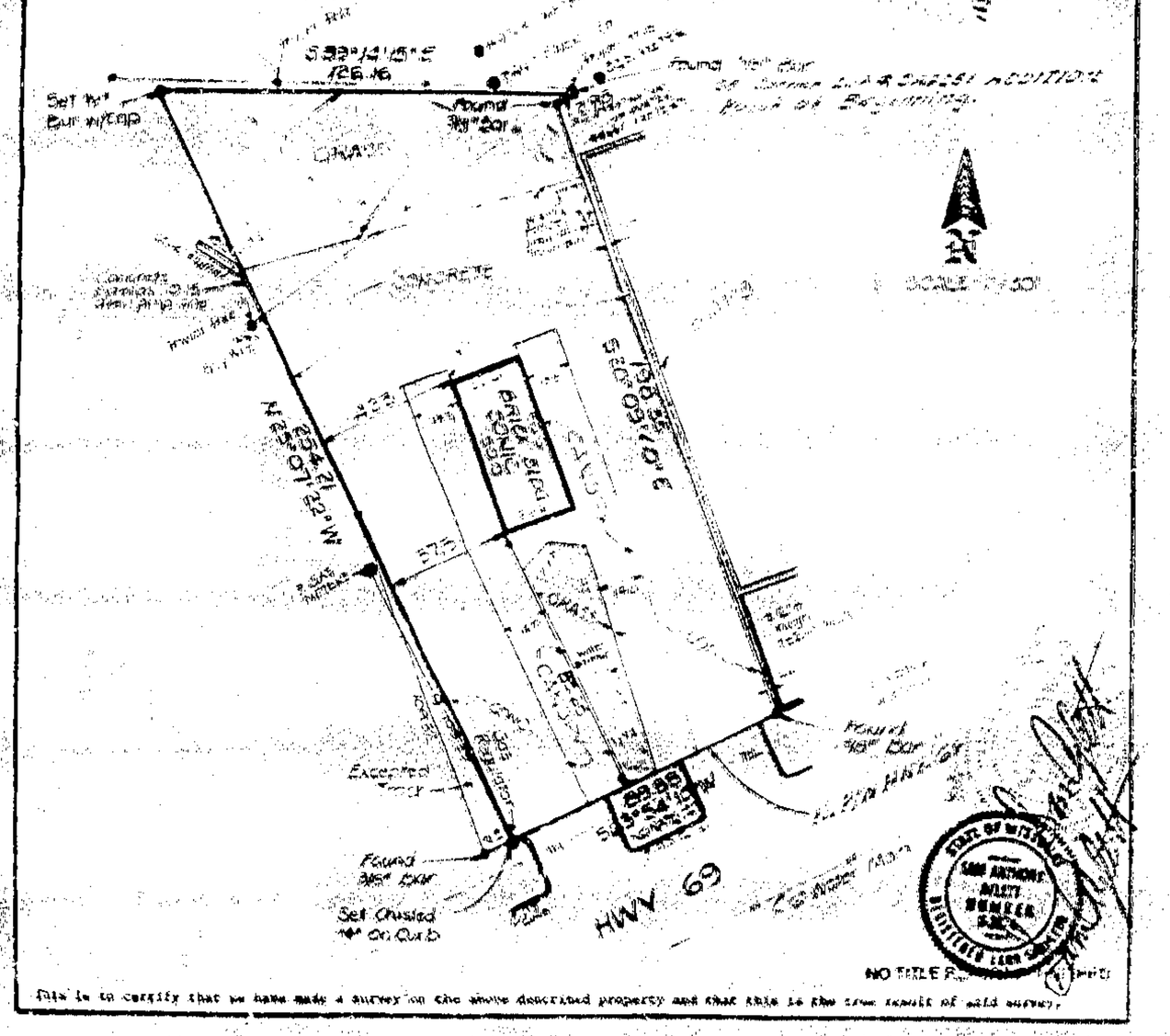
AYLETT SURVEY COMPANY

7200 NORTH GRAND
GLADSTONE, MISSOURI 64118
436-0732

ORDERED BY: South Drive Inc. JOB NO: [illegible]

DESCRIPTION: DATE: [illegible]

All that part of the Northeast Quarter of Section 34, Township 53, Range 33 in the City of Excelsior Springs, Clay County, Missouri, described as follows: Beginning at the E [illegible] corner of Lot 4, DAILEY ADDITION, a subdivision of land in the City of Excelsior Springs, Clay County, Missouri; thence South 84 degrees 31 minutes 00 seconds West, a distance of 2.80 feet; (this bearing and subsequent bearings are based on the South line of said Lot 4 having a bearing of South 84 degrees 24 minutes 15 seconds East); thence North 70 degrees 09 minutes 40 seconds East, a distance of 195.35 feet to a point on the North right-of-way of Highway No. 69; thence South 63 degrees 34 minutes 00 seconds East along said right-of-way a distance of 89.88 feet; thence North 23 degrees 07 minutes 22 seconds West, a distance of 254.24 feet, to a point on the South line of said DAILEY ADDITION; thence South 89 degrees 14 minutes 15 seconds East along the South line of said DAILEY ADDITION, a distance of 126.16 feet to the point of beginning.



