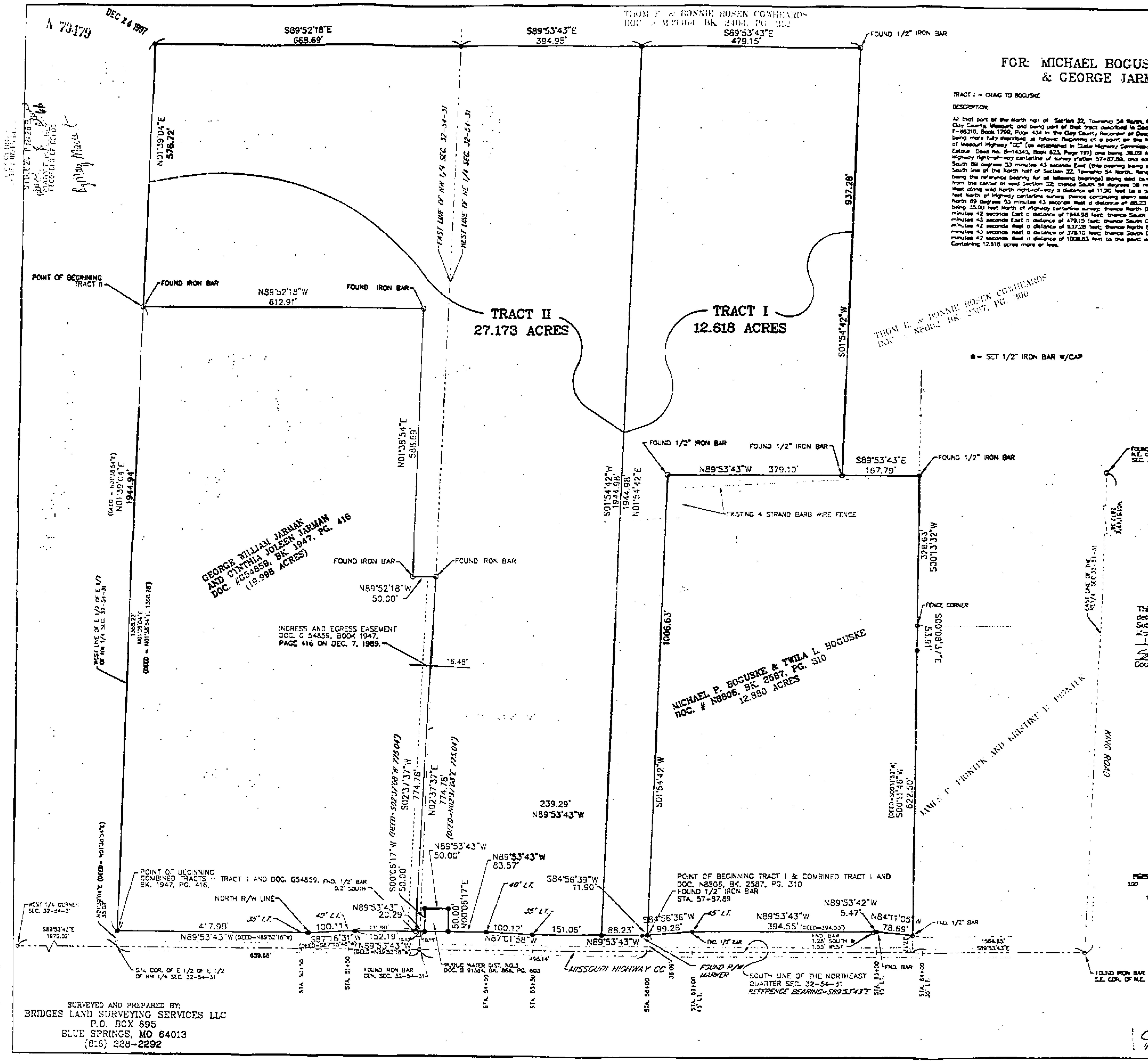
CERTIFICATE OF SURVEY
PART OF THE NORTH HALF
SEC. 32, TWP. 54N, RNG. 31W
CLAY COUNTY, MISSOURI

FOR: MICHAEL BOGUSKE
& GEORGE JARMAN



TRACT I – CRAIG TO BOGUSKE

DESCRIPTION:

All that part of the North half of Section 32, Township 54 North, Range 31 West, Clay County, Missouri and being part of that tract described in Document No. F-80310, Book 1790, Page 434 in the Clay County Recorder of Deeds office, and now being more fully described as follows: [illegible] Containing 12.618 acres more or less.

BOGUSKE – COMBINED TRACTS– TRACT I AND DOC. N8806, BK. 2587, PG. 310

DESCRIPTION:

