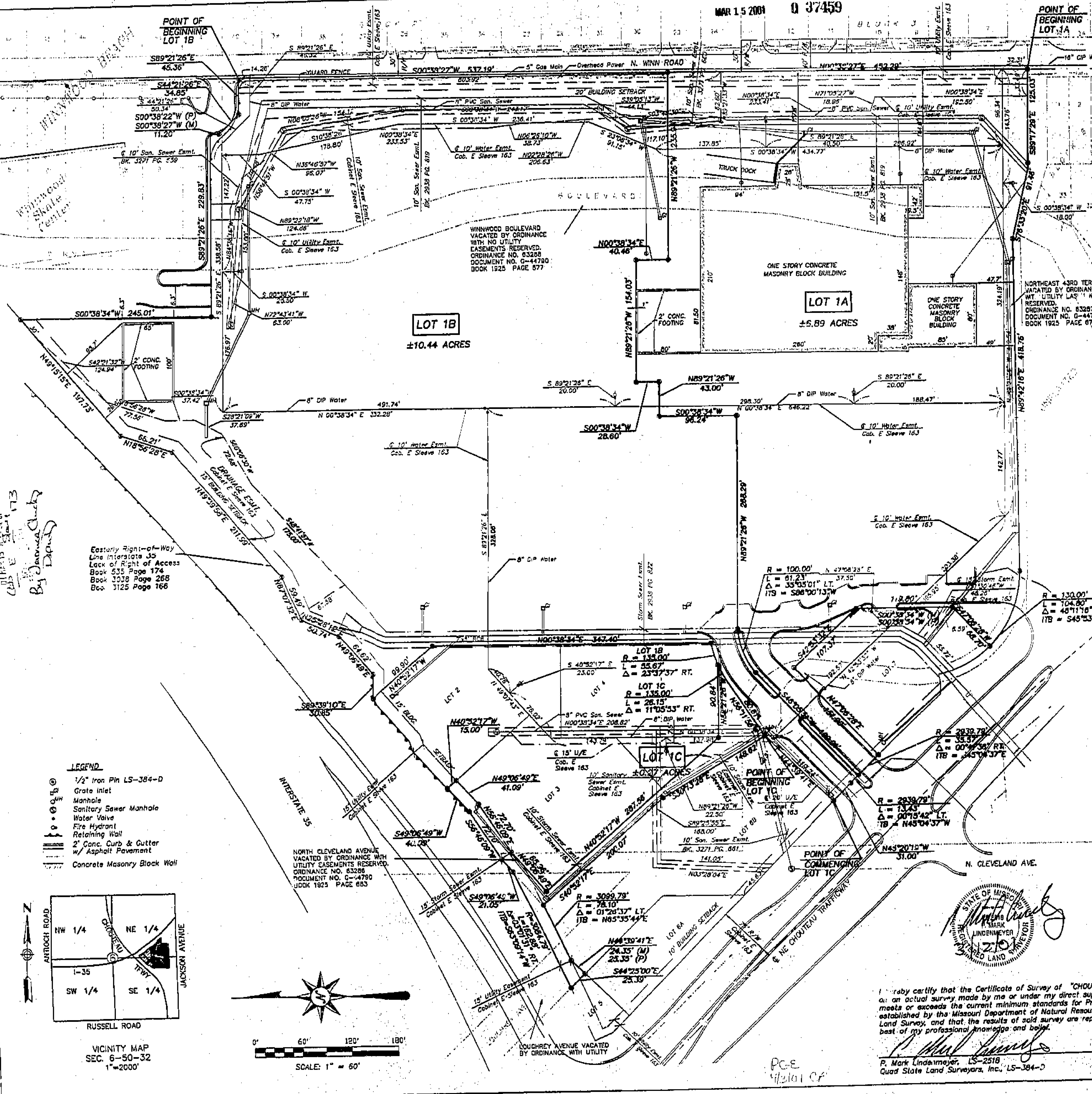
Clay County, Missouri
Land Survey Document



CERTIFICATE of SURVEY

CHOUTEAU CROSSINGS LOT 1

SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION LOT 1A:

