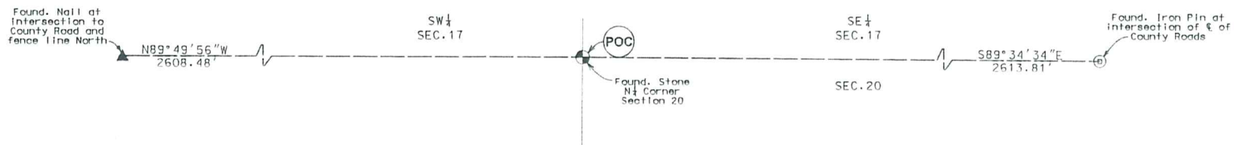
BOUNDARY SURVEY

A Part of the Northwest Quarter of the Northeast Quarter, Part of the Northeast Quarter of the Northwest Quarter, and part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 58 North, Range 10 West of the Fifth Principal Meridian, County of Shelby, State of Missouri.

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE). OBTAINED FROM GPS OBSERVATION.

SCALE 1" = 100'

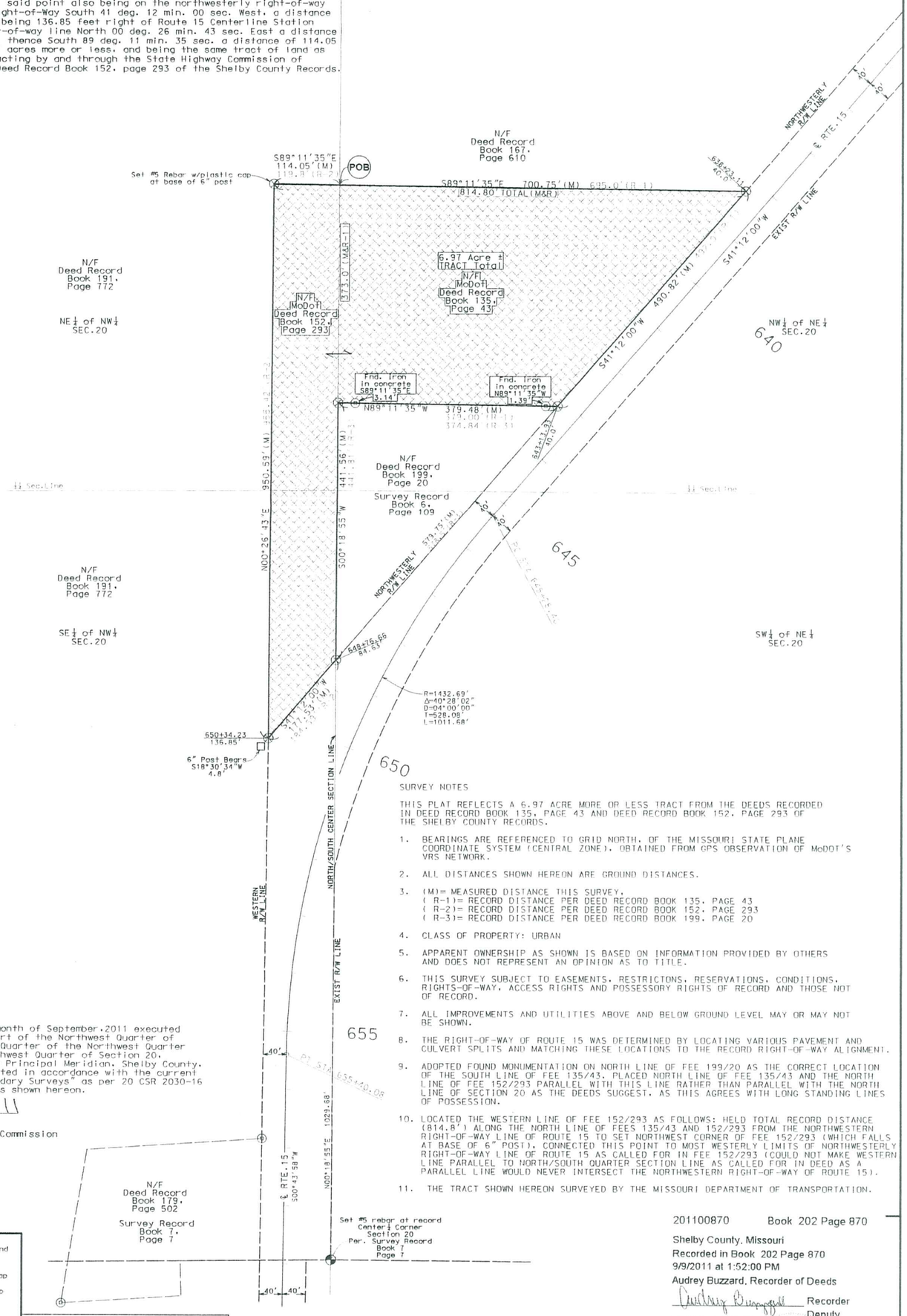
0 50 100 150



PROPERTY DESCRIPTION: 6.97 ACRE TRACT MORE OR LESS

A tract of land being part of the Northwest Quarter of the Northeast Quarter, Part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 58 North, Range 10 West of the Fifth Principal Meridian, in the County of Shelby, State of Missouri, and being more particularly described as follows:

Commencing at found Stone marking the North Quarter Corner of Section 20; thence South 00 deg. 18 min. 55 sec. West a distance of 799.51 feet to the Point of Beginning of the tract of land herein described; thence South 89 deg. 11 min. 35 sec. East a distance of 700.75 feet to a set #5 rebar w/plastic cap being 40.00 feet right of Route 15 Centerline Station 638+23.11; said point also being on the northwesterly right-of-way line of Route 15; thence along the northern right-of-Way line of Route 15 South 41 deg. 12 min. 00 sec. West a distance of 490.82 