Clay County, Missouri
Land Survey Document

PARENT DESCRIPTION(S) AS PROVIDED BY CLIENT:

TRACT 1:

Part of the Northeast Quarter of Section 28 in Township 52, of Range 30, described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 28, thence South 15.15 chains to a stone thence West 18.38 chains to the center of Missouri City public road, thence North with the center of said road to its intersection with the North line of the Northeast corner of said Section 28, thence East to the point of beginning.

TRACT 2:

The East Half of the Southeast Quarter of Section 21 in said Township and Range.

TRACT 3:

The Southwest Quarter of the Southeast Quarter of Section 21, in said Township and Range lying East of the Missouri City Road.

TRACT 4:

The Northwest Quarter of the Southeast Quarter of Section 21 in said Township and Range lying East of the Missouri City Road.

TRACT 5:

Part of the Northeast Quarter of the Southwest Quarter of Section 21, in said Township and Range lying East of the Missouri City Road.

TRACT 6:

Part of the Northeast Quarter of the Southwest Quarter of Section 21 in said Township and Range that lies North of the Excelsior Springs paved Highway.

TRACT 7:

The Southeast Quarter of the Northwest Quarter of Section 21, in said Township and Range Except 2/10 of an acre lying South of the Excelsior Springs paved road and West of the Missouri City public road, AND Except that part lying North of the Fishing River*.

TRACT 8:

The West Half of the Southwest Quarter of Section 22 in said Township and Range.

TRACT 9:

The Southwest Quarter of the Northeast Quarter of Section 21, said Township and Range, lying South of Fishing River.

TRACT 10:

The Southeast Quarter of the Northeast Quarter of Section 21, said Township and Range lying South of Fishing River.

TRACT 11:

The Southeast (west)** Quarter of the Northwest Quarter of Section 22, said Township and Range lying South of Fishing River, all in Clay County, Missouri.

Except that part condemned by the State of Missouri in Suit #24564 in the Circuit Court of Clay County the Report of Commissioners being filed as Document No. B56190 in Book 753 at Page 562 in the Office of the Recorder of Deeds of Clay County, and further except that part conveyed to the State of Missouri by Document No. F4597 in Book 1508 at Page 66 of the Deed of Records of Clay County and further except any part in Missouri Route "10" now Missouri Route "H".

* Revised to exclude that part lying North of the Fishing River, per deed information provided by First American Title. No revised Title Commitment received.

** Identified as erroneous call, should read "Southwest", per Title Company, via telephone conversation. No revised Title Commitment received.

The acreage calls in the Parent Description(s) listed above have been removed as they no longer reflect the correct acreage as surveyed.

Containing 389.9 Acres in Total.

SURVEY NOTES:

1. The property located and defined in this survey is described in the Commitment for Title Insurance issued by First American Title of Kansas City, Inc., Commitment Number L2104700, Dated April 4, 2001 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 tanks 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 Missouri State Plane Grid Bearings and are tied to Station CL-33 of the Kansas City Metro Control Project.

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

5. The following is a summary of the items from Schedule B of the above mentioned title commitment that physically affect the surveyed property:

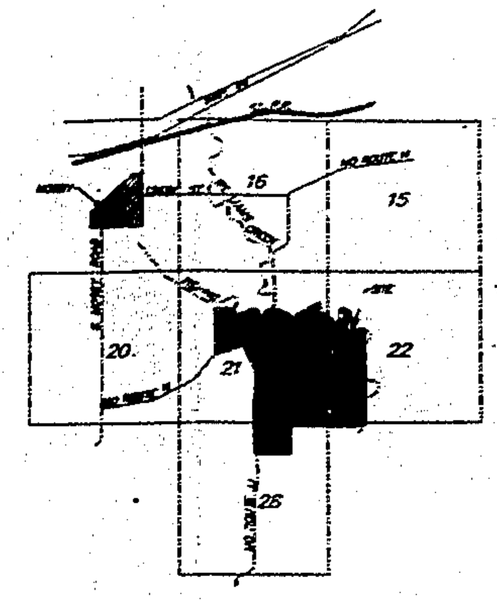
   Items 1 – 7 are general exceptions and cannot be graphically identified or depicted on the face of the survey.

   Item 8 is blanket in nature and cannot be graphically identified or depicted on the face of the survey.

   Item 9 is a one rod wide (16.5') easement lying contiguous to and parallel with the North line of a water line easement dated December 15, 1983 to the Public Water Supply District No. 4, recorded in Book 887 at Page 412 at the Recorder's Office of Clay County, Missouri. The above noted water line easement is a 30' wide easement centered on the water line as constructed and no alignment is described. Since no utilities were located as part of this survey, we are unable to graphically identify or depict either the easement described in Item 9 or the 30' wide water line easement noted above.

6. This firm has no record of deed or other legal document establishing Missouri Route JJ or Missouri Route H (Formerly Route 10), West of Route JJ, or their respective widths. The alignment and right-of-way for Missouri Route JJ was established from record plans provided by The Missouri Department of Transportation (MoDOT). The alignment for Missouri Route H (Formerly Route 10), West of Route JJ, was established by splitting the existing pavement and best fitting the Original Route 10 centerline alignment as shown in the Highway Alignment Plans, Project # 25 of Fiscal Year 20 (1820), provided by MoDOT, to the existing road. The alignment and right-of-way for Route H East and Northeast of Route JJ are based on the alignment defined and described in Document T-4587 filed in Book 1608 at Page 66 as noted in the Parent Description.

7. The Acreage for Tracts 1 through 11 as described in the Commitment for Title Insurance noted above is 389.9 Acres, more or less, in total.



VICINITY MAP
NO SCALE

SURVEYED FOR:
CECIL TROUTWINE
901 F HIGHWAY
SMITHVILLE, MO 64089
816-532-6825

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 of the current Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this Plat of Survey.

STATE OF MISSOURI
ERIC A. RANNER
NUMBER 2577
REGISTERED LAND SURVEYOR

7/20/01

Eric A. Ranner, 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.

Document #750-26929

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-8712
WPE1@SBCGLOBAL.NET

PROPERTY BOUNDARY SURVEY
FOR CECIL TROUTWINE
IN SECTIONS 16, 20, 21, 22 & 28, TWP. 52, RNG. 30
PRATHERSVILLE, CLAY COUNTY, MISSOURI

REV	REVISIONS	DATE	CHKD

JOB NO. 2916
SCALE NOTED
DATE 07/19/01
DRAWN BY SR/CHS
CHKD E.A.R.
SHEET NO. 1 OF 6

http://www.ClayCoGov.com