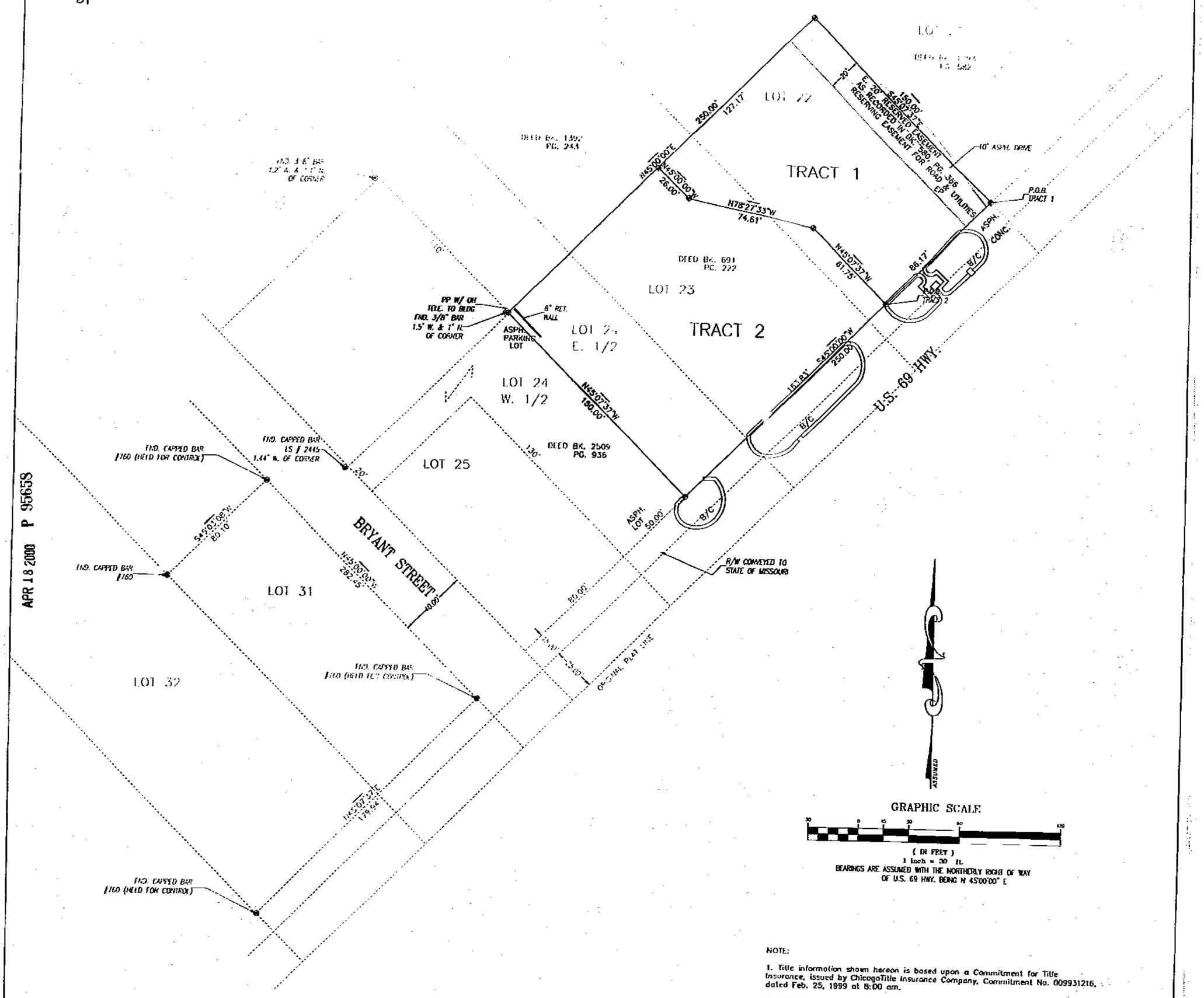
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

A PART OF LOTS 22, 23 & 24
CLAYCOMO ACRES
CLAYCOMO, CLAY COUNTY, MISSOURI
CLASS OF SURVEY – URBAN



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

BEARINGS ARE ASSUMED WITH THE NORTHERLY RIGHT OF WAY OF U.S. 69 HWY. BEING N 45°00'00" E

TRACT 1

Description:

A part of Lots 22, 23 and 24, CLAYCOMO ACRES, in the Village of Claycomo, Clay County, Missouri described as follows:

Beginning at the point where the Northerly line of Highway 69 intersects the Easterly line of Lot 22; thence South 45 degrees 00 minutes 00 seconds West along the Northerly line of Highway 69 as now established, 86.17 feet; thence North 45 degrees 07 minutes 37 seconds West (parallel to the East line of said Lot 22), 61.75 feet; thence North 78 degrees 27 minutes 33 seconds West, 74.61 feet; thence North 45 degrees 00 minutes 00 seconds West, 26.00 feet; thence North 45 degrees 00 minutes 00 seconds East (parallel to the Northerly line of Highway 69 as now established), 127.17 feet; thence South 45 degrees 07 minutes 37 seconds East along the Easterly line of said Lot 22, 150.00 feet to the Point of Beginning, EXCEPT that part conveyed to the State of Missouri for highway purposes in Book 303, at Page 240. Containing 0.35 acres, more or less and subject to any easements.

