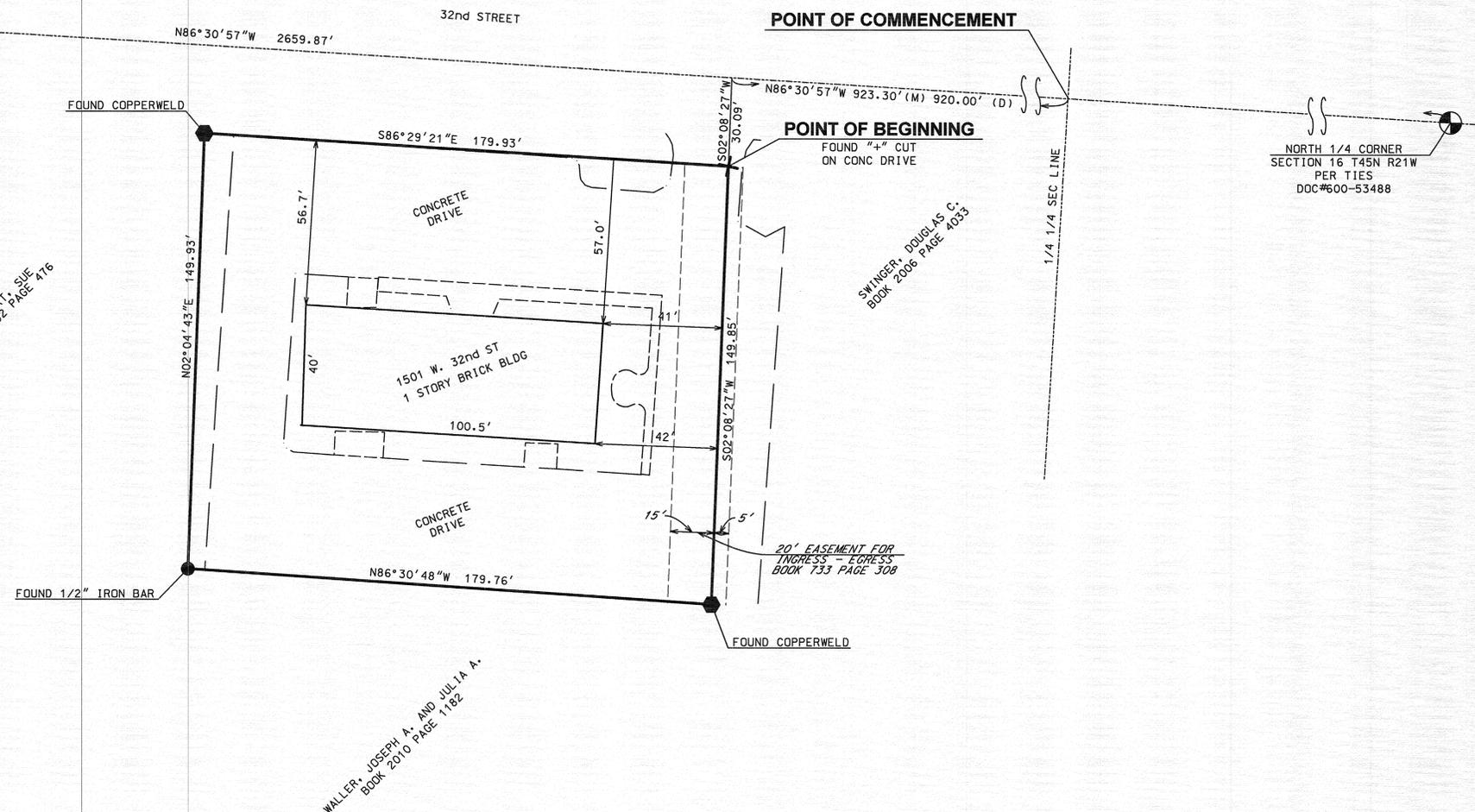


P:\DOCUMENTS\MODOT\DISTRICT14\DESIGN\DESIGN SERVICES\EXCESS_R\PETTIS\SEDALIA_RE_OFFICE.DGN

PLAT OF SURVEY
 Part of the NW 1/4 of the NW 1/4 of Section 16,
 Township 45 North of the Baseline
 Range 21 West of the Fifth Principal Meridian
 City of Sedalia
 Pettis County, Missouri



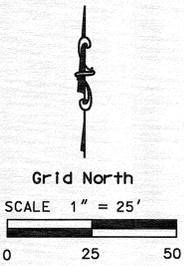
NW CORNER
 SECTION 16 T45N R21W
 FOUND 5/8" IRON BAR
 CAP MISSING
 DOC#600-84496



NORTH 1/4 CORNER
 SECTION 16 T45N R21W
 PER TIES
 DOC#600-53488

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

ROUTE: SEDALIA R.E. OFFICE	KANSAS CITY DISTRICT
PROJECT: SEDALIA R.E. OFFICE	SCALE: 1" = 25'
COUNTY: PETTIS	DATE PREPARED: 9/12/2011
TOWNSHIP: 45N	RANGE: 21W
PROJECT SURVEYOR: Christopher S. Spears	MO P.L.S. 2000148659
	SHEET: 1 OF 1



LEGEND

	- SET 5/8" IRON PIN WITH 2" ALUM. CAP
	- FOUND MONUMENT
	- FOUND COPPERWELD
	- FOUND 1/2" IRON PIN
	- FOUND "+" IN CONC
	- 6' OF ROADWAY
	- NEW BOUNDARY LINE
	- PUBLIC LAND LINE
	- EXISTING PROPERTY LINE



PARCEL DESCRIPTION:
 That portion of the NW1/4 of the NW1/4 of Section 16, Township 45 North of the Baseline, Range 21 West of the Fifth Principle Meridian, Sedalia, Pettis County, Missouri described as follows: Commencing at the NE corner of the NW1/4 of the NW1/4 of said Section 16; thence N86°30'57"W, a distance of 923.30 feet, (920.00 feet by deed); thence S02°08'27"W, a distance of 30.09 feet to a point on the southerly right of way line of West 32nd Street, being a found plus "+" cut on concrete drive and the Point of Beginning of said portion herein described; thence S02°08'27"W, a distance of 149.85 feet to a found copper weld; thence N86°30'48"W, a distance of 179.76 feet to a found 1/2" iron bar; thence N02°04'43"E, a distance of 149.93 feet to a found copper weld and to said southerly right of way line; thence S86°29'21"E, along said southerly right of way line, a distance of 179.93 feet to the Point of Beginning. Said portion contains 26,964 square feet and is subject to all easements of record.

REFERENCES:
 CORPORATION WARRANTY DEED BOOK 733 PAGE 308
 CERTIFICATE OF SURVEY - 01/30/1998 DOC #750-26739

- SURVEY NOTES:**
 THIS SURVEYS A 26,964 SQUARE FOOT PARCEL
1. BASIS OF BEARINGS - GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL 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 LEVEL 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 6th DAY OF October A.D., 2011

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

FILED FOR RECORD:

STATE OF MISSOURI }
 COUNTY OF PETTIS } ss

FILED FOR RECORD THIS _____ DAY OF _____
 AND DULY RECORDED
 BY INSTRUMENT NO. _____ IN BOOK _____ AT PAGE _____

RECORDER, PETTIS COUNTY, MISSOURI

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

PLAT OF SURVEY
SEDALIA R.E. OFFICE
1501 W. 32nd STREET