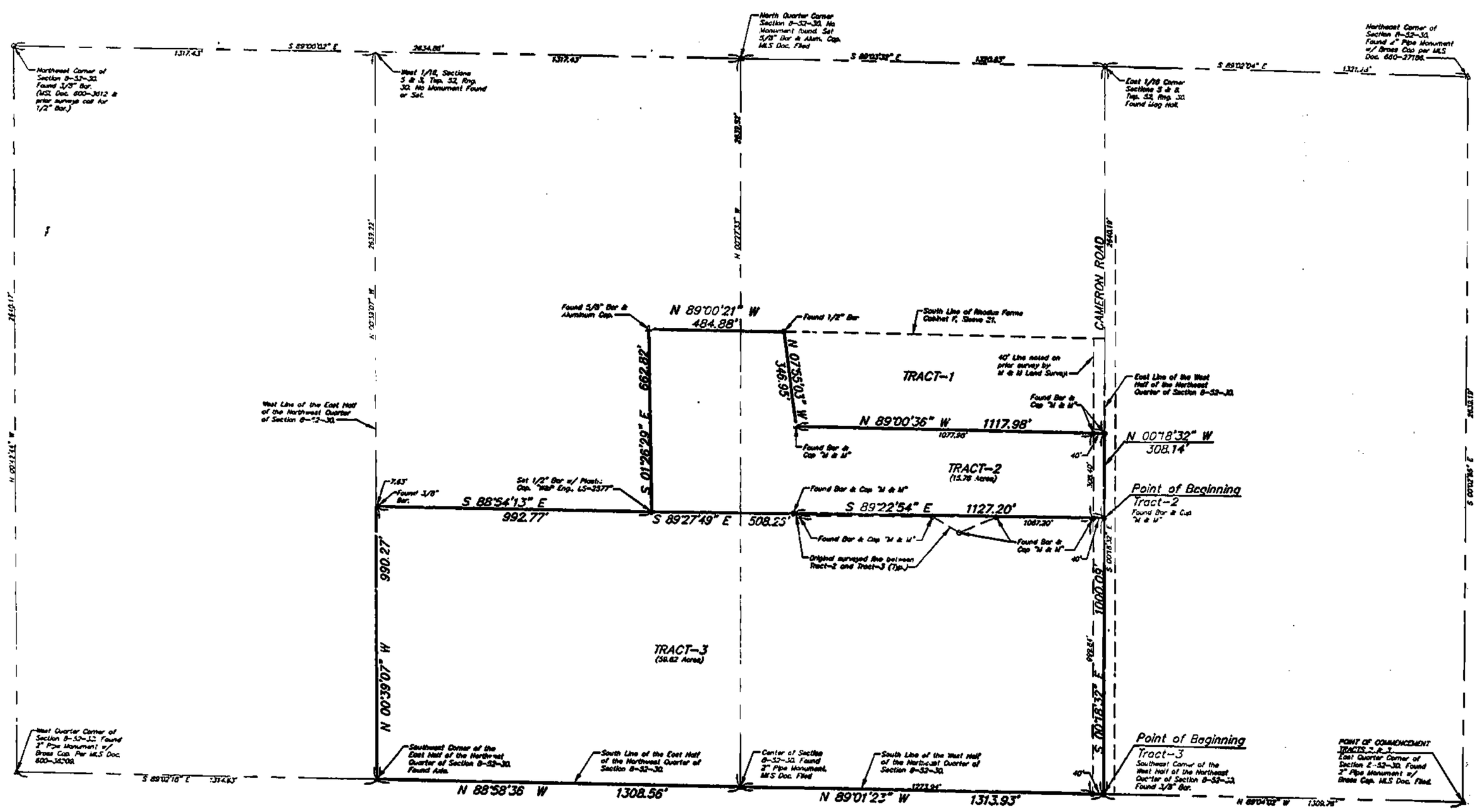
Clay County, Missouri
Land Survey Document



DESCRIPTION:

TRACT-2:
All that part of the West Half of the Northeast Quarter and that part of the East Half of the Northwest Quarter of Section 8, Township 52, Range 30, in Mosby, Clay County, Missouri, described as follows:

Commencing at a found pipe monument at the East Quarter corner of said Section 8;
Thence North 89°04'02" West, a distance of 1309.76 feet to a found 3/8" bar at the Southeast corner of the West Half of the Northeast Quarter of said Section 8;
Thence North 00°18'32" West, along the East line of said West Half Quarter Section, a distance of 1000.09 feet to the Point of Beginning;
Thence continuing North 00°18'32" West, along said East line, a distance of 308.14 feet;
Thence North 89°00'36" West, a distance of 1117.82 feet;
Thence North 07°55'03" West, a distance of 346.95 feet to a point on the South line of Rhodus Farms, a subdivision in said City, County and State, this and the following three courses generally following existing fence lines;
Thence North 89°00'21" West, a distance of 484.88 feet;
Thence South 01°26'29" East, a distance of 662.82 feet;
Thence South 89°27'49" East, a distance of 508.25 feet;
Thence South 89°22'59" East, a distance of 1127.20 feet to the Point of Beginning.
Containing 15.76 acres, more or less.
Subject to that part, if any, in Cameron Road.

