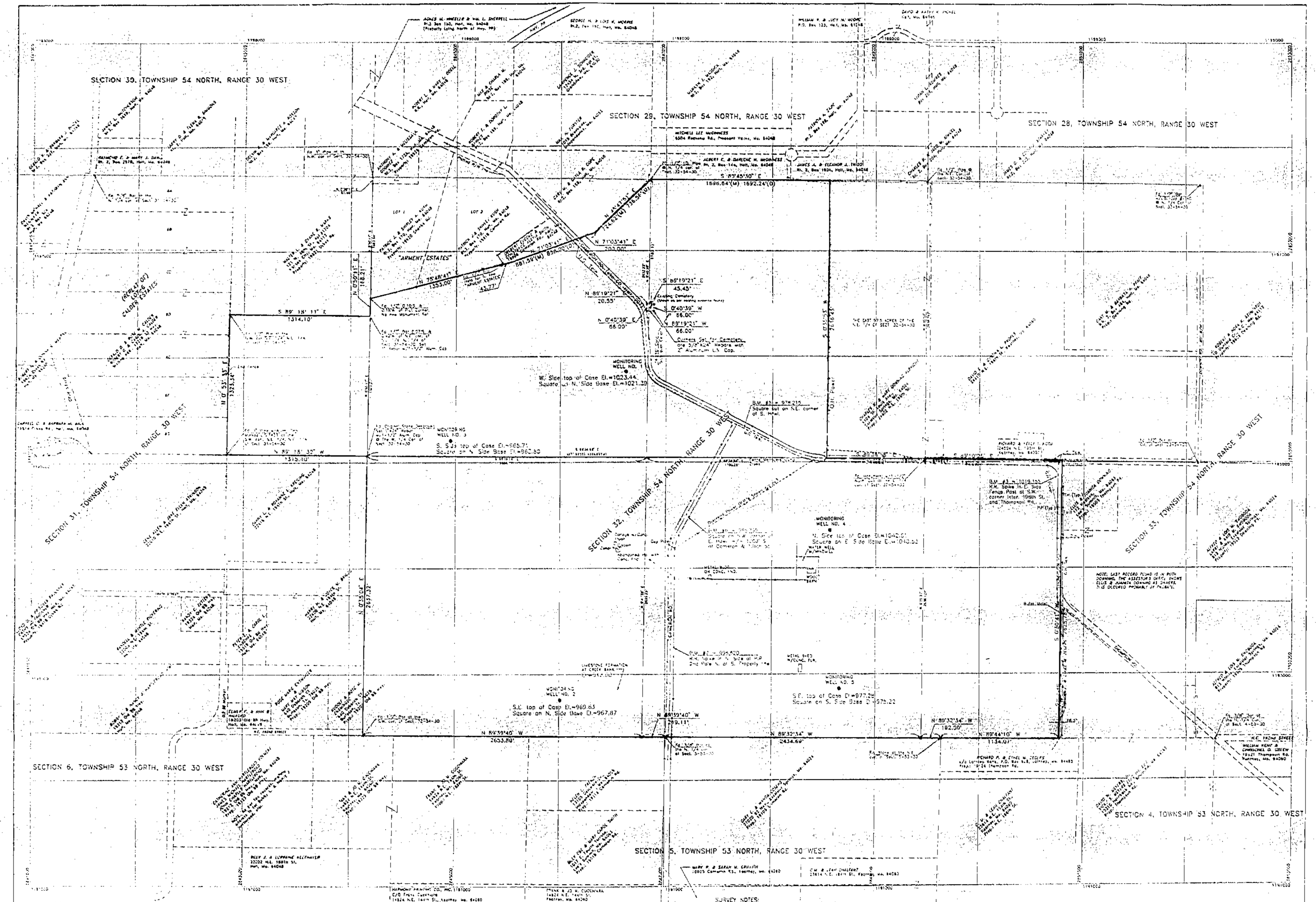
Clay County, Missouri
Land Survey Document




