LOT SPLIT SURVEY

OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST

TITLE COMMITMENT

Title Commitment Number / File Number: F30646
Effective date: March 10, 2005 at 8:00 A.M.
Fidelity National Title Company
2 Victory Drive, suite 230, Liberty, Missouri 64068
Ph: (816) 781-0099 Fax: (816) 781-3056

TITLE COMMITMENT DESCRIPTION

A part of the North Half of the West Half of the Northwest Quarter of Section Twenty-six (26), Township Fifty-three (53), Range Thirty-three (33), Smithville, Clay County, Missouri, beginning at a point in the centerline of the Old Smithville-Kansas City Road 72/21 rods North of the intersection of said road with the South line of the Northwest Quarter of the Northwest Quarter of said Section 26; thence West 20-7/8 rods; thence North 38-1/3 rods to a point 20-7/8 rods due West of the centerline of said road; thence East 20-7/8 rods to the center of said road; thence South along the centerline of said road 38-1/3 rods to the place of beginning, containing 5 acres, more or less, and being the same land conveyed by deed recorded in Book 132 Page 287 of said Deed Records; ALSO EXCEPT that part thereof thereafter conveyed by Deed recorded in Book 132 Page 21 in the Deed Records of Clay County, Missouri, EXCEPT that part legally described as follows: A part of the North Half of the West Half of the Northwest Quarter of Section 26, Township 53, Range 33, Beginning at a point in the centerline of the Old Smithville-Kansas City Road 72/21 rods South of the intersection of said road with the South line of the Northwest Quarter of the Northwest Quarter of said Section 26; thence West 20-7/8 rods; thence North 126-1/2 feet to a point 20-7/8 rods due West of the centerline of said road; thence East 20-7/8 rods to the center of said road; thence South along the centerline of said road 126-1/2 feet to the place of beginning, containing 1 acre, more or less, and being the South one-acre of the Five acre tract owned by Grantors and lying immediately adjacent and to the North of land now owned by the Grantees.

DESCRIPTIONS FOR NEW TRACTS

TRACT A: A Tract of land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, being more particularly described as follows: Commencing at the Northwest Corner of said Northwest Quarter; thence South 00 degrees 24 minutes 38 seconds West along the West line of said Northwest Quarter, a distance of 1303.21 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 33 minutes 49 seconds East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 1143.06 feet to the intersection of the Centerline of Commercial Street (formerly the Old Smithville-Kansas City Road) as constructed; thence North 03 degrees 42 minutes 21 seconds East along said centerline, a distance of 253.00 feet; thence North 89 degrees 33 minutes 49 seconds West parallel with said South line, a distance of 25.04 feet to a point on the West Right-of-Way line of said Commercial Street as established by the Report of Commissioners recorded in Book 1229 at page 962 in the Clay County Recorder of Deeds Office and the Point of Beginning of the Tract of land herein to be described, said point being 25.00 feet Westerly of (this and all subsequent Westerly offset calls are as measured perpendicular to said Centerline) thence continuing North 89 degrees 33 minutes 49 seconds West, a distance of 319.40 feet; thence North 03 degrees 42 minutes 21 seconds East parallel with said Centerline, a distance of 295.53 feet; thence South 89 degrees 33 minutes 49 seconds East, a distance of 319.40 feet to a point on said West Right-of-Way line, said point being 25.00 feet Westerly of said Centerline; thence along said West Right-of-Way line the following 5 courses; thence South 03 degrees 42 minutes 21 seconds West, a distance of 43.01 feet; thence South 56 degrees 10 minutes 17 seconds West, a distance of 43.01 feet to a point 60.00 Westerly of said Centerline; thence South 03 degrees 42 minutes 21 seconds West, a distance of 100.00 feet; thence South 50 degrees 45 minutes 34 seconds West, a distance of 43.01 feet to a point 25.00 feet Westerly of said Centerline; thence South 03 degrees 42 minutes 21 seconds West, a distance of 103.50 feet to the Point of Beginning. Said Tract contains 89,863 square feet or 2.06 acres, more or less.

TRACT B: A Tract of land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, being more particularly described as follows: Commencing at the Northwest Corner of said Northwest Quarter; thence South 00 degrees 24 minutes 38 seconds West along the West line of said Northwest Quarter, a distance of 1303.21 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 33 minutes 49 seconds East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 1143.06 feet to the intersection of the Centerline of Commercial Street (formerly the Old Smithville-Kansas City Road) as constructed; thence North 03 degrees 42 minutes 21 seconds East along said centerline, a distance of 548.53 feet; thence North 89 degrees 33 minutes 49 seconds West parallel with said South line, a distance of 25.04 feet to a point on the West Right-of-Way line of said Commercial Street as established by the Report of Commissioners recorded in Book 1229 at page 962 in the Clay County Recorder of Deeds Office and the Point of Beginning of the Tract of land herein to be described, said point being 25.00 feet Westerly of (this and all subsequent Westerly offset calls are as measured perpendicular to said Centerline) thence continuing North 89 degrees 33 minutes 49 seconds West, a distance of 319.40 feet; thence North 03 degrees 42 minutes 21 seconds East parallel with said Centerline, a distance of 210.47 feet; thence South 89 degrees 33 minutes 49 seconds East, a distance of 189.40 feet; thence South 03 degrees 42 minutes 21 seconds West, a distance of 50.04 feet; thence South 89 degrees 33 minutes 49 seconds East, a distance of 130.00 feet to a point on said West Right-of-Way line, said point being 25.00 feet Westerly of said Centerline; thence South 03 degrees 42 minutes 21 seconds West, along said West Right-of-Way line, a distance of 160.34 feet to the Point of Beginning. Said Tract contains 60,613 square feet or 1.39 acres, more or less.

