DEC 31 1998 P 28009

CERTIFICATE OF SURVEY

TRACT I:
The South Half of the Southeast Quarter of the Southwest Quarter of Section 4, Township 53, Range 32, in Clay County, Missouri. Also the North Half of the Southeast Quarter of the Southeast Quarter of said Section 4, Township 53, Range 32. Also all of the Northeast Quarter of the Southeast Quarter of said Section 4, Township 53, Range 32. Also all of the West Half of the Southeast Quarter of Section 4, Township 53, Range 32. Also, 10 acres off of the East side of the East Half of the Southwest Quarter of said Section 4, Township 53, Range 32. Also a tract of ground located in Section 4, Township 53, Range 32, and described as follows: Commencing at the center of Section; thence North 30 poles; thence East and parallel to the South line of the Northeast Quarter of Section 4, to the East line of Section 4; thence South 30 poles, more or less to the Southeast corner of said Northeast Quarter Section; thence West along the South line of said Northeast Quarter section to the place of beginning. EXCEPT that part conveyed to the United States of America in Warranty Deed filed March 2, 1976 as Document No. D-23330 in Book 1207 at Page 426. ALSO EXCEPT that part conveyed to Davis Associated Developments in Warranty Deed filed June 27, 1977 as Document No. D-49105 in Book 1263 at Page 661. ALSO EXCEPT that part conveyed to the American Oil Company in Warranty deed filed May 12, 1971 as Document No. C-54095 in Book 1060 at Page 444. ALSO EXCEPT that part conveyed to Platte-Clay Electric Cooperative, Inc., in Warranty Deed filed July 17, 1997 as Document No. N-50475 in Book 2704 at Page 388. EXCEPT that part in Highway "W" and except that part taken for Eastern Street.

TRACT II:
The Southwest Quarter of the Southwest Quarter of Section 4, Township 53, Range 32, in Clay County, Missouri, EXCEPT that part conveyed to the State of Missouri in Book 434 at Page 305 in the Office of the Recorder of Deed in Clay County, Missouri. Also the West 70 Acres of the East Half of the Southwest Quarter of Section 4, Township 53, Range 32, EXCEPT that part conveyed to State of Missouri. Also a tract of ground located in Section 4, Township 53, Range 32, and described as follows: Commencing 30 poles North of the center of said Section 4 on the west line of the Northeast Quarter section; thence North 40 poles; thence East and parallel to the South line of said Northeast Quarter Section to the East line of said Northeast Quarter Section; thence South 40 poles to a point 30 poles North of the Southeast corner of said Northeast Quarter Section; thence West to the point of beginning. EXCEPT that part conveyed to the American Oil Company in Warranty Deed filed May 12, 1971 as Document No. C-54095 in Book 1060 at Page 444. ALSO EXCEPT that part conveyed to N.W. Electric Power Cooperative, Inc., in Warranty Deed filed August 30, 1971 as Document No. C-58345 in Book 1069 at Page 458. ALSO EXCEPT that part conveyed to Platte-Clay Electric Cooperative, Inc., in Warranty Deed filed July 17, 1997 as Document No. N-50475 in Book 2704 at Page 388. ALSO EXCEPT the Southwest Quarter of the Southwest Quarter of Section 4, Township 53, Range 32, Clay County, Missouri.

