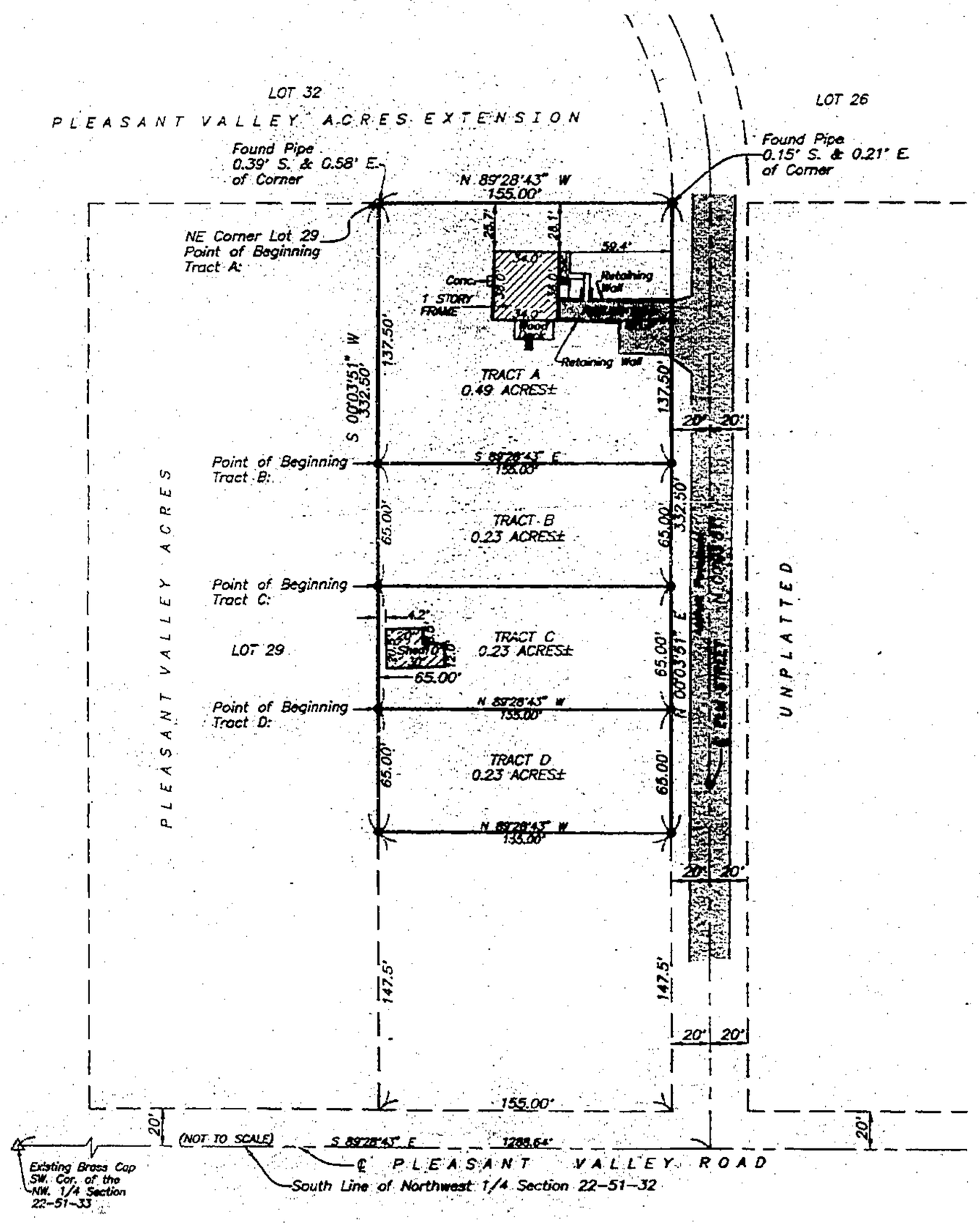
Clay County, Missouri
Land Survey Document

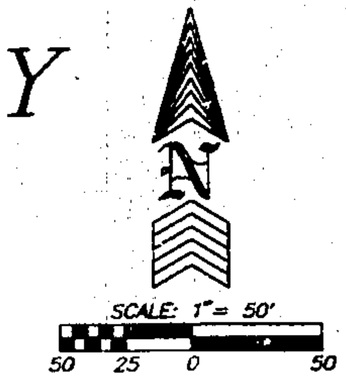
http://www.clayco.com

P 5390 AUG 12 1998

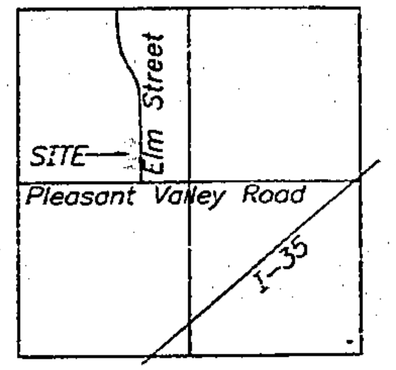
CERTIFICATE OF SURVEY
LOT SPLIT

NOTES:
1. This survey is based on Title Commitment number 9761428T, issued by Clay County Title Insurance Company, effective date 7-29-97.
2. Bearing system is based on the South line of the Northwest Quarter of Section 22-51-32 having a bearing of South 89°28'43" East.