TRACT C: A Tract of land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, being more particularly described as follows: Commencing at the Northwest Corner of said Northwest Quarter; thence South 00 degrees 24 minutes 38 seconds West along the West line of said Northwest Quarter, a distance of 1303.21 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 33 minutes 49 seconds East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 1143.06 feet to the intersection of the Centerline of Commercial Street (formerly the Old Smithville-Kansas City Road) as constructed; thence North 03 degrees 42 minutes 21 seconds East along said centerline, a distance of 758.00 feet; thence North 89 degrees 33 minutes 49 seconds West parallel with said South line, a distance of 25.04 feet to a point on the West Right-of-Way line of said Commercial Street as established by the Report of Commissioners recorded in Book 1229 at page 962 in the Clay County Recorder of Deeds Office and the Point of Beginning of the Tract of land herein to be described, said point being 25.00 feet Westerly of (this and all subsequent Westerly offset calls are as measured perpendicular to said Centerline) thence continuing North 89 degrees 33 minutes 49 seconds West, a distance of 130.00 feet; thence South 03 degrees 42 minutes 21 seconds West, a distance of 50.04 feet; thence South 89 degrees 33 minutes 49 seconds East, a distance of 130.00 feet to a point on said West Right-of-Way line, said point being 25.00 feet Westerly of said Centerline; thence North 03 degrees 42 minutes 21 seconds East, along said West Right-of-Way line, a distance of 50.04 feet to the Point of Beginning. Said Tract contains 6,500 square feet or 0.15 acres, more or less.

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(8) Easement Granted to MO. Gas & Electric Service Co. by instrument filed February 10, 1911, as Document No. 43001, recorded in Book 127A, Page 390. This item affects the subject property and is plotted hereon.

(9) Sewer Main Easement granted to City of Smithville by instrument filed April 17, 1970, as Document No. C43441, recorded in Book 103b, Page 790. This item affects the subject property and is plotted hereon.

(10) Waterline Easement granted to City of Smithville by instrument filed April 17, 1970, as Document No. C43442, recorded in Book 103b, Page 792. This item affects the subject property and is plotted hereon.

(11) Right of Way as shown in Report of Commissioners filed September 14, 1978, as Document No. D35782, recorded in Book 1229, Page 962. This item affects the subject property and is plotted hereon.

ACKNOWLEDGMENTS

APPROVED CITY OF SMITHVILLE, COMMUNITY DEVELOPMENT DIRECTOR

JACK HANDLEY — DATE 11-18-10

IN TESTIMONY WHEREOF, Ron Major, has subscribed his name and caused this instrument to be executed to have the above described lands subdivided in the manner shown hereon this ____ day of _____, 2010.

Ron Major
Owner

STATE OF Missouri
COUNTY OF Clay

On this 13 day of October, 2010, before me, a Notary Public in and for said State, personally appeared Ron Major who executed the within instrument and acknowledged to me that he 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: 10-16-11

Notary Public

DEBORAH L. CARR
My Commission Expires
October 16, 2011
Clay County
Commission #07477087