[illegible] of land lying and being described in a Missouri Warranty Deed filed in Book 979 at Page 237 in the Clay County, Missouri Recorder of Deeds Office. Also all of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 54 North, Range 30 West. Also all of the Southeast 1/4 and all of the Southeast 1/4 of Section 32, Township 54 North, Range 30 West. Also the West 1/2 of the Southeast 1/4 of Section 33, Township 54 North, Range 30 West. All in Clay County, Missouri, and being more particularly described as follows: [illegible] at a point on the west line of the Northeast 1/4 of Section [illegible], Township 54 North, Range 30 West which is intersected by the [illegible] "Arment Estates" according to the recorded plat thereof, [illegible] in Book 21 on Page 45 in the Clay County Recorder of Deeds [illegible] North 89°44'10" West along said North line 1,053.00 feet to the Northwest corner of the Northeast Southeast corner of [illegible] said "Arment Estates"; thence North 71°03'41" East, 881.59 feet (measured) 858.28 feet (deed); thence North 0°50'11" East, 724.52 feet (measured) 736.35 feet (deed) to the North 1/4 corner of said Section 33; thence South 89°19'21" East along the North line of the Northwest 1/4 of said Section 33, 1,698.64 feet (measured) 1,692.24 feet (deed) to the Northwest corner of the East 57 1/2 acres of the Northeast 1/4 of said Section 33; thence South 0°11'15" West along the West line of said 57 1/2 acres, 2,636.43 feet to the North line of the Southeast 1/4 of said Section 33; thence along said North line South 89°19'40" West, 949.62 feet to a common corner, being the East 1/4 corner of said Section 32 and the West 1/4 corner of Section 33 of in said Township 54 North, Range 30 West; thence South 0°11'15" East along the North line of the Southeast 1/4 of said Section 33, 1,322.87 feet to the Northeast corner of the West 1/2 of said Southeast 1/4 of said Section 33; thence South 0°30'47" West, 1,605.76 feet to the Southeast corner of said West 1/2 of said Southeast 1/4, said point also being on the Township line between Township 53 North and Township 54 North, Range 30 West; thence North 89°44'10" West, 1,134.07 feet along said Township line to a stone found at the Northeast corner of Section 5, Township 53 North, Range 30 West; thence continuing along said Township line North 89°32'34" West, 192.30 feet to the Southeast corner of said Section 32; thence continuing along said Township line and the South line of said Section 32 North 89°32'34" West, 2,434.69 feet to a 1/2" iron bar found at the North 1/4 corner of said Section 5; thence continuing along said Township line North 89°19'40" West, 269.11 feet to the South 1/4 corner of said Section 32; thence continuing along said Township line and the South line of the Southeast 1/4 of said Section 32, North 89°39'40" West, 2,653.80 feet to the Southwest corner of said Southeast 1/4 of said Section 32; thence along the West line of said Southeast 1/4, North 0°38'04" West, 2,637.32 feet to a common corner being the West 1/4 corner of said Section 32 and the East 1/4 corner of Section 31, Township 54 North, Range 30 West, said point being a stone found during a and new reset with a 1" x 24" rebar and alu minum cap; thence North 89°18'32" West along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 31, 1,315.40 feet to the Southwest corner thereof being a 1" pipe found with aluminum cap stamped L.S. #1423; thence along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 31, North 0°50'11" East, 1,323.34 feet to the Northwest corner thereof being a 1/2" pipe found in place; thence along the North line of said Southeast 1/4 of said Northeast 1/4, South 89°18'11" East, 1,314.10 feet to the Northeast corner thereof; thence North 0°50'11" East along the West line of said Section 32, 168.21 feet to the point of beginning.

Contains 26,729,614.07 square feet = 613.541 acres.

Less that part lying in County Roads and

Less that part being the John W. Gill Family Cemetery, being (16) fifteen square rods and described in the above mentioned deed recorded in Book 979 at Page 237 and originally deeded by document recorded in Book 36 at Page 614 on March 5th, 1872 and described as 15 feet North-South and 12 feet East-West, said cemetery being more particularly described as follows: Beginning at a point on the West line of the Northeast 1/4 of Section 32, Township 54 North, Range 30 West, in Clay County, Missouri, said point being South 0°40'39" West, 1,193.17 feet from the Northwest corner of the Northeast 1/4 of said Section 32; thence South 89°19'21" East, 45.45 feet; thence North 0°40'39" East, 66.00 feet; thence North 89°19'21" West, 66.00 feet; thence South 0°40'39" West, 66.00 feet; thence South 89°19'21" East, 20.55 feet to the point of beginning, and containing 4,356.00 square feet = 0.10 acre.

OPERATING UTILITIES FOR THIS SITE:
1. United Telephone 816-429-2000 (Watersburg)
2. Platte-Clay Electric Co. 816-635-6011 (Kearney)
3. Clinton #4 Water District 816-575-2111 (Cameron)

SURVEY NOTES:
1. Underground telephone shown runs between the edge of the road and the existing fences according to United Telephone Co.
2. Power Poles running accross country are shown with the proper amount but at average equal spacing.
3. County Roads within the boundaries of this survey all have right-of-ways of 30.00 feet; the centerline being the centerline of the existing traveled way according to the Clay County Highway Department.
4. Grid Coordinates shown are based on the Missouri State Plane, West Zone utilizing a grid factor of 0.9999609 and reduced to ground plane. All dimensions are in feet and at ground plane.
5. There is no underground electric within the limits of this site as per Electric Company.
6. Easements related to the Commitment No. 57255 furnished to us and being Item Nos. 5, 5 & 7 do not affect the property described hereon.
7. Water service is by Clinton #4 Water District. The 2" line on the South side of Cameron Rd. from the Northeast edge of the Delbert Smith Property, a 2" line from the East on 19th St. to Thompson Rd. changes to a 3" and runs South along the East Side of Thompson Rd. to bend Southeast, then on the South side along Thompson Rd. No lines are on this property.

CERTIFICATION: I hereby certify to WADE SHANKS AND CITY ENVIRONMENTAL that we have made the hereon described survey on the ground, under my supervision this 24th day of September, 1992, and that said survey meets or exceeds current MISSOURI MINIMUM STANDARDS for land boundary surveys of this type.

Dennis D. Schmitz, Missouri Land Surveyor #1423

MISSOURI LAND SURVEYOR DENNIS D. SCHMITZ 1423

SCALE: 1" = 300'

A 1/2" x 24" Rebar with 2" Aluminum Cap set unless noted.

RECEIVED
NOV 19 1992
Land Survey Program

SCHMITZ SURVEYING SERVICES
P.O. BOX 4224
KANSAS CITY, KS. 66104

BOUNDARY SURVEY
BWWST PROJ. 40121.500
SECTIONS 31, 32 & 33, T-54 N., R-30 W
CLAY COUNTY, MISSOURI

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|---|---|---|---|
| PARTY CHIEF | L.M.H. | JOB NO. | 92-118 |
| APPROVED BY | D.D.S. | DATE | 9-24-92 |

http://www.ClayCoGov.com