LEGEND:
- ● Set 1/2" Iron Bar with Plastic Cap #2074
- ○ Denotes Existing Bar
- △ Denotes Existing Monument



SEC. 22-51-32

Location Map

JOB NO: 33088

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

98 AUG 12 A 9:06
STATE OF MO
CLAY COUNTY
RECORDER OF DEEDS

TRACT A:
All that part of the Northwest Quarter of Section 22, Township 51, Range 32, in the City of Pleasant Valley, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 29, PLEASANT VALLEY ACRES, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri; thence South 00 degrees 03 minutes 51 seconds West along the East line of said Lot 29, a distance of 137.50 feet; thence South 89 degrees 28 minutes 43 seconds East along a line parallel with the North line of said Lot 29 also being parallel with the South line of the Northwest Quarter of said Section 22, a distance of 155.00 feet to the West line of Elm Street; thence North 00 degrees 03 minutes 51 seconds East along the West line of Elm Street, a distance of 137.50 feet to a point on the North line of the Easterly prolongation of the North line of said Lot 29; thence North 89 degrees 28 minutes 43 seconds West along the Easterly prolongation of the North Line of said Lot 29 said line also being parallel with the South line of said Northwest Quarter of said Section 22, a distance of 155.00 feet to the Point of Beginning.

TRACT B:
All that part of the Northwest Quarter of Section 22, Township 51, Range 32, in the City of Pleasant Valley, Clay County, Missouri, described as follows: Commencing at the Northeast corner of Lot 29, PLEASANT VALLEY ACRES, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri; thence South 00 degrees 03 minutes 51 seconds West along the East line of said Lot 29, a distance of 137.50 feet to the Point of Beginning of the Tract of Land herein to be described; thence Continuing South 00 degrees 03 minutes 51 seconds West along said line a distance of 65.00 feet; thence South 89 degrees 28 minutes 43 seconds East along a line parallel with the North line of said Lot 29 also being parallel with the South line of the Northwest Quarter of said Section 22, a distance of 155.00 feet to the West line of Elm Street; thence North 00 degrees 03 minutes 51 seconds East along the West line of Elm Street, a distance of 65.00 feet; thence North 89 degrees 28 minutes 43 seconds West along a line parallel with the North Line of said Lot 29 said line also being parallel with the South line of said Northwest Quarter of said Section 22, a distance of 155.00 feet to the Point of Beginning.

TRACT C:
All that part of the Northwest Quarter of Section 22, Township 51, Range 32, in the City of Pleasant Valley, Clay County, Missouri, described as follows: Commencing at the Northeast corner of Lot 29, PLEASANT VALLEY ACRES, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri; thence South 00 degrees 03 minutes 51 seconds West along the East line of said Lot 29, a distance of 202.50 feet to the Point of Beginning of the Tract of Land herein to be described; thence Continuing South 00 degrees 03 minutes 51 seconds West along said line a distance of 65.00 feet; thence South 89 degrees 28 minutes 43 seconds East along a line parallel with the North line of said Lot 29 also being parallel with the South line of the Northwest Quarter of said Section 22, a distance of 155.00 feet to the West line of Elm Street; thence North 00 degrees 03 minutes 51 seconds East along the West line of Elm Street, a distance of 65.00 feet; thence North 89 degrees 28 minutes 43 seconds West along a line parallel with the North Line of said Lot 29 said line also being parallel with the South line of said Northwest Quarter of said Section 22, a distance of 155.00 feet to the Point of Beginning.

TRACT D:
All that part of the Northwest Quarter of Section 22, Township 51, Range 32, in the City of Pleasant Valley, Clay County, Missouri, described as follows: Commencing at the Northeast corner of Lot 29, PLEASANT VALLEY ACRES, a subdivision of land in the City of Pleasant Valley, Clay County, Missouri; thence South 00 degrees 03 minutes 51 seconds West along the East line of said Lot 29, a distance of 267.50 feet to the Point of Beginning of the Tract of Land herein to be described; thence Continuing South 00 degrees 03 minutes 51 seconds West along said line a distance of 65.00 feet; thence South 89 degrees 28 minutes 43 seconds East along a line parallel with the North line of said Lot 29 also being parallel with the South line of the Northwest Quarter of said Section 22, a distance of 155.00 feet to the West line of Elm Street; thence North 00 degrees 03 minutes 51 seconds East along the West line of Elm Street, a distance of 65.00 feet; thence North 89 degrees 28 minutes 43 seconds West along a line parallel with the North Line of said Lot 29 said line also being parallel with the South line of said Northwest Quarter of said Section 22, a distance of 155.00 feet to the Point of Beginning.

IN TESTIMONY WHEREOF: Paulette Faye Dematteo, a single person has subscribed her name this 12th day of March 1998.

Paulette Faye Dematteo

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 12th day of March, in the year 1998, before me a Notary Public in and for said State, Personally appeared Paulette Faye Dematteo a single person, who executed the within instrument and acknowledged to me that she executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: JOHN C. REPPERT Clay County My Commission Expires July 21, 2001

NOTARY PUBLIC

NOTE: This survey meets the accuracy requirements for a Suburban Class of Property.

I hereby certify; that this Certificate of 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 as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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 knowledge and belief.

DATE: 2-11-98

SAM A. AYLETT, LS-2074

DATE: 2-11-98

FOR: CLAYCO STATE BANK

Job No. 33088

CAP D 10/6/98 CP

33088LSB.DWG