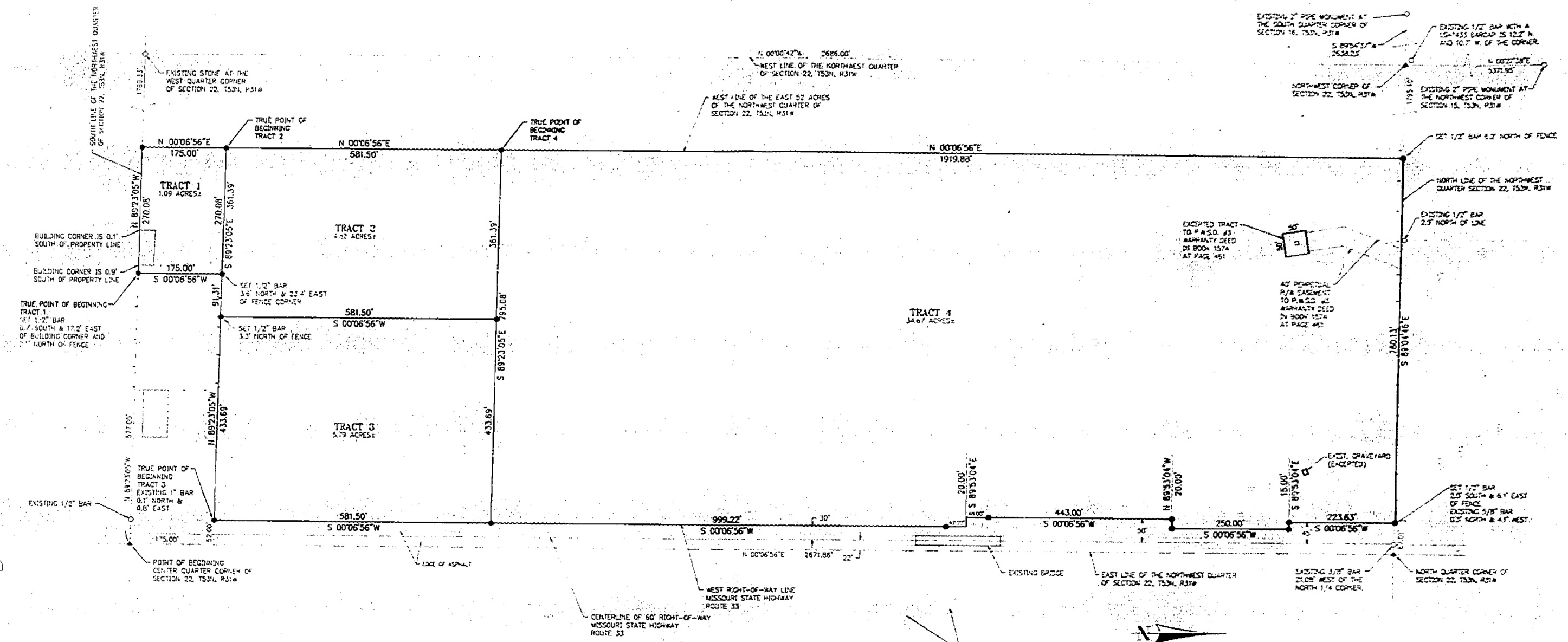

THE REFERENCE DEED FOR THIS SURVEY CAN BE FOUND IN BOOK 812 AT PAGE 3 IN THE CLAY COUNTY RECORDER'S OFFICE.

LEGAL DESCRIPTION TRACT NO. 1

A TRACT OF LAND BEING PART OF THE EAST 52 ACRES OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°23'05" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 577.00 FEET TO THE TRUE POINT OF BEGINNING OF TRACT NO. 1; THENCE CONTINUING N 89°23'05" W ALONG SAID SOUTH LINE A DISTANCE OF 270.08 FEET TO THE SOUTHWEST CORNER OF THE EAST 52 ACRES OF SAID NORTHWEST QUARTER; THENCE N 00°06'56" E ALONG THE WEST LINE OF SAID EAST 52 ACRES A DISTANCE OF 175.00 FEET; THENCE S 89°23'05" E PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 270.08 FEET; THENCE S 00°06'56" W A DISTANCE OF 175.00 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 1.09 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

LEGAL DESCRIPTION TRACT NO. 2

A TRACT OF LAND BEING PART OF THE EAST 52 ACRES OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°23'05" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 847.08 FEET TO THE SOUTHWEST CORNER OF THE EAST 52 ACRES OF SAID NORTHWEST QUARTER; THENCE N 00°06'56" E ALONG THE WEST LINE OF SAID EAST 52 ACRES A DISTANCE OF 175.00 FEET TO THE TRUE POINT OF BEGINNING OF TRACT NO. 2; THENCE CONTINUING N 00°06'56" E ALONG SAID WEST LINE A DISTANCE OF 581.50 FEET; THENCE S 89°23'05" E PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 361.39 FEET; THENCE S 00°06'56" W A DISTANCE OF 581.50 FEET; THENCE N 89°23'05" W A DISTANCE OF 361.39 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 4.82 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

