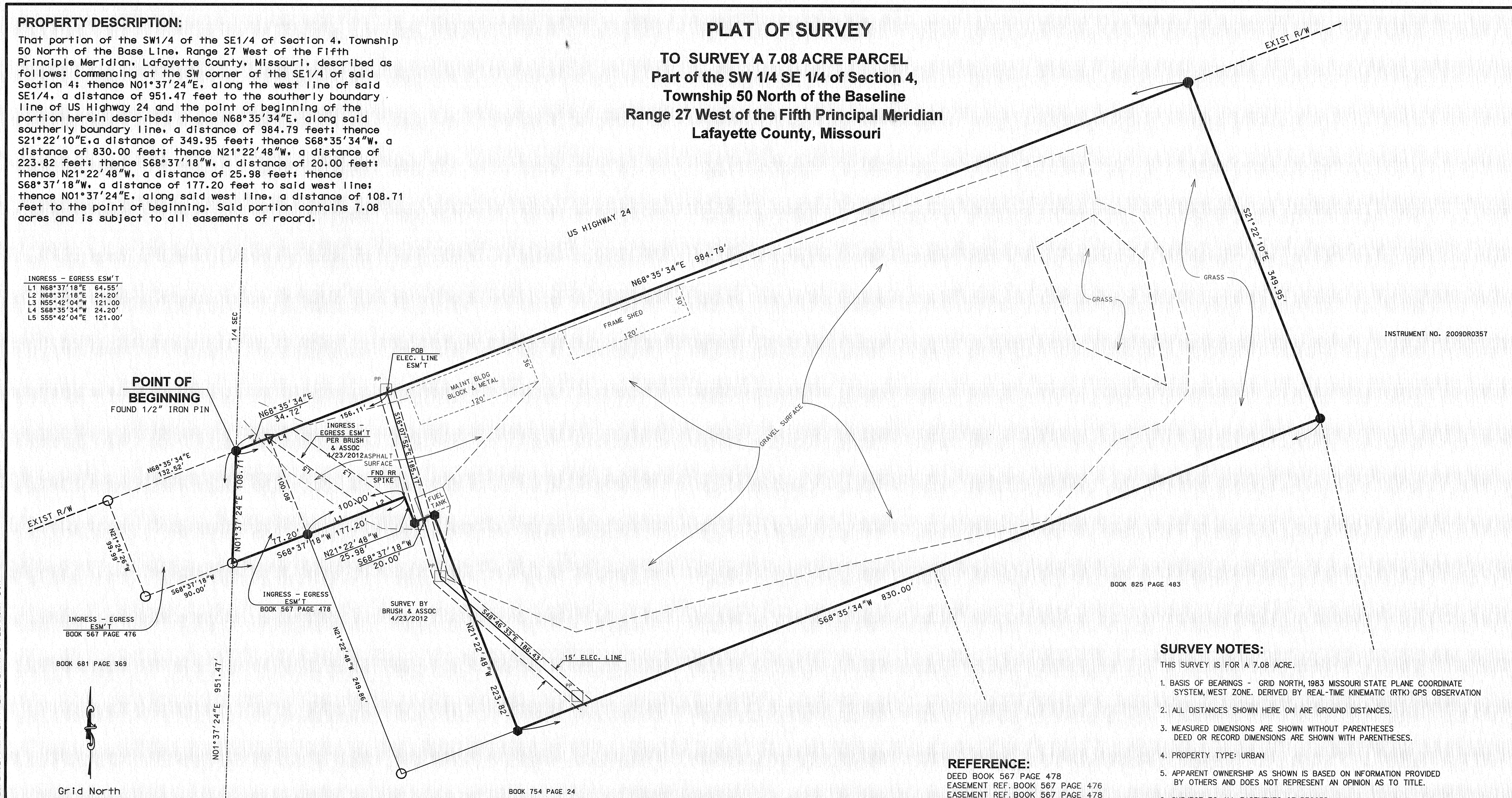
PLAT OF SURVEY

TO SURVEY A 7.08 ACRE PARCEL
Part of the SW 1/4 SE 1/4 of Section 4,
Township 50 North of the Baseline
Range 27 West of the Fifth Principal Meridian
Lafayette County, Missouri

PROPERTY DESCRIPTION:

That portion of the SW1/4 of the SE1/4 of Section 4, Township 50 North of the Base Line, Range 27 West of the Fifth Principle Meridian, Lafayette County, Missouri, described as follows: Commencing at the SW corner of the SE1/4 of said Section 4; thence N01°37′24″E, along the west line of said SE1/4, a distance of 951.47 feet to the southerly boundary line of US Highway 24 and the point of beginning of the portion herein described; thence N68°35′34″E, along said southerly boundary line, a distance of 984.79 feet; thence S21°22′10″E,a distance of 349.95 feet; thence S68°35′34″W, a distance of 830.00 feet; thence N21°22′48″W, a distance of 223.82 feet; thence S68°37′18″W, a distance of 20.00 feet; thence N21°22′48″W, a distance of 25.98 feet; thence S68°37′18″W, a distance of 177.20 feet to said west line; thence N01°37′24″E, along said west line, a distance of 108.71 feet to the point of beginning. Said portion contains 7.08 acres and is subject to all easements of record.