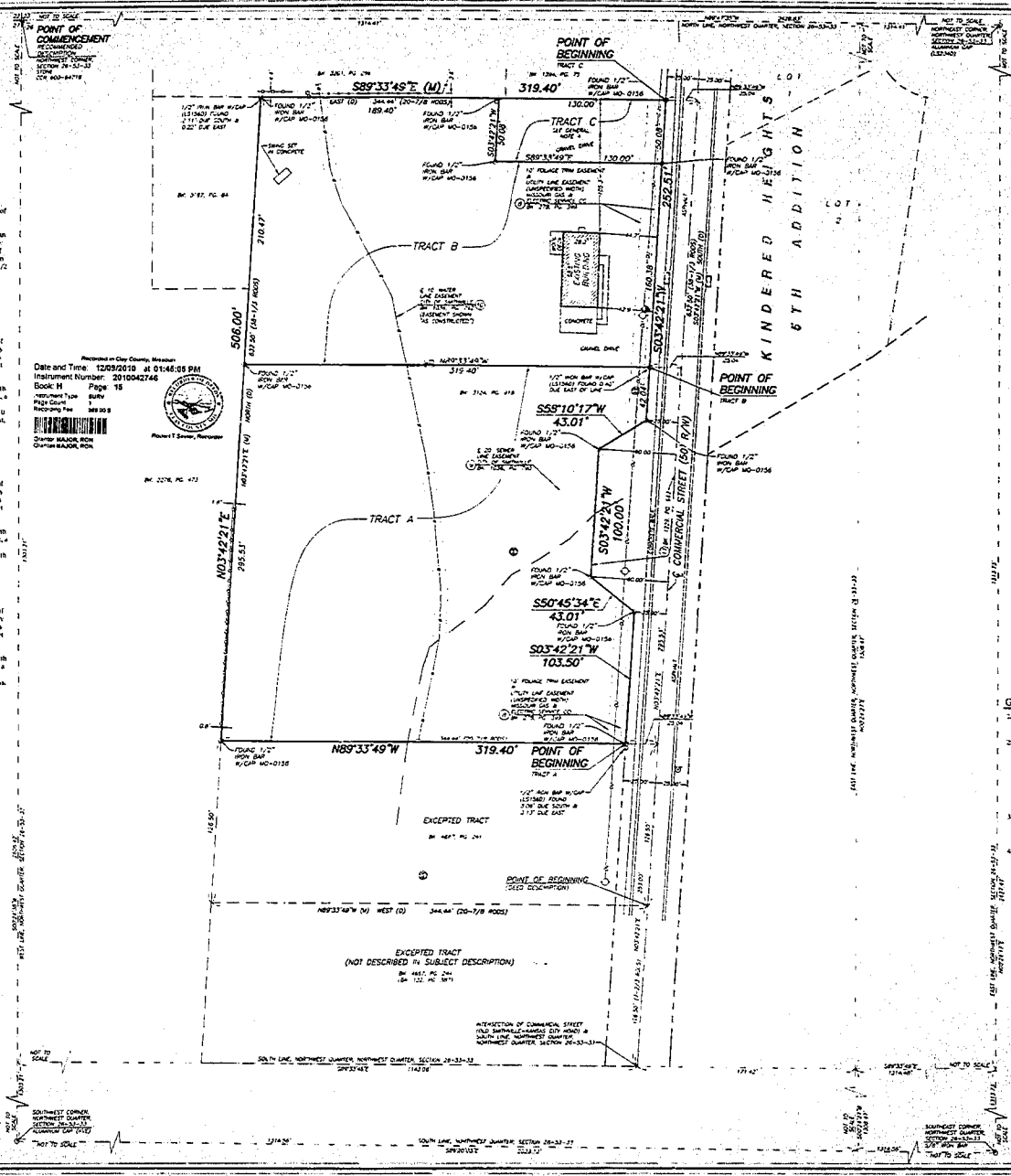
NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

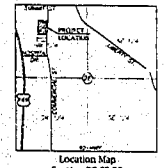
I hereby state that this Boundary Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey Resource Assessments, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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: 9-14-10

SAM A. AYLETT, PLS #2424

STATE OF MISSOURI — SAM ANTHONY AYLETT — NUMBER 2424 — PROFESSIONAL LAND SURVEYOR





Location Map
Section 26-53-33
(Not To Scale)

SCALE: 1" = 40'

LEGEND

- Set Monument-1/2" Iron Bar w/ Cap MO-0156 (Unless otherwise noted)
- Found Monument
- Overhead Utility Lines
- Utility Pole
- Utility Pole w/Light
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Sanitary Sewer Clean-out
- Chain Link Fence
- Wood Fence
- Wire Fence
- Flow Line
- R/W Right of Way
- ℄ Center Line
- (M) Measured
- (D) Deeded
- BK Book
- PG Page

GENERAL NOTES

1. Basis of bearing: Assumed South 00 degrees 24 minutes 38 seconds West along the West line of the Northwest Quarter of Section 26, Township 53 North, Range 33 West.
2. A utility locate request was placed in Missouri One Call System on ticket number: 32792017, on October 6, 2005 for this survey. The underground utilities shown hereon are representational only and are in no way intended to depict their exact location, nor is this information intended to represent the complete inventory of all utilities in the area. Utility information as shown has been compiled from the information available. Missouri law requires the use of the Missouri One Call System (Toll Free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
3. Tract Total overall contains 156,976 square feet or 3.60 acres, more or less: Tract A contains 89,863 square feet or 2.06 acres, more or less; Tract B contains 60,613 square feet or 1.39 acres, more or less; Tract C contains 6,500 square feet or 0.15 acres, more or less.
4. Tract C will be transferred to an adjacent property owner and is not eligible for construction of another dwelling.

BEFORE YOU DIG - DRILL - BLAST

Call 1-800-344-7483 (MISSOURI)

NW 1/4, SEC. 26-53-33
SMITHVILLE, CLAY COUNTY, MISSOURI
LOT SPLIT SURVEY

Client:
RON MAJOR
PO BOX 252
SMITHVILLE, MISSOURI 64089

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
301 NW 72ND ST. - OLIVE BRANCH, MO 64118
PH: (816) 436-0700 - FAX: (816) 436-0707

JOB #: 44265 | DATE: September 14, 2010

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