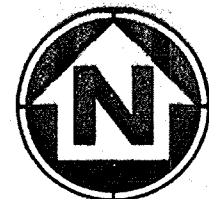


Plat of Survey



NOTE: BEARINGS SHOWN ARE BASED UPON AN ASSUMED BEARING OF SOUTH 1°00'13" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 44, RANGE 33, CASS COUNTY, MISSOURI.

○ = EXISTING MONUMENT AS NOTED.

● = SET 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED BOWERS SURVEY COMPANY.

—X—X— = EXISTING FENCE.

THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A SUBURBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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 AND CURRENT TITLE SEARCH MAY DISCLOSE.

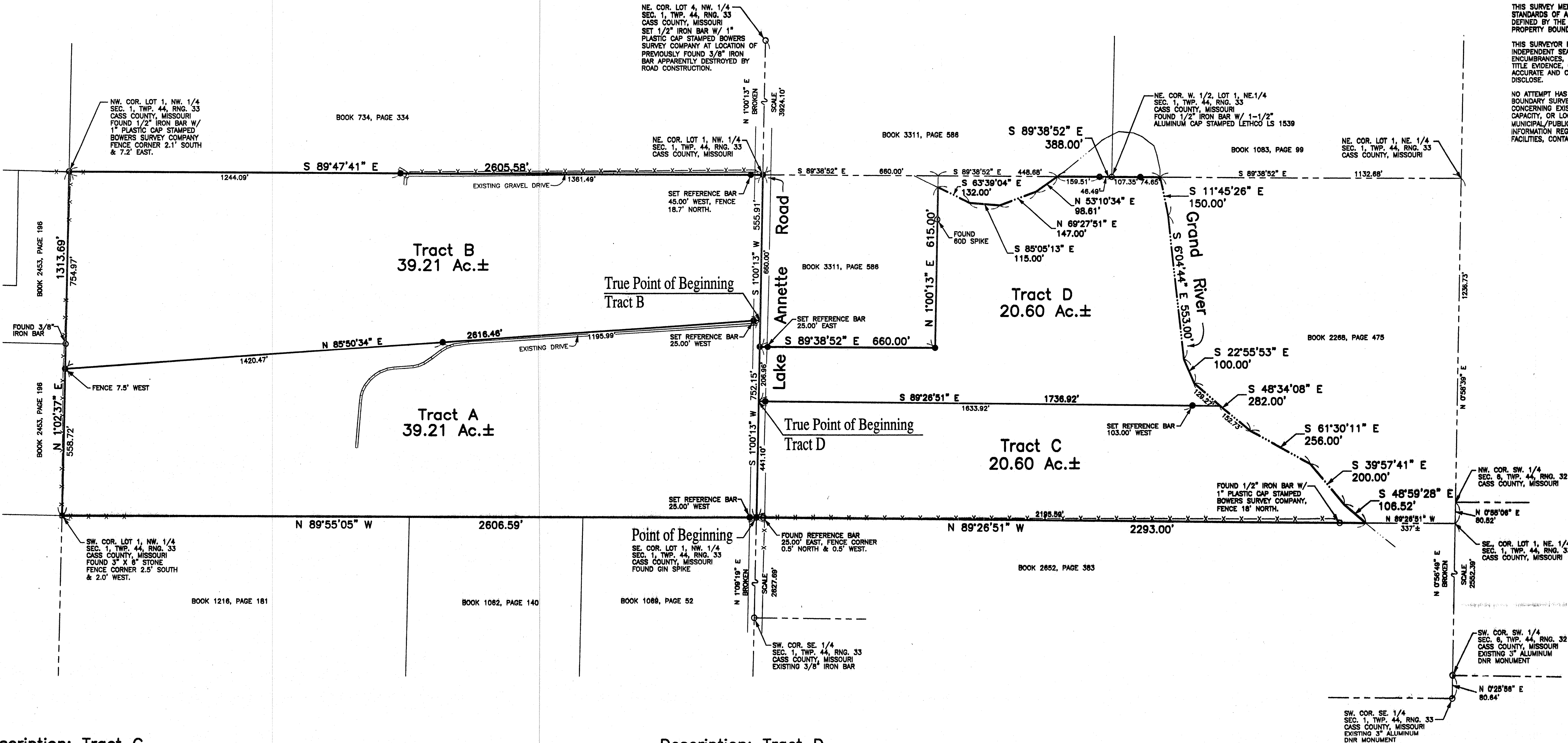
NO ATTEMPT HAS BEEN MADE AS PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

Description: Tract A

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3323, PAGE 605, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 44, RANGE 33, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, AFORESAID, RUN THENCE NORTH 89°55'05" WEST ALONG THE SOUTH LINE THEREOF, 2606.59 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 1; THENCE NORTH 1°02'37" EAST ALONG THE WEST LINE OF SAID LOT 1, 558.72 FEET; THENCE NORTH 85°50'34" EAST, 2618.46 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 1; THENCE SOUTH 1°00'13" WEST ALONG SAID EAST LINE, 752.15 FEET TO THE POINT OF BEGINNING. CONTAINS 39.21 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF LAKE ANNETTE ROAD AND ANY EXISTING EASEMENTS.

