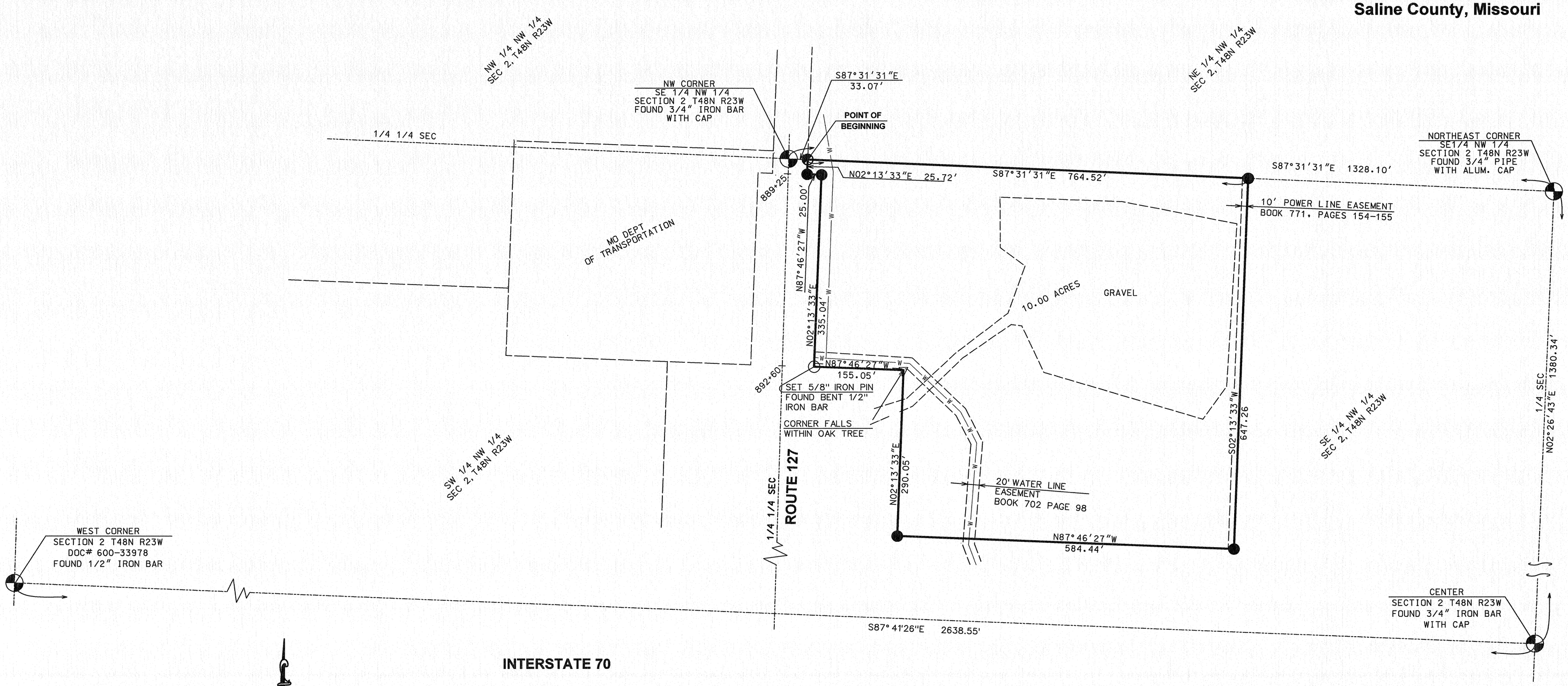
PLAT OF SURVEY

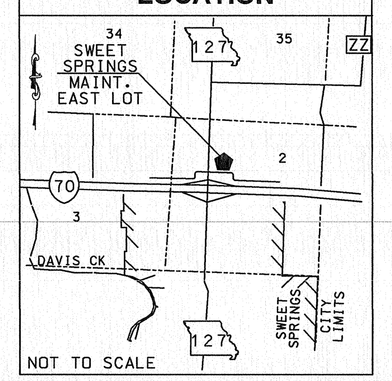
Part of the NW 1/4 of Section 2,
Township 48 North of the Baseline
Range 23 West of the Fifth Principal Meridian
Saline County, Missouri



LEGEND

- SET 5/8" IRON PIN WITH 2" PLASTIC CAP
- FOUND MONUMENT
- FOUND 3/4" PIPE WITH CAP
- FOUND 1/2" IRON PIN WITH PLASTIC CAP
- FOUND RIGHT-OF WAY MONUMENT
- ℄ OF ROADWAY
- NEW BOUNDARY LINE
- PUBLIC LAND LINE
- EXISTING PROPERTY LINE

LOCATION



NOT TO SCALE

PROPERTY DESCRIPTION:

That portion of the NW1/4 of Section 2, Township 48 North of the Baseline, Range 23 West of the Fifth Principle Meridian, Saline County, Missouri, described as follows: Commencing at the NW corner of the SE1/4 of the NW1/4 of said Section 2; thence S87°31'31"E along the north line of said SE1/4 of the NW1/4, a distance of 33.07 feet to the easterly boundary line of Missouri Highway 127 and the point of beginning of the portion herein described; thence S87°31'31"E along said north line, a distance of 764.52 feet; thence S02°13'33"W, a distance of 647.26 feet; thence N87°46'27"W, a distance of 584.44 feet to said easterly boundary line; thence northerly along said easterly boundary line the following course: N02°13'33"E a distance of 290.05 feet; thence N87°46'27"W, a distance of 155.05 feet; thence N02°13'33"E, a distance of 335.04 feet; thence N87°46'27"W, a distance of 25.00 feet; thence N02°13'33"E, a distance of 25.72 feet to the point of beginning. Said portion contains 10.00 acres and is subject to all easements of record.

DEED REFERENCE:

BOOK 771 PAGES 154-155

SURVEY REFERENCE:

LAND TECH, INC.
WILLIAM D. MEYER RLS 1334
APRIL 29, 1993
BOOK 767 PAGE 115-118

SURVEY NOTES:

1. BASIS OF BEARINGS - GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATION USING MISSOURI GEOGRAPHIC REFERENCE CONTROL STATIONS: (GRS STATION COORDINATES SHOWN IN METERS: 1 meter = 3.28083333 feet).

   MODNR B285: NORTHING: 350467.354m EASTING: 420750.978m

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. MEASURED DIMENSIONS ARE SHOWN WITHOUT PARENTHESES DEED OR RECORD DIMENSIONS ARE SHOWN WITH PARENTHESES.
4. PROPERTY TYPE: RURAL
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. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT 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 30th DAY OF March 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: SWEET SPRINGS MAINT		KANSAS CITY DISTRICT	
PROJECT:		SCALE: 1" = 100'	
COUNTY: SALINE	SEC: 2	DATE PREPARED: 09/28/2011	
TOWNSHIP: 48N	RANGE: 23W	SHEET: 1 OF 1	
PROJECT SURVEYOR: Christopher S. Spears MO P.L.S. 2000148659			

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

SWEET SPRINGS MAINTENANCE
EAST LOT

PW:/DOCUMENTS/MODOT/DISTRICT4/DESIGN/DESIGN SERVICES/EXCESS RW/SALINE/SWEET SPRINGS MAINT.DGN