PARENT PARCEL DESCRIPTION:

TRACT 1:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 17, in Township 45 North, of Range 21 West of the Fifth Principal Meridian in Pettis County, Missouri; thence South 729 6/7 feet; thence running East 210 feet; thence in a straight line in an eastwardly direction to a point 40 rods South of the Northeast corner of said Quarter Quarter Section; thence North to the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence West to the Point of Beginning, excepting therefrom the West 340 feet thereof.

TRACT 2:

Lot two (2) of Thompson's High Point School Addition, an Addition to the City of Sedalia, Pettis County, Missouri.

PROPOSED LESSEE'S LAND SPACE DESCRIPTION:

That part of said Tract 1, located in the Northeast Quarter of the Northeast Quarter of Section 17, Township 45 North, Range 21 West of the Fifth Principal Meridian in Pettis County, Missouri, and being more particularly described as follows:

Referring to the Southeast corner of Lot 2 of Thompson's High Point School Addition , a 3/8" iron found; thence southerly on an assumed bearing, South 09°24'52 East, 328.77 feet, to the Point of Beginning for the described Land Space; thence following the perimeter of the described Land Space on the following bearings and distances: South 87°19'15" East, 100.00 feet; thence South 02°40'45" West, 100.00 feet; thence North 87°19'15" West, 100.00 feet; thence North 02°40'45" East, 100.00 feet, to the Point of Beginning.

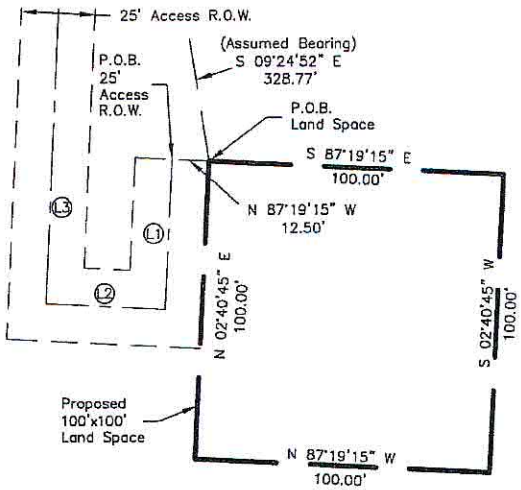
Containing a total calculated area of 10,000 square feet or 0.230 acres, more or less.

PROPOSED LESSEE'S ACCESS RIGHT OF WAY DESCRIPTION:

An Access Right-of-Way, 25 feet in width, located in that part said Tract 1, located in the Northeast Quarter of the Northeast Quarter of Section 17, Township 45 North, Range 21 West of the Fifth Principal Meridian in Pettis County, Missouri, and the centerline being more particularly described as follows:

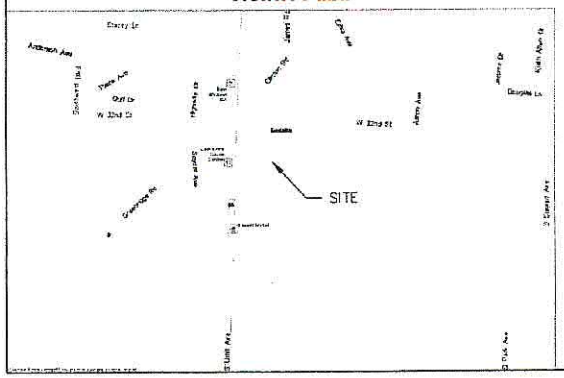
Referring to the Southeast corner of Lot 2 of Thompson's High Point School Addition , a 3/8" iron found; thence southerly on an assumed bearing, South 09°24'52 East, 328.77 feet, to the Northwest corner of the described Land Space; thence westerly North 87°19'15" West, 12.50 feet, to the Point of Beginning of the centerline for the described Right-of-Way; thence southerly South 02°40'45" West, 50.00 feet; thence westerly North 87°19'15" West, 40.51 feet; thence northerly North 02°27'58" East, 405.47 feet; thence northeasterly North 74°11'33" East, 85.79 feet; thence northeasterly North 60°22'01" East, 128.96 feet; thence northerly North 02°31'02" East, 86.29 feet, to a point of intersection on the southerly right-of-way line of 32nd Street, also being the Point of Termination, for the centerline of the described right-of-way.

Containing a total calculated area of 19,996 square feet or 0.459 acres, more or less.



