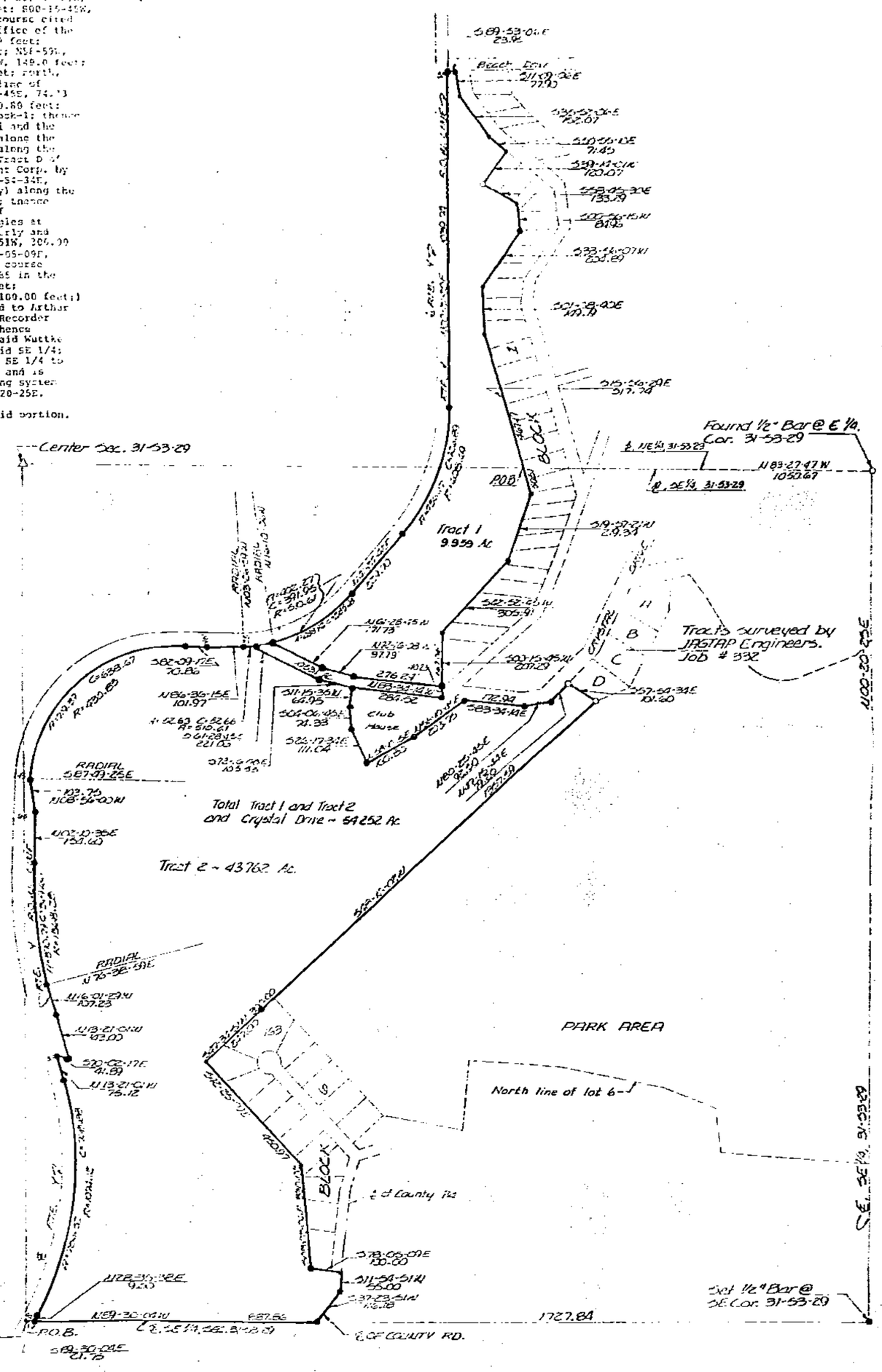
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