Description: Tract B

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3323, PAGE 605, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 44, RANGE 33, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 1 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, AFORESAID, RUN THENCE NORTH 1°00'13" EAST ALONG THE EAST LINE THEREOF, 752.15 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: THENCE SOUTH 85°50'34" WEST, 2618.46 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 1; THENCE NORTH 1°02'37" EAST ALONG THE WEST LINE OF SAID LOT 1, 754.97 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 1; THENCE SOUTH 89°47'41" EAST ALONG THE NORTH LINE OF SAID LOT 1, 2605.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 1°00'13" WEST ALONG THE EAST LINE OF LOT 1 OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 1, 555.91 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 39.21 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF LAKE ANNETTE ROAD AND ANY EXISTING EASEMENTS.



Description: Tract C

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3323, PAGE 625, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 44, RANGE 33, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, AFORESAID, RUN THENCE NORTH 1°00'13" EAST ALONG THE WEST LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 1, 441.10 FEET; THENCE SOUTH 89°26'51" EAST, 1736.92 FEET TO THE APPROXIMATE CENTERLINE OF THE GRAND RIVER AS NOW LOCATED; THENCE SOUTH 48°34'08" EAST ALONG SAID CENTERLINE, 152.73 FEET; THENCE SOUTH 61°30'11" EAST ALONG SAID CENTERLINE, 256.00'; THENCE SOUTH 39°57'41" EAST ALONG SAID CENTERLINE, 200.00 FEET; THENCE SOUTH 48°59'28" EAST ALONG SAID CENTERLINE, 106.52 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 1; THENCE NORTH 89°26'51" WEST ALONG SAID SOUTH LINE, 2293.00 FEET TO THE POINT OF BEGINNING. CONTAINS 20.60 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF LAKE ANNETTE ROAD AND ANY EXISTING EASEMENTS.

Description: Tract D

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3323, PAGE 625, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1 OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 44, RANGE 33, CASS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 1 OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 1, AFORESAID, RUN THENCE NORTH 1°00'13" EAST ALONG THE WEST LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 1, 441.10 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: THENCE CONTINUING NORTH 1°00'13" EAST ALONG SAID WEST LINE OF LOT 1, 208.96 FEET TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 3311, PAGE 586, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 89°38'52" EAST ALONG THE SOUTH LINE THEREOF, 660.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN TRACT OF LAND; THENCE NORTH 1°00'13" EAST ALONG THE EAST LINE THEREOF, 615.00 FEET TO THE APPROXIMATE CENTERLINE OF THE GRAND RIVER AS NOW LOCATED; THENCE SOUTH 63°39'04" EAST ALONG SAID CENTERLINE OF THE GRAND RIVER, 132.00 FEET; THENCE SOUTH 85°05'13" EAST ALONG SAID CENTERLINE, 115.00 FEET; THENCE NORTH 69°27'51" EAST ALONG SAID CENTERLINE, 147.00 FEET; THENCE NORTH 53°10'34" EAST ALONG SAID CENTERLINE, 98.61 FEET TO THE NORTH LINE OF LOT 1 OF THE NORTHEAST QUARTER OF SAID FRACTIONAL SECTION 1; THENCE SOUTH 89°38'52" EAST ALONG SAID NORTH LINE, 388.00 FEET TO THE APPROXIMATE CENTERLINE OF SAID GRAND RIVER; THENCE SOUTH 11°45'26" EAST ALONG SAID CENTERLINE, 150.00 FEET; THENCE SOUTH 6°04'44" EAST ALONG SAID CENTERLINE, 553.00 FEET; THENCE SOUTH 22°55'53" EAST, 100.00 FEET; THENCE SOUTH 48°34'08" EAST ALONG SAID CENTERLINE, 129.27 FEET; THENCE NORTH 89°26'51" WEST, 1736.92 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 20.60 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF LAKE ANNETTE ROAD AND ANY EXISTING EASEMENTS.

THIS PLAT OF SURVEY WAS PREPARED FOR MS. MARIAN HOWARD AND IS EXPRESSLY FOR HER USE AND SAID PLAT OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES HE HAS COMPLETED A SURVEY OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS PLAT OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

|                                                                                                                   |          |       |        |                   |         |             |  |
|-------------------------------------------------------------------------------------------------------------------|----------|-------|--------|-------------------|---------|-------------|--|
| FOR: MS. MARIAN HOWARD                                                                                            |          |       |        | FREMONT, MISSOURI |         |             |  |
| <b>BOWERS SURVEY COMPANY</b><br>ESTABLISHED 1982                                                                  |          |       |        |                   |         |             |  |
| 110 SOUTH INDEPENDENCE P.O. BOX 71<br>HARRISONVILLE, MISSOURI 64701<br>PHONE (816) 380-4821<br>FAX (816) 380-4835 |          |       |        |                   |         |             |  |
| SECTION                                                                                                           | TOWNSHIP | RANGE | COUNTY | STATE             | DATE    | JOB NO.     |  |
| 1                                                                                                                 | 44       | 33    | CASS   | MISSOURI          | 8-15-10 | 20037-10    |  |
| DRAWING NO. 200377.DWG                                                                                            |          |       |        | DRAWN BY: RB      |         | CHECKED BY: |  |

GREGORY B. BOWERS MO LS 2672

FILE NUMBER 460918  
SURVEY BK 00021 PG 0057  
RECORDED 08/26/2010 02:32:48 PM  
RECORDING FEE \$29.00  
SANDRA A (SANDY) GREGORY, RECORDER OF DEEDS  
CASS COUNTY, MISSOURI