LAND SPACE & R.O.W. DETAIL
Scale: 1"=40'

VICINITY MAP



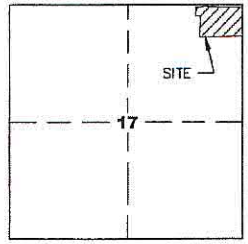
SURVEYORS NOTES

1.) All Bearings Based on Missouri State Plane Coordinate System, Central Zone. (NAD-83)

2.) Not intended to represent a survey for the entire Parent Parcel.

Zoning Information:
M1

Flood Information:
Property falls within a Zone "X" as determined by FEMA Flood Rate Map No. 2902830005C, effective 1/05/1996



T. 45 N, R. 21 W
PARENT PARCEL DETAIL

Surveyor's Certificate

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Missouri, certify the above survey was executed by me, on the date shown. Distances shown are measured in feet and decimals of a foot.

Signed this _____ day of _____, 20 ____

_____
Jayme M. Malone
LS MO #2736

Prepared for:
verizon wireless

Prepared for:
MAGTECH SERVICES INC.

Surveyed By: HS4148
HUSKER SURVEYING
4535 Normal Blvd. Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

CHECKED BY:	JMM		
APPROVED BY:	JMM		
#	DATE	DESCRIPTION	INT.
1	1/14/14	80% Prelim	TH
2	2/06/14	Land Space, R.O.W., Title	MG
3			
4			
5			

STATE OF MISSOURI
LS-2736
JAYME M. MALONE
REGISTERED LAND SURVEYOR
DATE SIGNED:

SITE NAME:
M007 SOUTH SEDALIA

SITE NUMBER:

SITE ADDRESS:
1701 W. 32ND ST.
SEDALIA, MO 65301

SHEET NAME:
LAND SURVEY

SHEET NUMBER:
LS-1

INFORMATIONAL REPORT:

Based on Commitment for Title Insurance with an effective date of November 13, 2013 provided by First American Title Insurance Company, Commitment No. NCS-641181-KCTY, the following are of survey matters:

9. Water and Sewer Line Easement granted to City of Sedalia, recorded August 11, 1969 in Book 13 at Page 559. (Tract 1) Does not affect Land Space and Right-of-Way.

10. Electric and Gas Line Easement granted to Missouri Public Service Company, recorded August 23, 1985 in Book 339 at Page 136. (Tract 1) May affect Land Space and Right-of-Way, but cannot be plotted due to being blanket in nature.

11. Utility Easement reserved by grantors in Warranty Deed recorded July 23, 1993 in Book 569 at Page 118. (Tract 1) Affects Right-of-Way, and is shown hereon.

12. Streets and easements as shown on Plat of Thompson's High Point School Addition recorded February 27, 1996 in Plat Book A at Page 70 (Tract 2) Affects Right-of-Way as abutting, and is shown hereon.

Prepared for:

verizon wireless

Prepared for:

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APPROVED BY:	JMM

#	DATE	DESCRIPTION	INIT.
1	1/14/14	80% Prelim	TH
2	2/06/14	Land Space, R.O.W., Title	MC
3			
4			
5			

STATE OF MISSOURI
LS-2736
JAYME M. MALONE
REGISTERED LAND SURVEYOR

DATE SIGNED:

SITE NAME:
M007 SOUTH SEDALIA

SITE NUMBER:

