

CERTIFICATE OF SURVEY

A PART OF THE SE 1/4,
SECTION 14 TOWNSHIP 48 RANGE 31
AND A PART OF THE NE 1/4,
SECTION 23 TOWNSHIP 48 RANGE 31
JACKSON COUNTY, MISSOURI
CLASS OF PROPERTY - RURAL

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 123.65 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHTWAY, JASPER BELL RD.
3. BUILDING SETBACKS ARE SHOWN AS PER THE CURRENT JACKSON COUNTY, MISSOURI ZONING REGULATIONS.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PROPER TITLE REPORT. EASEMENTS AND OTHER CONDITIONS MAY EXIST AND COULD BE DISCLOSED BY A PROPER TITLE REPORT, WHICH WAS NOT SUPPLIED BY THE CLIENT

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

ZONING REGULATIONS:

1. ACCORDING TO THE COUNTY OF JACKSON COUNTY, MISSOURI THE SUBJECT PROPERTY IS ZONED "AG"- AGRICULTURAL DISTRICT
2. BUILDING SETBACK ARE AS FOLLOWS: FRONT YARD IS 50 FEET; SIDE YARD SETBACK IS 30 FEET; REAR YARD SETBACK IS A MINIMUM OF 50 FEET.
3. THE MAXIMUM HEIGHT REQUIREMENT FOR THIS ZONE IS 35 FEET.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0435G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

BOUNDARY CERTIFICATION:

I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

TRACT DESCRIPTIONS:

TRACT 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1983.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 45 MINUTES 19 SECONDS WEST, 802.31 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 380.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 163.43 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 815.10 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 37 SECONDS EAST, 543.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS.

TRACT 2:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1983.31 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 16 MINUTES 37 SECONDS WEST, 1056.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 16 MINUTES 37 SECONDS EAST, 513.00 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 815.10 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 82 DEGREES 38 MINUTES 53 SECONDS WEST, A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 87.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 236.20 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 193.55 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 861.02 FEET TO THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS.

TRACT 3:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1983.31 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 16 MINUTES 37 SECONDS WEST, 1056.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 861.02 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 507.00 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 860.88 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 37 SECONDS EAST, 507.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS.

TRACT 4:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1983.31 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 16 MINUTES 37 SECONDS WEST, 2072.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 16 MINUTES 37 SECONDS EAST, 509.00 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 860.88 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 259.97 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 144.62 FEET; THENCE NORTH 79 DEGREES 43 MINUTES 07 SECONDS WEST, 106.12 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 834.21 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES, MORE OR LESS.

TRACT DESCRIPTIONS:

TRACT 5:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1983.31 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 16 MINUTES 37 SECONDS WEST, 2072.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 834.21 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 28 DEGREES 35 MINUTES 19 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 124.90 FEET; THENCE NORTH 87 DEGREES 47 MINUTES 07 SECONDS WEST, 516.28 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 57 MINUTES 15 SECONDS EAST, 669.76 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 37 SECONDS EAST, 574.83 FEET TO THE POINT OF BEGINNING. CONTAINING 10.17 ACRES, MORE OR LESS.

TRACT 6:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, AND A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, ALL IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 1326.87; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, SOUTH 01 DEGREES 58 MINUTES 28 SECONDS WEST, 197.10 FEET (RECORD=198.00 FEET); THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 1177.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 163.41 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 57 MINUTES 15 SECONDS EAST, 1312.83 FEET; THENCE SOUTH 67 DEGREES 47 MINUTES 07 SECONDS EAST, 516.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 10 DEGREES 16 MINUTES 53 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 70.16 FEET; THENCE SOUTH 19 DEGREES 52 MINUTES 48 SECONDS WEST, 1158.91 FEET TO THE POINT OF BEGINNING. CONTAINING 10.18 ACRES, MORE OR LESS.

TRACT 7:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, AND A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, ALL IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 1326.87; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, SOUTH 01 DEGREES 58 MINUTES 28 SECONDS WEST, 197.10 FEET (RECORD=198.00 FEET); THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 647.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 530.21 FEET; THENCE NORTH 19 DEGREES 52 MINUTES 48 SECONDS EAST, 1158.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 70 DEGREES 07 MINUTES 12 SECONDS EAST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 54.74 FEET; THENCE SOUTH 79 DEGREES 43 MINUTES 07 SECONDS EAST, 106.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 76.44 FEET; THENCE SOUTH 05 DEGREES 04 MINUTES 17 SECONDS WEST, 1168.83 FEET TO THE POINT OF BEGINNING. CONTAINING 10.09 ACRES, MORE OR LESS.