All that part of the North half of Section 32, Township 54 North, Range 31 West, Clay County, Missouri and being part of that tract described in Document No. F-80310, Book 1790, Page 434 in the Clay County Recorder of Deeds office, and now being more fully described as follows: Beginning at a point on the North right-of-way of Missouri Highway "CC" (as established in State Highway Commission of Missouri Real Estate Deed No. B-14345, Book 823, Page 191) and being 36.08 feet North of Highway right-of-way centerline of survey station 57+87.89, and said station being South 89 degrees 53 minutes 43 seconds East (this bearing being assumed for the South line of the North half of Section 32, Township 54 North, Range 31 West and being the reference bearing for all following bearings) along said centerline 486.14 feet from the center of said Section 32; thence South 84 degrees 56 minutes 39 seconds West along said North right-of-way a distance of 11.90 feet to a point being 35.00 feet North of Highway centerline survey; thence continuing along said right-of-way North 89 degrees 53 minutes 43 seconds West a distance of 88.23 feet to a point being 35.00 feet North of Highway centerline survey; thence North 01 degrees 54 minutes 42 seconds East a distance of 1944.98 feet; thence South 89 degrees 53 minutes 43 seconds East a distance of 479.15 feet; thence South 01 degrees 54 minutes 42 seconds West a distance of 937.28 feet; thence South 89 degrees 53 minutes 43 seconds East a distance of 167.79 feet; thence South 00 degrees 13 minutes 32 seconds West a distance of 328.63 feet; thence South 00 degrees 08 minutes 37 seconds East a distance of 53.91 feet; thence South 00 degrees 11 minutes 46 seconds West (Deed = South 00 degrees 11 minutes 32 seconds West) a distance of 622.50 feet to a point on the North right-of-way of Missouri Highway "CC"; thence North 84 degrees 11 minutes 05 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 78.69 feet; thence North 89 degrees 53 minutes 42 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 5.47 feet; thence North 89 degrees 53 minutes 43 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 394.55 feet (Deed = 394.53 feet); thence South 84 degrees 56 minutes 36 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 99.26 feet to the Point of Beginning. Containing 25.480 acres more or less.

TRACT II– CRAIG TO JARMAN

DESCRIPTION:

Part of the North half of Section 32, Township 54 North, Range 31 West of the 5th P.M., Clay County, Missouri, more particularly described as follows: Commencing at the West quarter corner of said Section 32; thence South 89 degrees 53 minutes 43 seconds East along the South line of said North half a distance of 1576.22 feet to the Southwest corner of the East half of the East half of the Northwest quarter of said Section 32; thence North 01 degrees [illegible] Containing 27.173 acres more or less.

This survey has been reviewed and determined to be exempt from the Subdivision Regulations of Clay County, Missouri on this 5th day of December 1997.

Stuart N. Bachus
County Planning and Zoning Department

JARMAN – COMBINED TRACTS– TRACT II AND DOC. G54859, BK. 1947, PG. 416

DESCRIPTION:

Part of the North half of Section 32, Township 54 North, Range 31 West of the 5th P.M., Clay County, Missouri, more particularly described as follows: Commencing at the West quarter corner of said Section 32; thence South 89 degrees 53 minutes 43 seconds East along the South line of said North half a distance of 1979.02 feet to the Southwest corner of the East half of the East half of the Northwest quarter of said Section 32; thence North 01 degrees 39 minutes 04 seconds East (Deed = North 01 degrees 38 minutes 54 seconds East) along the West line of said East half of East half of Northwest quarter of said Section 32 a distance of 35.03 feet to the North right-of-way of Missouri Highway "CC", said point being the point of beginning; thence continuing North 01 degrees 39 minutes 04 seconds East (Deed = North 01 degrees 38 minutes 54 seconds East) along the West line of the East half of the East half of the Northwest quarter of said Section 32 a distance of 1944.94 feet; thence South 89 degrees 52 minutes 18 seconds East a distance of 645.69 feet to a point on the East line of the Northwest quarter of said Section 32; thence South 89 degrees 53 minutes 43 seconds East a distance of 394.95 feet; thence South 01 degrees 54 minutes 42 seconds West a distance of 1944.98 feet to a point on the North right-of-way of Missouri Highway "CC"; thence North 89 degrees 53 minutes 43 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 151.06 feet; thence North 67 degrees 01 minutes 58 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 100.12 feet; thence North 89 degrees 53 minutes 43 seconds West along the North right-of-way of Missouri Highway "CC" a distance of 83.57 feet to the Southeast corner of a Tract of land conveyed to Public Water District No. 3, by Document No. B91384, Book 866, Page 603; thence North 00 degrees 06 minutes 17 seconds East along the East line of said Tract a distance of 50.00 feet; thence North 89 degrees 53 minutes 43 seconds West along the North line of said Tract a distance of 50.00 feet; thence South 00 degrees 06 minutes 17 seconds West along the West line of said Tract a distance of 50.00 feet to the North right-of-way of Missouri Highway "CC"; thence North 89 degrees 53 minutes 43 seconds West (Deed = North 89 degrees 52 minutes 18 seconds West) along the North right-of-way of Missouri Highway "CC" a distance of 152.19 feet; thence South 87 degrees 16 minutes 31 seconds West (Deed = South 87 degrees 15 minutes 48 seconds West) along the North right-of-way of Missouri Highway "CC" a distance 100.11 feet; thence North 89 degrees 53 minutes 43 seconds West (Deed = North 89 degrees 52 minutes 18 seconds West) along the North right-of-way of Missouri Highway "CC" a distance 417.98 feet to the point of beginning. Containing 47.171 acres more or less.

SURVEYED AND PREPARED BY:
BRIDGES LAND SURVEYING SERVICES LLC
P.O. BOX 695
BLUE SPRINGS, MO 64013
(816) 228-2292

I HEREBY CERTIFY: that this survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys, Class C survey, as established by the Missouri Board For Architects, Professional Engineers and Land Surveyors and the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional information, knowledge and belief.

LS 2286

Date 12/4/97

CAS E 1/7/98

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com