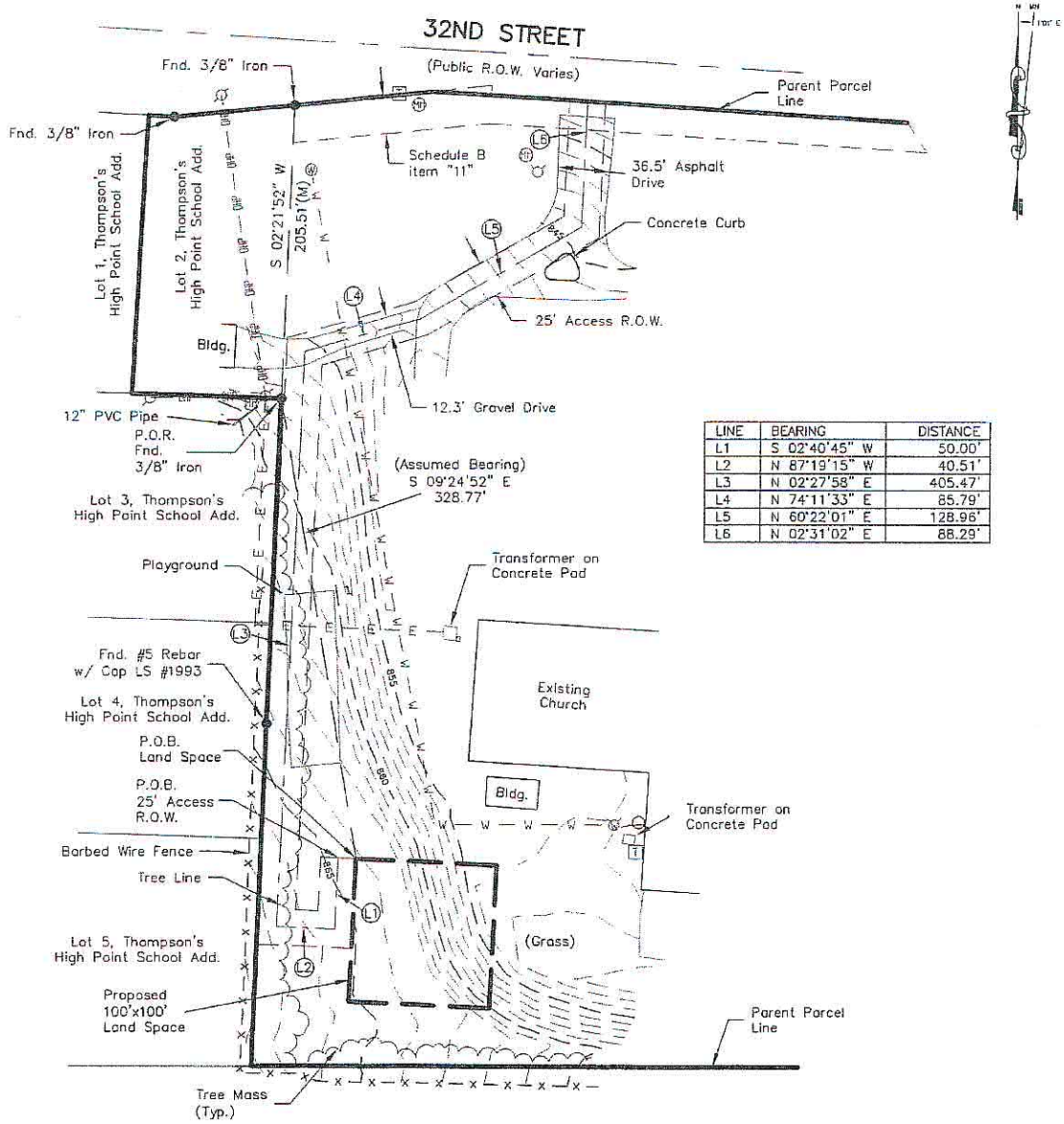
SITE ADDRESS:
1701 W. 32ND ST.
SEDALIA, MO 65301

SHEET NAME:
LAND SURVEY

SHEET NUMBER:
LS-2

LEGEND

- ● = Cor. Fnd
- O = Cor. Set 5/8" Rebar
- = Section Corner
- (B/M) = Benchmark
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- — E — = Underground Electric
- — Tele — = Underground Telephone
- — TV — = Underground Television
- — FO — = Underground Fiber Optic
- — OHP — = Overhead Utilities
- — o — = Chain Link Fence
- — □ — = Wood Fence
- = Air Conditioning Unit
- = Electric Meter
- = Electric Manhole
- = Electric Pedestal
- = Fire Hydrant
- = Gas Meter
- = Water Meter
- = Guy Wire
- = Manhole
- = Light Pole
- = Post
- = Power Pole
- = Sanitary Manhole
- = Storm Manhole
- = Telephone Pedestal
- = Water Fountain
- = Fiber Optic Marker
- = TV Manhole
- = Valve



LINE	BEARING	DISTANCE
L1	S 02°40'45" W	50.00'
L2	N 87°19'15" W	40.51'
L3	N 02°27'58" E	405.47'
L4	N 74°11'33" E	85.79'
L5	N 60°22'01" E	128.96'
L6	N 02°31'02" E	88.29'

Prepared for:

verizon wireless

Prepared for:

MAGTECH SERVICES INC.