This is to certify that we have made a survey on the above described property and that this is the true result of said survey.

L 9131

GENE BUZZARD & ASSOCIATES, INC.

COMMUNITY PLANNERS — ENGINEERS — REGISTERED LAND SURVEYORS

802 NORTH 22ND STREET PHONE (816) 364-3551 ST. JOSEPH, MO. 64506

PLAT OF SURVEY

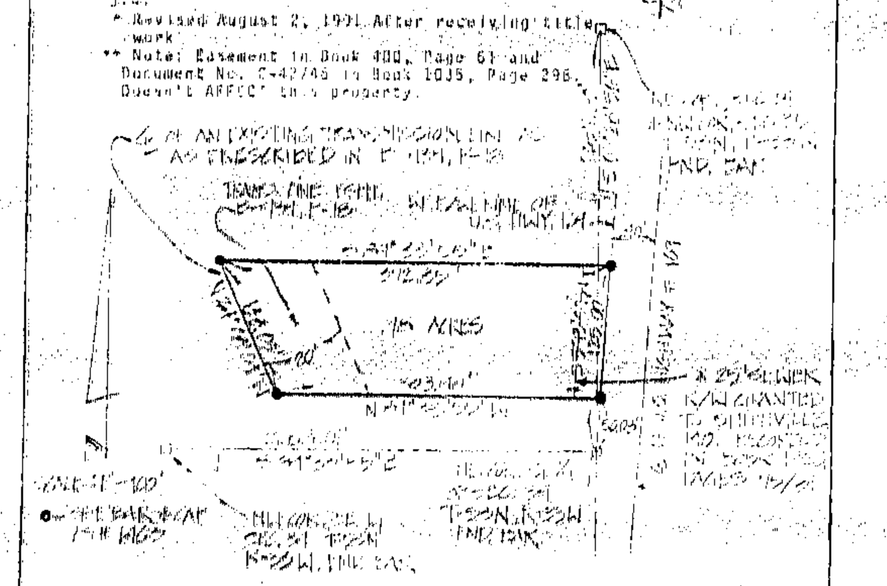
CERTIFICATION: This is to certify that this survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.

We have this day made a survey of the hereinafter described property and the results of said survey are as shown on this plat.

LEGAL DESCRIPTION: A Tract of Land in the Northeast Quarter of Section 34, and the Northwest Quarter of Section 35, Township 53 North, Range 33 West, all in Smithville, Clay County, Missouri, described as follows: Commencing at a point on the Westerly Right-of-Way Line of U.S. Highway No. 169 at the intersection of the South Line of the Northeast Quarter of said Section 34; Thence S 3° 13' 44" E, along the Westerly Right-of-Way Line of said U.S. Highway No. 169 for a distance of 50.00 feet to a point on the North Line of a tract recorded in Book 1035, Page 297, in the Office of the Recorder of Deeds, Clay County, Missouri, said point also being the TRUE POINT OF BEGINNING; Thence leaving said Right-of-Way Line, along the North Line of said tract recorded in Book 1035, Page 297, N 89° 33' 55" W, parallel with the South Line of the Northeast Quarter of said Section 34, 303.90 feet to a point on the Centerline of an existing transmission line as described in Book 935, Page 181; Thence along said transmission line Centerline N 24° 48' 09" W, 134.05 feet; Thence leaving said Centerline S 89° 33' 55" E, 372.80 feet to a point on the Westerly Right-of-Way Line of U.S. Highway No. 169; Thence S 03° 13' 44" W, along said Westerly Right-of-Way Line, 125.00 feet to the TRUE POINT OF BEGINNING, containing 0.98 ARCres, more or less and subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

By: [signature]
W. Gene Buzzard [illegible]
June 26, 1991 File No. 491-2048PSMF
Size 422 "FAIR"

J.H.
* Revised August 2, 1991 After receiving title work
** Note: Easement in Book 400, Page 61 and Document No. 8-42745 in Book 1035, Page 298. Doesn't AFFECT this property.



prepared for NORTHLAND DEV. GROUP
BASSWOOD REALTY/JOHN CHEZIK

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BOOK 139 PAGE 58

http://www.ClayCoGov.com