All that part of Lot 1, CHOUTEAU CROSSINGS, a subdivision of land in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1, thence North 00°38'27" East, along the East line of said Lot 1 and the West right-of-way line of North Winn Road, a distance of 432.29 feet; thence North 89°21'26" West, a distance of 235.94 feet; thence North 00°38'34" East, a distance of 40.46 feet; thence North 89°21'26" West, a distance of 154.03 feet; thence South 00°38'34" West, a distance of 28.60 feet; thence North 89°21'26" West, a distance of 43.00 feet; thence South 00°38'34" West, a distance of 96.24 feet; thence North 89°21'26" West, a distance of 268.29 feet; thence along a curve to the left having a radius of 100.00 feet, a central angle of 35°05'01" and an initial tangent bearing of South 86°00'13" West, and arc length of 61.23 feet; thence South 46°05'51" West, a distance of 182.21 feet, to a point on the Easterly right-of-way line of NE Chouteau Trafficway; thence along said Easterly right-of-way line along a curve to the right having a radius of 2939.79 feet, a central angle of 00°41'36", and an initial tangent bearing of South 45°04'37" East, an arc length of 35.57 feet, to the Southwest corner of Lot 7 of said CHOUTEAU CROSSINGS; thence North 47°06'28" East, along the West line of said Lot 7, a distance of 151.90 feet, to the Northwest corner of said Lot 7; thence South 42°53'32" East, along the North line of said Lot 7, a distance of 107.37 feet; thence South 00°38'34" West (measured) South 00°38'54" West (platted), along the Northeastern line of said Lot 7 a distance of 119.80 feet; thence South 47°06'28" West, along the East line of said Lot 7 a distance of 68.70 feet, to the Southeast corner of said Lot 7 and to the South line of said Lot 1; thence along a curve to the left having a radius of 130.00 feet, a central angle of 46°11'18", and an initial tangent bearing of South 45°53'32" East, along said South line, an arc length of 104.80 feet, to a point of tangency; thence North 89°42'18" East, along said South line, a distance of 418.76 feet; thence continuing along said South line, South 76°33'20" East, a distance of 91.48 feet; thence continuing along said South line, South 89°17'29" East, a distance of 125.03 feet, to a point on the West right-of-way line of North Winn Road and to the POINT OF BEGINNING.

Containing 5.89 acres (30,030 square feet) of land, more or less.

LEGAL DESCRIPTION LOT 1B:

All that part of Lot 1, CHOUTEAU CROSSINGS, a subdivision of land in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1, thence South 00°38'27" West, along the East line of said Lot 1 and the West right-of-way line of North Winn Road, a distance of 537.19 feet; thence North 89°21'26" West, a distance of 235.94 feet; thence North 00°38'34" East, a distance of 40.46 feet; thence North 89°21'26" West, a distance of 154.03 feet; thence South 00°38'34" West, a distance of 28.60 feet; thence North 89°21'26" West, a distance of 43.00 feet; thence South 00°38'34" West, a distance of 96.24 feet; thence North 89°21'26" West, a distance of 268.29 feet; thence along a curve to the left having a radius of 100.00 feet, a central angle of 35°05'01" and an initial tangent bearing of South 86°00'13" West, and arc length of 61.23 feet; thence South 46°05'51" West, a distance of 182.21 feet, to a point on the Easterly right-of-way line of NE Chouteau Trafficway; thence along said Easterly right-of-way line along a curve to the left having a radius of 2939.79 feet, a central angle of 00°15'42", and an initial tangent bearing of North 45°04'37" West, an arc length of 13.43 feet, to a point of tangency; thence continuing along said Easterly right-of-way line, North 45°20'19" West, a distance of 31.00 feet, to the Southeast corner of Lot 6B of said CHOUTEAU CROSSINGS; thence North 44°39'41" East, along the Southeastern line of said Lot 6B, a distance of 119.24 feet; thence North 58°11'56" East, a distance of 80.61 feet, to a point of curvature; thence along a curve to the right having a radius of 135.00 feet, a central angle of 23°37'37", an arc length of 55.67 feet, to the Southeast corner of Lot 4, of said CHOUTEAU CROSSINGS; thence North 00°38'34" East, along the East line of said Lot 4 and the East line of Lot 2 of said CHOUTEAU CROSSINGS, a distance of 347.40 feet, to the Northeast corner of said Lot 2; thence North 40°52'17" West, along the Northeasterly line of said Lot 2, a distance of 99.90 feet, to a point on the Southerly right-of-way line of Interstate Route 35; thence South 89°39'10" East, along said Southerly right-of-way line, a distance of 30.85 feet; thence continuing along said Southerly right-of-way line North 49°06'49" East, a distance of 64.62 feet; thence continuing along said Southerly right-of-way line North 25°28'12" East, a distance of 50.74 feet; thence continuing along said Southerly right-of-way line North 67°07'32" East, a distance of 59.49 feet; thence continuing along said Southerly right-of-way line North 49°39'58" East, a distance of 211.99 feet; thence continuing along said Southerly right-of-way line North 18°56'28" East, a distance of 66.21 feet; thence continuing along said Southerly right-of-way line North 49°15'15" East, a distance of 197.73 feet; thence South 00°38'34" West, a distance of 245.01 feet; thence South 00°38'27" West (measured) South 00°38'22" West (platted), a distance of 11.20 feet; thence South 89°21'26" East, a distance of 229.83 feet; thence South 44°21'26" East, a distance of 34.85 feet; thence South 89°21'26" East, a distance of 45.36 feet, to the POINT OF BEGINNING.