Surveyed By: HS4140

HUSKER SURVEYING

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CHECKED BY:	JMM		
APPROVED BY:	JMM		
#	DATE	DESCRIPTION	INT.
1	1/14/14	80% Prelim	TH
2	2/06/14	Land Space, R.O.W., Title	MG
3			
4			
5			

STATE OF MISSOURI
LS-2736
JAYME M. MALONE
REGISTERED LAND SURVEYOR

DATE SIGNED:

SITE NAME:
M007 SOUTH SEDALIA

SITE NUMBER:

SITE ADDRESS:
1701 W. 32ND ST.
SEDALIA, MO 65301

SHEET NAME:
LAND SURVEY

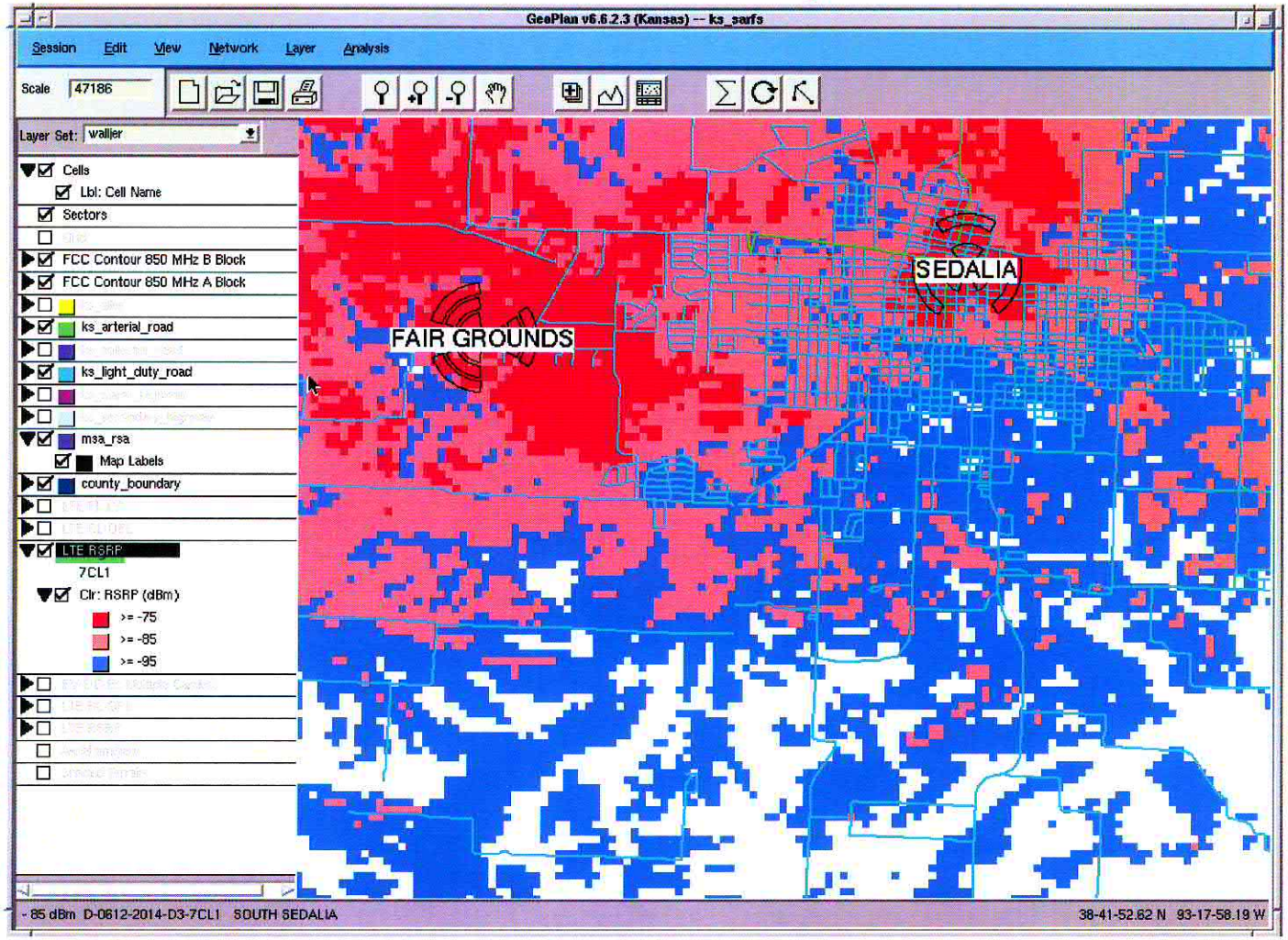
SHEET NUMBER:
LS-3

Sedalia Before and After

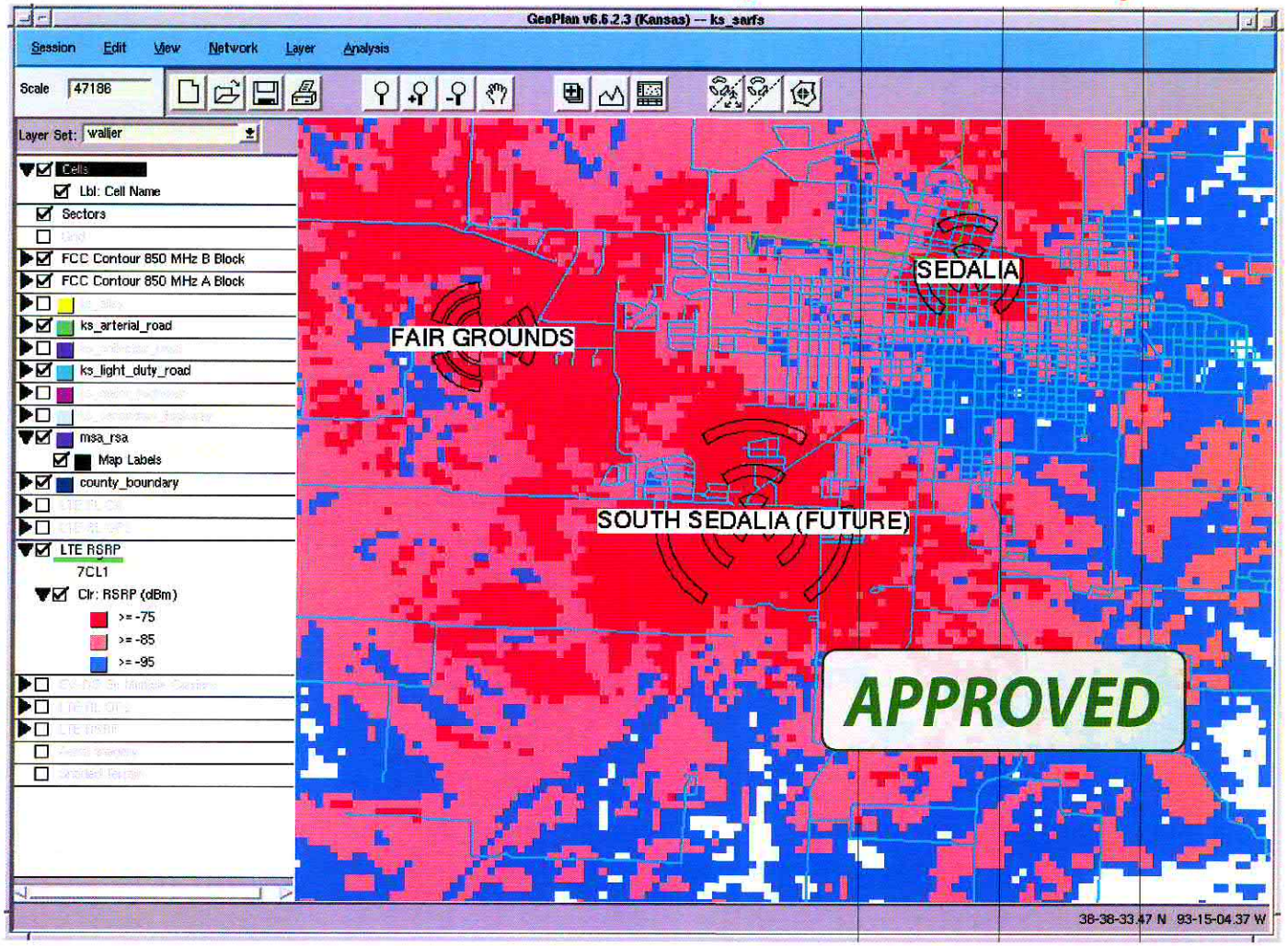
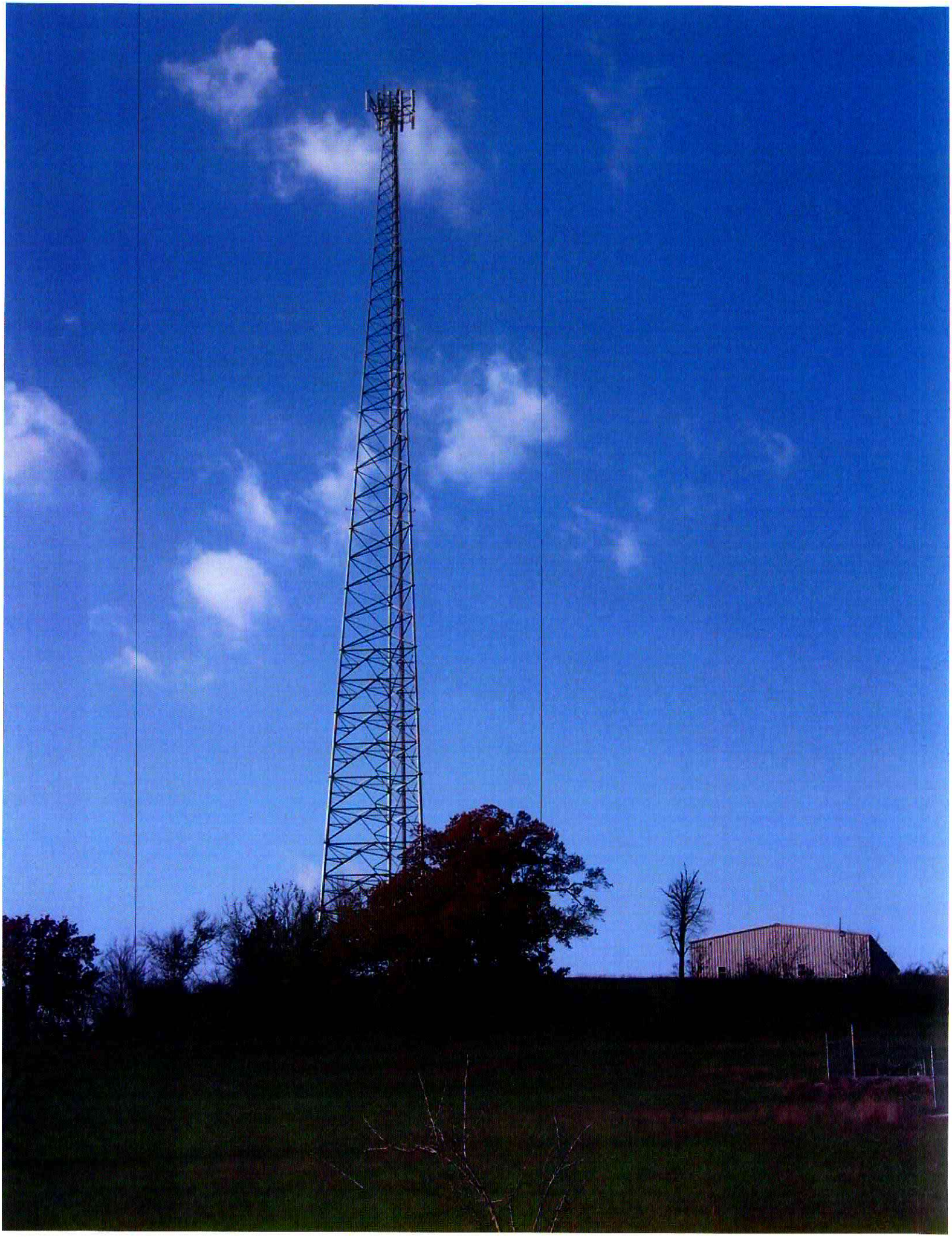
Jeremy Wall
Verizon Wireless

Color Key
Red: Areas with exceptional Verizon service including in-building.
Pink: Weak in-building coverage, good in-car and outdoor service.
Blue: Weak in-car service with dropped calls likely.
White: Weak to non-existent outdoor coverage with dropped calls likely.

Sedalia Today



The tower labelled "South Sedalia Future" is the First United Methodist Church location.

Color Key
Red: Areas with exceptional Verizon service including in-building.
Pink: Weak in-building coverage, good in-car and outdoor service.
Blue: Weak in-car service with dropped calls likely.
White: Weak to non-existent outdoor coverage with dropped calls likely.

Sedalia with New Site (South Sedalia)