LEGAL DESCRIPTION TRACT NO. 3

A TRACT OF LAND BEING PART OF THE EAST 52 ACRES OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 00°06'56" E ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 175.00 FEET; THENCE N 89°23'05" W PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 52.00 FEET TO THE TRUE POINT OF BEGINNING OF TRACT NO. 3, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 33; THENCE CONTINUING N 89°23'05" W PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 433.69 FEET; THENCE N 00°06'56" E PARALLEL WITH SAID EAST LINE A DISTANCE OF 581.50 FEET; THENCE S 89°23'05" E A DISTANCE OF 433.69 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S 00°06'56" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 581.50 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 5.79 ACRES, MORE OF LESS, AND IS SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

LEGAL DESCRIPTION TRACT NO. 4

A TRACT OF LAND BEING PART OF THE EAST 52 ACRES OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°23'05" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 847.08 FEET TO THE SOUTHWEST CORNER OF SAID EAST 52 ACRES; THENCE N 00°06'56" E ALONG THE WEST LINE OF SAID EAST 52 ACRES A DISTANCE OF 756.50 FEET TO THE TRUE POINT OF BEGINNING OF TRACT NO. 4; THENCE N 00°06'56" W CONTINUING ALONG SAID WEST LINE A DISTANCE OF 1919.88 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S 89°04'46" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 780.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY NO. 33, SAID POINT ALSO BEING N 89°04'46" W A DISTANCE OF 67.01 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S 00°06'56" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 223.63 FEET; THENCE S 89°53'04" E CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET; THENCE S 00°06'56" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 250.00 FEET; THENCE N 89°53'04" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE S 00°06'56" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 443.00 FEET; THENCE S 89°53'04" E CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE S 00°06'56" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 999.22 FEET; THENCE N 89°23'05" W PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 795.08 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT A GRAVE YARD IN THE NORTHEAST CORNER THEROF AND EXCEPT PART CONVEYED TO PUBLIC WATER SUPPLY DISTRICT NO. 3 OF CLAY COUNTY, BY WARRANTY DEED RECORDED IN BOOK 1574 AT PAGE 461, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF MISSOURI STATE HIGHWAY ROUTE 33 AND S 00°06'56" W (DEED S 00°10' W) A DISTANCE OF 187.44 FEET, MEASURED ALONG THE CENTERLINE OF SAID ROUTE 33, FROM THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S 89°51'56" W (DEED 90° W) A DISTANCE OF 543.75 FEET TO THE TRUE POINT OF BEGINNING OF THE EXCEPTED TRACT; THENCE N 81°09'44" E (DEED N 81°17'48" E) A DISTANCE OF 25.00 FEET; THENCE S 08°50'16" E (DEED S 08°42'12" E) A DISTANCE OF 50.00 FEET; THENCE S 81°09'44" W (DEED S 81°17'48" W) A DISTANCE OF 50.00 FEET; THENCE N 08°50'16" W (DEED N 08°42'12" W) A DISTANCE OF 50.00 FEET; THENCE N 81°09'44" E (DEED N 81°17'48" E) A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING OF EXCEPTED TRACT. SAID TRACT NO. 4 CONTAINS 34.67 ACRES MORE OR LESS AND IS SUBJECT OF ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

BEARINGS ON THIS SURVEY ARE ASSUMED BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 53 NORTH, RANGE 31 WEST, AS BEING N 00°06'56" E.

LEGEND

- ○ EXISTING MONUMENTATION
- ● SET 1/2" BAR AND CAP LS-1230 PLASTIC CAP
- ▲ SET 5/8" BAR AND CAP LS-1230 & ALUMINUM CAP
- - - - EXISTING FENCE

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEYS.

PAUL WAYNE HIBBINS
REGISTERED LAND SURVEYOR NUMBER LS-1803

STATE OF MISSOURI
PAUL WAYNE HIBBINS
NUMBER LS-1803
REGISTERED LAND SURVEYOR

750-25062

Crowley, Wade, Milstead, Inc.
Engineers – Architects – Surveyors
Independence, Missouri
(816) 373-4800
ASTOR (ED) LEAVITT
1512 South 23rd Street
Blue Springs, Missouri

BOUNDARY SURVEY
SECTION 22, T53N, R31W
CLAY COUNTY, MISSOURI

Project No. 3-257-1
Date SEPTEMBER 8, 1989
Revised OCTOBER 5, 1989

11/7/89
750 [illegible]

Drawing No. 257-1

Filed with Missouri Department of Natural Resources
October 24, 1989

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com