TRACT 8:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, AND A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, ALL IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 1326.87; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, SOUTH 01 DEGREES 58 MINUTES 28 SECONDS WEST, 197.10 FEET (RECORD=198.00 FEET); THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 647.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 04 MINUTES 17 SECONDS EAST, 1168.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 83 DEGREES 58 MINUTES 16 SECONDS EAST, A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 77.12 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, 254.95 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 1223.37 FEET; THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 404.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.05 ACRES, MORE OR LESS.

TRACT 9:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, AND A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, ALL IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 1198.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 128.87 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, SOUTH 01 DEGREES 58 MINUTES 28 SECONDS WEST, 197.10 FEET (RECORD=198.00 FEET); THENCE NORTH 79 DEGREES 48 MINUTES 24 SECONDS WEST, 243.00 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1223.37 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, 370.00 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 1061.99 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES, MORE OR LESS.

TRACT 10:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 787.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 411.00 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1061.99 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, 335.57 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 75.50 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 1064.76 FEET TO THE POINT OF BEGINNING. CONTAINING 10.02 ACRES, MORE OR LESS.

TRACT 11:

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 787.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1064.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 87 DEGREES 32 MINUTES 21 SECONDS EAST, A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 175.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 227.44 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 1120.95 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 398.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES, MORE OR LESS.

TRACT 12:

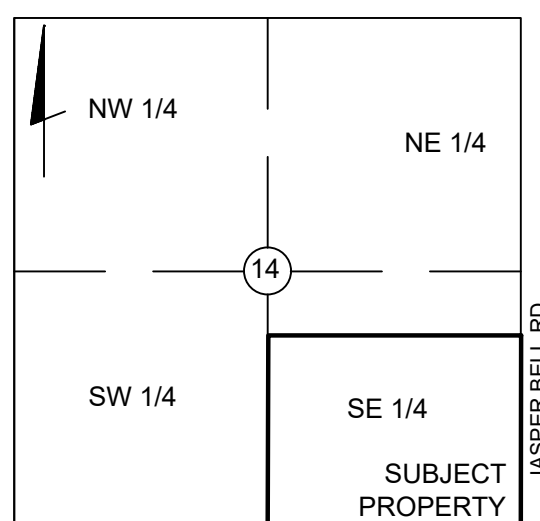
A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 389.00 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1120.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 88 DEGREES 46 MINUTES 42 SECONDS EAST, A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 8.76 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, 380.24 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 17 SECONDS WEST, 1121.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES, MORE OR LESS.

TRACT A:

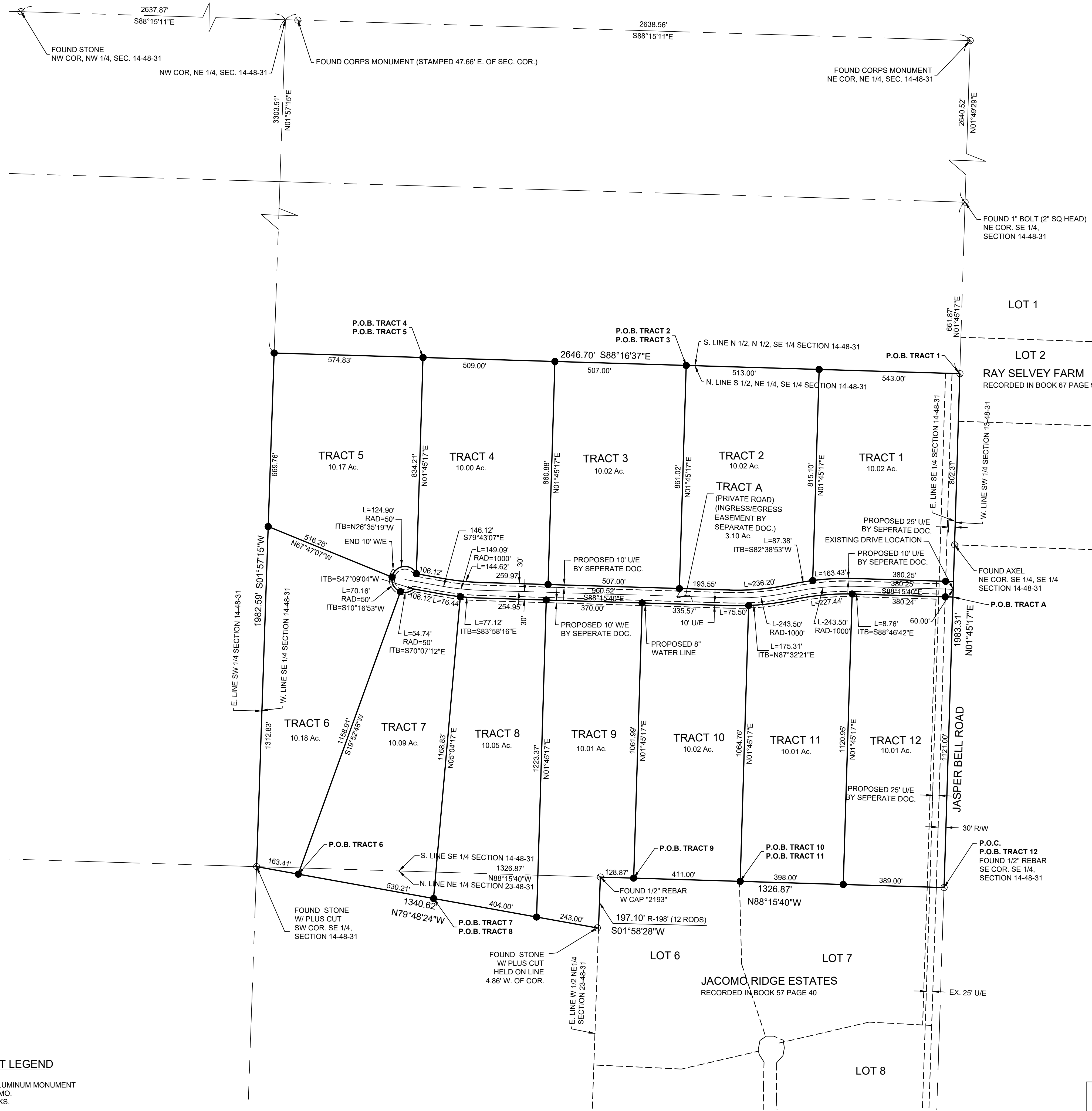
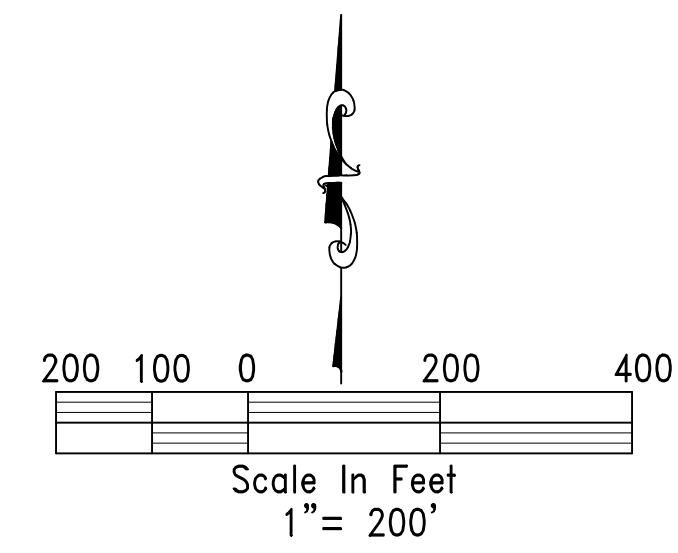
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COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 31, IN JACKSON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, NORTH 01 DEGREES 45 MINUTES 17 SECONDS EAST, 1121.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 380.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 252.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 250.81 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 40 SECONDS WEST, 960.52 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 153.56 FEET; THENCE NORTH 79 DEGREES 43 MINUTES 07 SECONDS WEST, 106.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 47 DEGREES 09 MINUTES 04 SECONDS WEST, A RADIUS OF 50.00 FEET, AND AN ARC LENGTH OF 249.80 FEET; THENCE SOUTH 79 DEGREES 43 MINUTES 07 SECONDS EAST, 106.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 144.62 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, 960.52 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, A RADIUS OF 970.00 FEET, AND AN ARC LENGTH OF 236.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1030.00 FEET, AND AN ARC LENGTH OF 250.81 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 40 SECONDS EAST, 380.25 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 48 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.04 ACRES, MORE OR LESS.



LOCATION MAP
SCALE=1"=2000'
SECTION 14
TOWNSHIP 48N RANGE 31W

		CERTIFICATE OF SURVEY	
		BOUNDARY & CONSTRUCTION SURVEYING, INC.	
DATE: SEPTEMBER 25, 2023		821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
CLIENT: JASPER BELL LLC 32203 E 227TH ST PLEASANT HILL, MO 64080		PROJECT NO. 22-357	SHEET 1 OF 2
		JASPER BELL RD, JACKSON COUNTY, MO.	



MONUMENT LEGEND

- SET 5/8" ALUMINUM MONUMENT
RLS-2134, MO.
RLS-1069, KS.
- SET 1/2" REBAR AND CAP
RLS-2134, MO.
RLS-1069, KS.
- EXIST. (AS NOTED ON SURVEY)

CERTIFICATE OF SURVEY	
DATE: SEPTEMBER 25, 2023	BOUNDARY & CONSTRUCTION SURVEYING, INC.
CLIENT:	821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH # 816/554-9798, FAX # 816/554-0337
JASPER BELL LLC 32203 E 227TH ST PLEASANT HILL, MO 64080	PROJECT NO. 22-357 SHEET 2 OF 2
JASPER BELL RD, JACKSON COUNTY, MO.	