feet to a set #5 rebar w/plastic cap being 40.00 feet right of Route 15 Centerline Station 643+13.93; thence departing said Route 15 northwesterly right-of-way line North 89 deg. 11 min. 35 sec. West a distance of 379.48 feet to a set #5 rebar w/plastic cap; thence South 00 deg. 18 min. 55 sec. West a distance of 441.56 to a set #5 rebar w/plastic cap being 84.63 feet right of Route 15 Centerline Station 648+76.66, said point also being on the northwesterly right-of-way line of Route 15; thence along said Route 15 Right-of-Way South 41 deg. 12 min. 00 sec. West, a distance of 177.53 feet to a set #5 rebar w/plastic cap being 136.85 feet right of Route 15 Centerline Station 650+34.23; thence departing said Route 15 right-of-way line North 00 deg. 26 min. 43 sec. East a distance of 950.59 feet to a set #5 rebar w/plastic cap; thence South 89 deg. 11 min. 35 sec. a distance of 114.05 feet to the Beginning Point and containing 6.97 acres more or less, and being the same tract of land as previously conveyed to the State of Missouri, acting by and through the State Highway Commission of Missouri by Deed Record Book 135, page 43 and Deed Record Book 152, page 293 of the Shelby County Records.



SURVEY NOTES

THIS PLAT REFLECTS A 6.97 ACRE MORE OR LESS TRACT FROM THE DEEDS RECORDED IN DEED RECORD BOOK 135, PAGE 43 AND DEED RECORD BOOK 152, PAGE 293 OF THE SHELBY COUNTY RECORDS.

1. BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE). OBTAINED FROM GPS OBSERVATION OF MoDOT'S VRS NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. (M)= MEASURED DISTANCE THIS SURVEY.
   (R-1)= RECORD DISTANCE PER DEED RECORD BOOK 135, PAGE 43
   (R-2)= RECORD DISTANCE PER DEED RECORD BOOK 152, PAGE 293
   (R-3)= RECORD DISTANCE PER DEED RECORD BOOK 199, PAGE 20
4. CLASS OF PROPERTY: URBAN
5. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
6. THIS SURVEY SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, RIGHTS-OF-WAY, ACCESS RIGHTS AND POSSESSORY RIGHTS OF RECORD AND THOSE NOT OF RECORD.
7. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL MAY OR MAY NOT BE SHOWN.
8. THE RIGHT-OF-WAY OF ROUTE 15 WAS DETERMINED BY LOCATING VARIOUS PAVEMENT AND CULVERT SPLITS AND MATCHING THESE LOCATIONS TO THE RECORD RIGHT-OF-WAY ALIGNMENT.
9. ADOPTED FOUND MONUMENTATION ON NORTH LINE OF FEE 199/20 AS THE CORRECT LOCATION OF THE SOUTH LINE OF FEE 135/43. PLACED NORTH LINE OF FEE 135/43 AND THE NORTH LINE OF FEE 152/293 PARALLEL WITH THIS LINE RATHER THAN PARALLEL WITH THE NORTH LINE OF SECTION 20 AS THE DEEDS SUGGEST, AS THIS AGREES WITH LONG STANDING LINES OF POSSESSION.
10. LOCATED THE WESTERN LINE OF FEE 152/293 AS FOLLOWS: HELD TOTAL RECORD DISTANCE (814.8') ALONG THE NORTH LINE OF FEES 135/43 AND 152/293 FROM THE NORTHWESTERN RIGHT-OF-WAY LINE OF ROUTE 15 TO SET NORTHWEST CORNER OF FEE 152/293 (WHICH FALLS AT BASE OF 6" POST). CONNECTED THIS POINT TO MOST WESTERLY LIMITS OF NORTHWESTERLY RIGHT-OF-WAY LINE OF ROUTE 15 AS CALLED FOR IN FEE 152/293 (COULD NOT MAKE WESTERN LINE PARALLEL TO NORTH/SOUTH QUARTER SECTION LINE AS CALLED FOR IN DEED AS A PARALLEL LINE WOULD NEVER INTERSECT THE NORTHWESTERN RIGHT-OF-WAY OF ROUTE 15).
11. THE TRACT SHOWN HEREON SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

Surveyor's Certificate:

This is to certify that we have, during the month of September,2011 executed a Boundary Survey on a tract of land being part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 58 North, Range 10 West of the Fifth Principal Meridian, Shelby County, Missouri. Said Boundary Survey has been executed in accordance with the current "Missouri Minimum Standards for Property Boundary Surveys" as per 20 CSR 2030-16 and the results of said Boundary Survey are as shown hereon.

Homer Busse 9-8-11

Homer Busse, P.L.S. #2410 — Date
State of Missouri
For the Missouri Highways and Transportation Commission

STATE OF MISSOURI HOMER C. BUSSE NUMBER PLS-2410 PROFESSIONAL LAND SURVEYOR 9-8-11

Legend:

- Iron Pin, Rod or Pipe Found
- Land Corner
- Set #5 rebar w/aluminum cap
- Set #5 rebar w/plastic cap
- Found Nail
- Found Corner Post
- Subject Property
- New Boundary Line
- Existing Right of Way
- Not to Scale
- (R) - Per Record Documents
- (M) - Measured this Survey

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

A 6.97 Acre more or less Tract of land being part of the N.W. 1/4 of the N.E. 1/4, part of the N.E. 1/4 of the N.W. 1/4 and part of the S.E. 1/4 of the N.W. 1/4 of Section 20, Township 58 North, Range 10 West of the Fifth Principal Meridian, Shelby County, Missouri.

MISSOURI DEPARTMENT OF TRANSPORTATION
105 WEST CAPITAL AVE
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT

Field Book = Shelby County"8"
Drawing File = Shelbyville Maint. Lot

ROUTE: 15		TOWNSHIP 58 N	RANGE 10 W
PROJECT: E3-0481		SCALE: 1"= 100'	
COUNTY: SHELBY		DATE: SEPTEMBER, 2011	
DISTRICT: NORTHEAST		PROJECT	
SHEET: 1 of 1		SURVEYOR: HOMER C. BUSSE	

201100870 Book 202 Page 870

Shelby County, Missouri
Recorded in Book 202 Page 870
9/9/2011 at 1:52:00 PM
Audrey Buzzard, Recorder of Deeds

Audrey Buzzard Recorder
Deputy

SEAL