DESCRIPTION:

TRACT-3:
All that part of the West Half of the Northeast Quarter and that part of the East Half of the Northwest Quarter of Section 8, Township 52, Range 30, in Mosby, Clay County, Missouri, described as follows:

Commencing at a found pipe monument at the East Quarter corner of said Section 8;
Thence North 89°04'02" West, a distance of 1309.76 feet to a found 3/8" bar at the Southeast corner of the West Half of the Northeast Quarter of said Section 8, said point being the Point of Beginning;
Thence North 89°01'23" West, along the South line of said West Half Quarter Section, a distance of 1313.93 feet to a found pipe monument at the Center of said Section 8;
Thence North 88°58'36" West, along the South line of the East Half of the Northwest Quarter of said Section 8, a distance of 1308.56 feet to a found axle at the Southwest corner of said East Half Quarter Section, said point being South 89°02'16" East, a distance of 1314.63 feet from the found pipe monument at the West Quarter corner of said Section 8, as referenced in MLS Document 600-36209;
Thence North 00°39'07" West, along the West line of said East Half Quarter Section, a distance of 990.27 feet;
Thence South 88°54'13" East, a distance of 992.77 feet, this and the following course generally following an existing fence line;
Thence South 89°27'49" East, a distance of 508.25 feet;
Thence South 89°22'59" East, a distance of 1127.20 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 8;
Thence South 00°18'32" East, along said East line, a distance of 1000.09 feet to the Point of Beginning.
Containing 59.82 acres, more or less.
Subject to that part, if any, in Cameron Road.

SURVEY NOTES:

1. The Parent Parcels for this survey are TRACT-2 and TRACT-3 of the Property Boundary survey performed and prepared by W&M Land Survey Service, Inc. of Richmond Missouri, dated 10-11-2006, Project # 06-9585, as provided by the client. TRACT-3 of said survey is described in Exhibit "A" to Item 4 of Schedule A of the Commitment for Title Insurance issued by Thomson Title Company, File Number 24910, Commitment Date: December 21, 2006 at 8:00 A.M, as provided to the surveyor by the client or his agent. This survey does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other information that may affect the quality of title to the Tracts shown hereon was gained from the Title Commitment noted above. This surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate or current title search may disclose.

2. No utilities were located as part of this survey. No fuel storage bins or tanks, elevator pits, utility vaults, surface or subsurface improvements of any kind were located or described as part of this survey.

3. The bearings shown on this survey are based on the Missouri State Plane Coordinate System and are tied to Stations CL-32, and CL-31 of the Kansas City Metro Control Project as traversed for a previous survey performed by Hands Farrow Weiskirch Engineers, Inc., dated 2/1/99.

SURVEY NOTES (CON.T):

4. The metes (measured bearings and distances) shown on this Certificate of Survey and in the descriptions contained herein are based on the actual field survey, and may vary from those called in the record deeds and descriptions. The bounds called on this survey and in its descriptions remain consistent with the record documents.

5. The following is a summary of the items from Schedule B – Section II of the above mentioned title commitment that physically affect the surveyed property:
Items 1 through 7 are general exceptions, disclaimers or agreements that cannot be physically located or graphically shown on the face of the survey.
Item 8. A 20 foot wide right-of-way easement recorded in our Document No. L-48991 in Book 2165 at Page 227 to Platte-Clay Electric Cooperative, Inc. The easement is parallel and adjacent to the West side of Cameron Road. Cameron Road does not have a defined dedicated right-of-way, therefore this easement location is not defined by record, and is not shown on the face of this survey. The existing utility line was not located as part of this survey (see note 2 above).

6. No record of deed or other legal document establishing Cameron Road was provided to the surveyor for use in the preparation of this survey.

N

SCALE: 1"=200'

0' 20' 30' 100' 200' 400'

Prepared for: CECIL TROUTWINE

CERTIFICATION:

I hereby certify that this Survey is based on an actual survey made by me or under my direct supervision and said survey meets or exceeds the requirements for Urban Property Boundary Surveys of the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, to the best of my professional knowledge, information and belief.

STATE OF MISSOURI
ERIC A. RAMER
LS-2577
REGISTERED LAND SURVEYOR

1-11-07

Eric A. Ramer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

Cat. H.
3/12/07 DM

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

PROPERTY BOUNDARY SURVEY
TRACTS 2 & 3 OF PROPERTY BOUNDARY SURVEY
PROJECT 06-9585, BY M&M LAND SURVEYING
IN THE NORTH HALF OF SECTION 8, TWP. 52, RNG. 30
MOSBY, CLAY COUNTY, MISSOURI

REV	REVISIONS DESCRIPTION	DATE:

JOB NO.	3553
SCALE:	NOTED
DATE:	1/11/07
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	1 OF 1

http://www.ClayCoGov.com