[illegible] Section 31, T53N, R29W of the 5th P.M., Ray County, Missouri described as follows: Beginning at the intersection of the south line of said NE 1/4 with the easterly right of way line of Missouri Highway "Y", said point being on a curve, non-tangent, concave northwesterly, having a radius of 510.61 feet and to which point a radial bears [illegible]; thence northeasterly along said curve and said R.O.W. line through a central angle of 25-49-06 an arc distance of 229.70 feet to a line tangent; thence [illegible] feet along said R.O.W. line to the beginning of a curve, tangent, concave northwesterly and having a radius of 608.69 feet; thence northeasterly along said curve and said R.O.W. line through a central angle of 41-03-22 an arc distance of 436.17 feet to a line tangent; thence N00-21-20E, 1039.74 feet along said R.O.W. line to a point on the westerly line of Crystal Lakes, a subdivision; thence along the westerly line of said Block-1 the following course: S89-53-06E, 23.92 feet; S11-09-06E, 77.90 feet; S35-52-06E, 152.07 feet; S50-55-10E, 71.45 feet; S39-14-51W, 100.07 feet; S58-45-30E, 133.29 feet; S00-55-10W, 84.96 feet; S33-56-07W, 204.89 feet; S01-08-40E, 149.19 feet; S15-56-29E, 517.74 feet; S19-57-21W, 219.34 feet; S42-52-45W, 305.91 feet; S00-15-45W, 207.29 feet to the southwest corner of said Block-1; (said course cited on the plat of Block-1 recorded in Book 4, Page 53 in the office of the Recorder of said county as S89-56W, 39.9 feet; N11-20W, 77.9 feet; N58-03W, 152.2 feet; N50-59W, 71.4 feet; N39-01E, 120.0 feet; N58-59W, 133.0 feet; N00-21E, 85.0 feet; N33-41E, 205.0 feet; N01-27W, 149.0 feet); N19-41E, 219.0 feet; N42-31E, 305.4 feet; north, 207.1 feet; thence N83-34-14W, 284.52 feet along the south line of Crystal Drive; thence N11-15-35W, 64.95 feet; thence S04-06-45E, 74.33 feet; thence S26-17-34E, 111.04 feet; thence N58-10-15E, 160.80 feet; thence N04-06-45E, 207.29 feet to the south line of said Block-1; thence S83-34-14E, 172.94 feet along the south line of said Block-1 and the south line of Crystal Drive; thence N80-25-45E, 92.50 feet along the south line of Crystal Drive; thence N47-15-44E, 79.20 feet along the southwest line of Crystal Drive to the southwest corner of Tract D of a previous survey performed for the Crystal Lakes Development Corp. by Jastap Engineers of Excelsior Springs, Missouri; thence S57-54-34E, 101.60 feet (cited as N56-38-46W, 101.85 feet on said survey) along the southwesterly line of said Tract D to the SE corner thereof; thence S48-16-02W, 1357.59 feet to the northerly line of Block 6 of Crystal Lakes at the point where Lot 163 of said Block 6 angles at 99°-00' from southeast to southwest; thence along the northerly and westerly line of said Block 6 the following course: S47-34-51W, 300.00 feet; S42-25-09W, 450.97 feet; S03-22-06E, 330.00 feet; S78-05-09E, 100.00 feet to the center of an existing county road; (said course cited on the plat of said Block 6 recorded in Book 4, Page 85 in the office of the Recorder of said county as N47-39E, 300.00 feet; N42-36W, 450.00 feet; N03-27-32W, 330.00 feet; N78-10-36W, 100.00 feet;) thence leaving Block 6, S11-54-51W (cited as S11-29W in deed to Arthur Wuttke recorded in Book 380, Page 132 in the office of the Recorder of said county) 55.00 feet along the center of said road; thence S37-23-51W, 116.18 feet (cited as S36-58W, 114.90 feet in said Wuttke deed) along the center of said road to the south line of said SE 1/4; thence N89-30-04W, 1727.84 feet along the south line of said SE 1/4 to the point of beginning. Said portion contains 54.252 acres and is subject to all easements and encumbrances of record. Bearing system derived by assuming the east line of said SE 1/4 to be N00-20-25E.