INGRESS - EGRESS ESM'T		
L1	N68°37′18″E	64.55′
L2	N68°37′18″E	24.20′
L3	N55°42′04″W	121.00
L4	S68°35′34″W	24.20′
L5	S55°42′04″E	121.00′

LEGEND

- SET 5/8″ IRON PIN WITH PLASTIC CAP
- FOUND MONUMENT
- SET PK NAIL
- FOUND 1/2″ IRON PIN
- FOUND 5/8″ IRON PIN WITH CAP LS321
- NEW BOUNDARY LINE
- PUBLIC LAND LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE

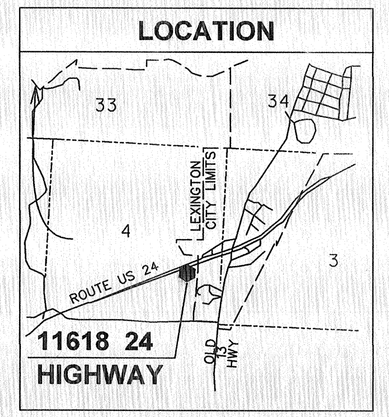
Electric Line Easement
A 15.00 foot wide easement for an existing electric line over part of the SW1/4 of the SE1/4 of Section 4, Township 50 North of the Base Line, Range 27 West of the Fifth Principle Meridian, Lafayette County, Missouri, described as follows: Commencing at the SW corner of the SE1/4 of said Section 4; thence N01°37′24″E, along the west line of said SE1/4, a distance of 951.47 feet to the southerly boundary line of US Highway 24; thence N68°35′34″E, along said southerly boundary line, a distance of 156.11 feet to the center line and point of beginning of said 15.00 foot wide electric easement; thence S16°07′52″E, a distance of 185.17 feet along said centerline; thence S48°46′33″E, a distance of 186.43 feet to a point on the southerly property line of the parent tract and the terminus of said centerline of said 15.00 foot wide electric easement.

REFERENCE:

DEED BOOK 567 PAGE 478
EASEMENT REF. BOOK 567 PAGE 476
EASEMENT REF. BOOK 567 PAGE 478

MoDOT HIGHWAY PLANS
FOR US HIGHWAY 24,
PROJECT NO. F-332(12)

LOCATION



SURVEY NOTES:

THIS SURVEY IS FOR A 7.08 ACRE.

1. BASIS OF BEARINGS - GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE. DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATION
2. ALL DISTANCES SHOWN HERE ON ARE GROUND DISTANCES.
3. MEASURED DIMENSIONS ARE SHOWN WITHOUT PARENTHESES DEED OR RECORD DIMENSIONS ARE SHOWN WITH PARENTHESES.
4. PROPERTY TYPE: URBAN
5. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
6. SUBJECT TO ALL EASEMENTS OF RECORD.
7. CONVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
8. NOT ALL IMPROVEMENTS AND/OR UTILITIES ABOVE AND/OR BELOW GROUND ARE SHOWN.
9. PROPERTY WAS SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION THE TRACT SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS THEREOF, I HERE UNTO SET MY SEAL AND SIGNATURE

THIS 17th DAY OF May A.D., 2012

Christopher S. Spears

Christopher S. Spears MO P.L.S. 2000148659

STATE OF MISSOURI
CHRISTOPHER S. SPEARS
NUMBER LS-2000148659
PROFESSIONAL LAND SURVEYOR

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
MoDOT
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

ROUTE: LAFAYATTE MAINT.		KANSAS CITY DISTRICT	
PROJECT: LAFAYATTE MAINT.		SCALE: 1" = 50′	
COUNTY: LAFAYETTE	SEC: 4	DATE PREPARED: 5/2/2012	
TOWNSHIP: 50N	RANGE: 27W	SHEET: 1 OF 1	
PROJECT SURVEYOR: Christopher S. Spears MO P.L.S. 2000148659			

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

PW:/UUUUDMNIS/MUUUUI/UISHICI4/DESIGN/DESIGN SERVICES/EXCESS HW/LAFAYETTE/LAFAYETTE_MAINT.DGN