TRACT 2

Description:

A part of Lots 22, 23 and 24, CLAYCOMO ACRES, in the Village of Claycomo, Clay County, Missouri described as follows:

Commencing at the point where the Northerly line of Highway 69 intersects the Easterly line of Lot 22; thence South 45 degrees 00 minutes 00 seconds West along the Northerly line of Highway 69 as now established, 86.17 feet to the Point of Beginning; thence continue South 45 degrees 00 minutes 00 seconds West along the Northerly line of Highway 69 as now established, 163.83 feet to a point on the Westerly line of the East half of said Lot 24; thence North 45 degrees 07 minutes 37 seconds West along said line, 150.00 feet; thence North 45 degrees 00 minutes 00 seconds East (parallel to the Northerly line of Highway 69 as now established), 122.83 feet; thence South 45 degrees 00 minutes 00 seconds East, 26.00 feet; thence South 78 degrees 27 minutes 33 seconds East, 74.61 feet; thence South 45 degrees 07 minutes 37 seconds East (parallel to the East line of said Lot 22), 61.75 feet to the Point of Beginning, EXCEPT that part conveyed to the State of Missouri for highway purposes in Book 303, at Page 240. Containing 0.51 acres, more or less and subject to any easements.

NOTE:

1. Title information shown hereon is based upon a Commitment for Title Insurance, issued by ChicagoTitle Insurance Company, Commitment No. 009931216, dated Feb. 25, 1999 at 8:00 am.

2. Utility information shown hereon is based upon the following:
   a. Field survey methods for observable utility facilities.
   b. Dig-Rite locations, Confirmation No. 2281931.

3. The referenced title report does describe easements in Schedule B, that does affect this property, they are as follows:
   a. Item No. 10, Book 303, Page 240 is shown hereon.
   b. Item No. 11, Book 580, Page 366 is shown hereon.
   c. Item No. 12, Book 601, Page 43 is unclear of exact location and is not shown hereon.

   A further title search may disclose easements or other records not shown hereon.

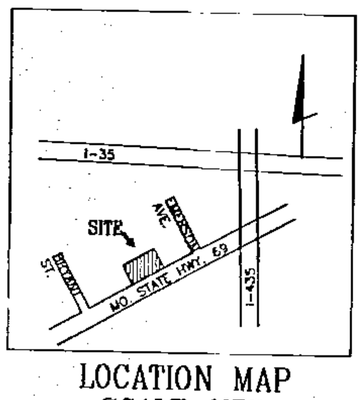
4. The property has access to and from a public roadway as shown hereon.

5. According to the City's FEMA flood plain map, this property is not within the boundaries of the 100 year flood zone..

6. Current Zoning is C-1; Setbacks are as follows – Front = 30', Side = 8' Rear = 25% of depth, Max. 35', Height = 45'

7. Deeds calls for 150 feet from the Northerly Right of Way line of State Highway 69 as established on August 13, 1957. My search at MODOT's office indicates there has been no new Right of Way taken since October 15, 1934 as recorded in Book 303, Page 240.

No other attempt was made to locate non-observable utility facilities. This surveyor does not warrant or guarantee the accuracy or completeness of information shown hereon for non-observable utility facilities. CLIENT MUST FIELD VERIFY LOCATIONS PRIOR TO ANY CONSTRUCTION OR FENCE INSTALLATION.



LOCATION MAP
SCALE=NTS

MONUMENT LEGEND

- SET 1/2" REBAR AND CAP RLS-2134, MO. RLS-1069, KS.
- EXIST. (AS NOTED ON SURVEY)

I HEREBY DECLARE that an actual property boundary re-survey was made by me or under my direct supervision and that survey meets or exceeds the Current Missouri Minimum Standards for Property Boundary Surveys to the best of my professional knowledge, information and belief.

Signed: Roger A. Backues RLS No. 2134

Date:

NOT RESPONSIBLE FOR ANY CHANGES MADE UNLESS CERTIFIED AND SIGNED BY ROGER A. BACKUES.

CLIENT:
FUEL OUTLET CO.
8811 SOUTH KANSAS ROAD
SEDGWICK, KANSAS 67135

BOUNDARY & CONSTRUCTION SURVEYING, INC.
13776 LOOKOUT DR., KANSAS CITY, MO. 64139
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 00-155

A PART OF LOTS 22-24, CLAYCOMO ACRES
CLAYCOMO, CLAY COUNTY, MISSOURI

PC-E
5/3/00 CP

http://www.ClayCoGov.com