Containing 10.44 acres (454696 square feet) of land, more or less.

LEGAL DESCRIPTION LOT 1C:

All that part of Lot 1, CHOUTEAU CROSSINGS, a subdivision of land in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 6B of said CHOUTEAU CROSSINGS; thence North 44°39'41" East, along the Southeastern line of said Lot 6B, a distance of 119.24 feet, to the POINT OF BEGINNING; thence North 58°11'56" East, a distance of 80.61 feet, to a point of curvature; thence along a curve to the right having a radius of 135.00 feet, a central angle of 11°05'53", an arc length of 26.15 feet; thence North 89°21'26 West, a distance of 90.84 feet; thence North 40°52'17" West, a distance of 287.56 feet; thence North 49°06'49" East, a distance of 65.96 feet; thence North 56°46'09" East, a distance of 72.70 feet; thence North 49°06'49" East, a distance of 41.09 feet; thence North 40°52'17" West, a distance of 15.00 feet, to a point on the Southerly right-of-way line of Interstate Route 35; thence South 49°06'49" West, along said Southerly right-of-way line, a distance of 40.09 feet; thence continuing along said Southerly right-of-way line, South 56°46'09" West, a distance of 72.70 feet; thence continuing along said Southerly right-of-way line, South 49°06'49" West, a distance of 21.05 feet; thence continuing along said Southerly right-of-way line, along a curve to the right having a radius of 3084.79 feet, a central angle of 03°01'31" and an initial tangent bearing of South 63°09'14" West, an arc length of 162.88 feet; thence continuing along said Southerly right-of-way line, South 44°25'00" East, a distance of 25.39 feet; thence North 44°29'41" East, a distance of 24.35 feet (measured) 23.35 feet (platted); thence along a curve to the left having a radius of 3099.79 feet, a central angle of 01°26'37" and an initial tangent bearing of North 65°35'44" East, an arc length of 78.10 feet; thence South 40°52'17" East, a distance of 200.07 feet; thence South 30°13'28" East, a distance of 148.62 feet, to the POINT OF BEGINNING.

Containing 0.27 acres (11,953 square feet) of land, more or less.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed their name.
OWNER— CHOUTEAU DEVELOPMENT COMPANY, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY

Manager: Jeffrey L. Peterson

STATE OF MISSOURI } SS
COUNTY OF JACKSON }

Be it remembered, that on this 12 day of March, 2001, before me a notary public in and for said county and state, came Jeffrey L. Peterson, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owners, and he duly acknowledged the execution of the same to be the act and deed of said owners.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

My appointment expires: 12/30/04

DAVID B. JEFFERS
Notary Public - State of Missouri
Jackson County
My Commission Expires 12/30/04

APPROVED
NO PLAT REQUIRED
LS0112 3/14/01

I hereby certify that the Certificate of Survey of "CHOUTEAU CROSSINGS LOT 1" 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 Missouri Department of Natural Resources, Division of Geology and Land Survey, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

P. Mark Lindenmeyer, LS-2518
Quad State Land Surveyors, Inc., LS-384-D

Date 3/12/01

DATE	REVISION
03/09/01	Revised Per City Comments
02/14/01	Original Preparation

CERTIFICATE of SURVEY – CHOUTEAU CROSSINGS Lot 1

LS-0112

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