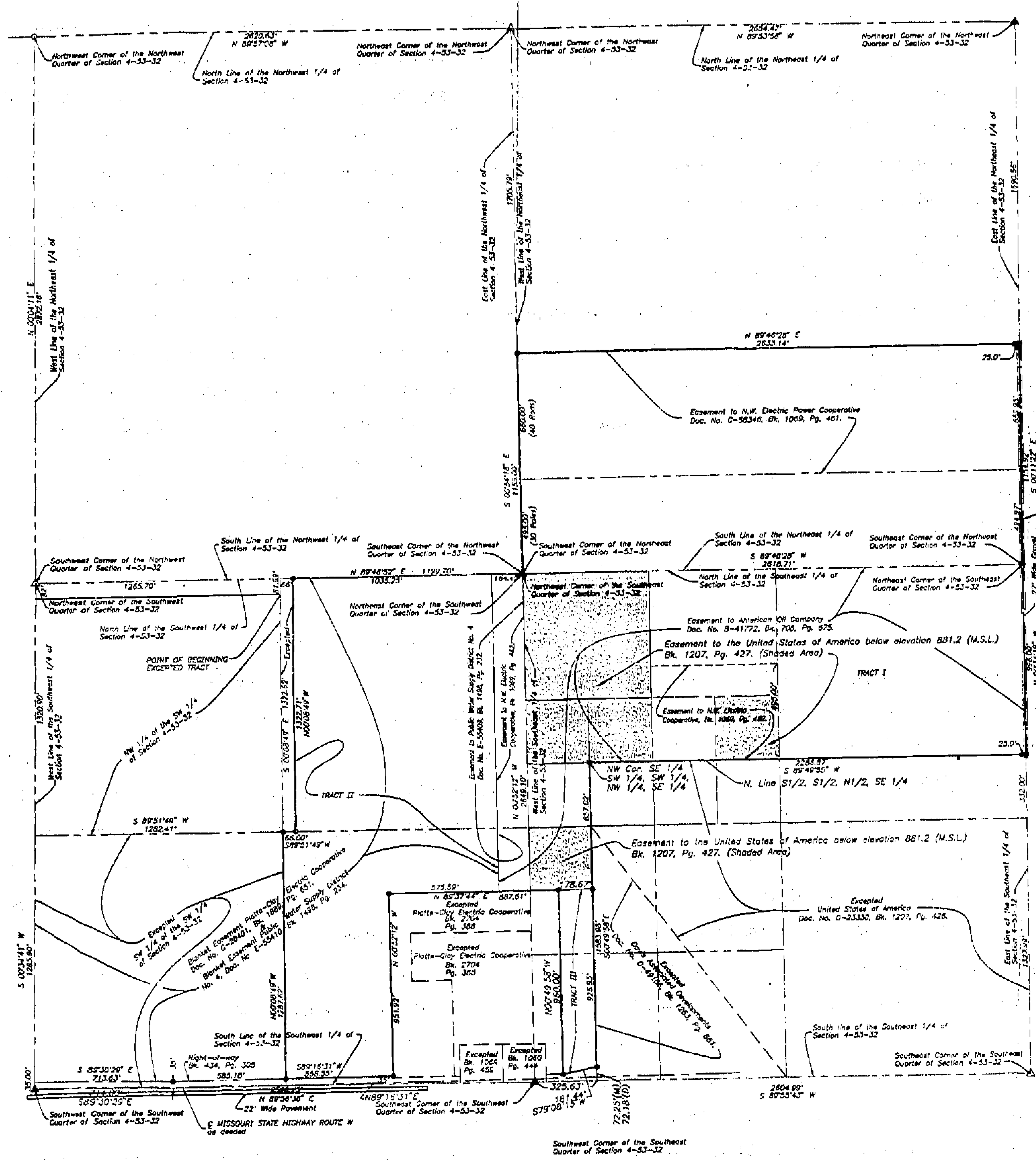
ALSO EXCEPT:
A Tract of land in the Southwest Quarter of Section 4, Township 53 North, Range 32 West, Clay County, Missouri: Commencing at the East Quarter corner of Section 5, Township 53 North, Range 32 West; thence South 0 degrees 32 minutes 18 seconds West, along the East line of the Southeast Quarter of Section 5, 82.00 feet; thence North 89 degrees 40 minutes 50 seconds East, parallel with the North line of the Southwest Quarter of said Section 4, 1266.11 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter of said Section 4, said point also being the True Point of Beginning; thence North 0 degrees 11 minutes 47 seconds West, along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4, 81.99 feet to a point on the North line of the Southwest Quarter of said Section 4; thence North 89 degrees 40 minutes 50 seconds East, along the North line of the Southwest Quarter of said Section 4, 66.00 feet; thence South 0 degrees 11 minutes 47 seconds East, parallel with the East line of the Northwest Quarter of the Southwest Quarter of Section 4, 1323.22 feet; thence South 89 degrees 44 minutes 52 seconds West, 66.00 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 4; thence North 0 degrees 11 minutes 47 seconds West, along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4, 1241.15 feet to the True Point of Beginning, being subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

TRACT III:
That portion of the West Half of the West Half of the Southwest Quarter of the Southeast Quarter of Section Four (4), Township Fifty-three (53) North of the Base Line, Range Thirty-two (32) West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the South Quarter corner of said Section Four (4); thence South 89 degrees 46 minutes 25 seconds East, 325.63 feet to the Southeast corner of said West Half of the West Half of the Southwest Quarter of the Southeast Quarter; thence North 00 degrees 31 minutes 10 seconds West, 72.18 feet along the East line of the West Half of the West Half of the Southwest Quarter of the Southeast Quarter to the Northerly right of way line of Missouri Route "W" and to the True Point of Beginning of the land herein described; thence South 79 degrees 26 minutes 55 seconds West, 181.45 feet along said right-of-way line; thence North 00 degrees 33 minutes 32 seconds West, 960.00 feet; thence North 89 degrees 56 minutes 24 seconds East, 179.34 feet to said East line; thence South 00 degrees 31 minutes 10 seconds East, 926.55 feet along said East line to the Point of Beginning. Said portion contains 3.88 Acres and is subject to all easements, restrictions, reservations and right of ways of record.

General Notes

1. Information shown on this survey was taken from Stewart Title Guaranty Company Commitment No. 98090496 A, effective date, August 7, 1998.
2. Schedule B exception number 10 from the above described Title Commitment is not applicable.
3. These tracts contains 196.86 Acres, more or less.
4. Bearing System is based on the Missouri State Plain Grid System.
5. This Tract of land does not lie within a Regulatory Floodplain per FIRM Map number 290086 0025 A, dated March 18, 1980.
6. Tract III is based on Corporation Quit-Claim Deed Doc. No. P 24328.

FOR: PAUL BJELICA



JOB NO. 34724
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

SCALE: 1" = 300'
300 150 0 300

LEGEND:
△ Denotes Existing Monument
▲ Set 5/8" Iron Bar with Aluminum Monument #2074
● Set 1/2" Iron Bar with Plastic Cap #2074
○ Denotes Existing Bar
(D) Deeded
(M) Measured

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: 12-17-98

DATE: 11-2-98
REVISED DATE: 12-17-98

Job No. 34724
34724UNA.DWG

Plat Cab E 3/2/99

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