Except for 0.531 acres contained in Crystal Drive across said portion.



DESCRIPTION - TRACT 1

That portion of the NE 1/4 and SE 1/4 of Section 31, T53N, R29W of the 5th P.M., Ray County, Missouri described as follows: Beginning at the intersection of the west line of Block-1 of Crystal Lakes, a subdivision, with the south line of said NE 1/4 (north line of said SE 1/4) N89-27-47W, 1050.67 feet from the E 1/4 corner of said section 31; thence S15-56-29E, 50.57 feet along said west line; thence along said west line the following course: S19-57-21W, 219.34 feet; S42-52-45W, 305.91 feet, (said course cited on the plat of Block-1 recorded in Book 4, Page 53 in the office of the Recorder of said county as N19-41E, 219.0 feet; N42-31E, 305.4 feet); thence S00-15-45W, 167.06 feet along said west line to the north line of Crystal Drive; thence N83-34-14W, 276.24 feet along the north line of Crystal Drive; thence N72-16-08W, 97.79 feet along the north line of Crystal Drive; thence N51-28-45W, 171.73 feet along the north line of Crystal Drive to the Easterly right-of-way line of Missouri Highway "Y", said point being on a curve, non-tangent, concave northwesterly, having a radius of 510.61 feet and to which point a radial bears N16-10-06W; thence northeasterly along said curve and said R.O.W. line through a central angle of 32-25-17 an arc distance of 288.92 feet to a line tangent; thence N41-24-42E, 229.70 feet along said R.O.W. line to the beginning of a curve, tangent, concave northwesterly and having a radius of 608.69 feet; thence northeasterly along said curve and said R.O.W. line through a central angle of 41-03-22 an arc distance of 436.17 feet to a line tangent; thence N00-21-20E, 1039.74 feet along said R.O.W. line to the westerly line of said Block-1; thence along the westerly line of said Block-1 the following course: S89-53-06E, 23.92 feet; S11-09-06E, 77.90 feet; S35-52-06E, 152.07 ft.; S50-55-10E, 71.45 feet; S39-14-51W, 100.07 feet; S58-45-30E, 133.29 feet; S00-55-10W, 84.96 feet; S33-56-07W, 204.89 feet; S01-08-40E, 149.19 feet (said course cited on said plat of Block-1 as S89-56W, 39.9 feet; N11-20W, 77.9 feet; N58-03W, 152.2 feet; N50-59W, 71.4 feet; N39-01E, 120.0 feet; N58-59W, 133.0 feet; N00-21E, 85.0 feet; N33-41E, 205.0 feet; N01-27W, 149.0 feet); thence S15-56-29E, 467.17 feet along the westerly line of said Block-1 to the point of beginning; said portion contains 9.959 acres and is subject to all easements and encumbrances of record. Bearing system derived by assuming the east line of said SE 1/4 to be N00-20-25E.

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri.

David J. Monroe
DAVID J. MONROE
Mo. Reg. No. LS-1433

Date: July 27, 1978

STATE OF MISSOURI U.S.A. DAVID J. MONROE NUMBER LS-1433 REGISTERED LAND SURVEYOR

750-18262

ASSOCIATED CONSULTANTS, INC.
ENGINEERS · ARCHITECTS · SURVEYORS
P.O. BOX 573 HIGHWAY 13 SOUTH
RICHMOND, MISSOURI 64085 (816) 776-2235

Certificate of Survey for WVO MORTGAGE & INVESTMENT CO, INC.

JOB NO. 578.14.18

http://www.ClayCoGov.com