

BEFORE THE PUBLIC SERVICE COMMISSION OF THE
STATE OF MISSOURI

FILED²

JUN 27 2006

Susan D. Jaeger

(your name)

Complainant,

vs.

Joe Hybl

(utility company's name)

Respondent.

Missouri Public
Service Commission

Case No. _____

COMPLAINT

1. Complainant resides at 124- Kit Dr. Wright City MO.

63390

2. Respondent, Joe Hybl 2312 Highway "F"

(Company's name and address)

Wright City MO. 63390, is a public utility providing
service to complainant's residence.

3. As the basis of this complaint, complainant states the following facts: ON May 4,
2006 at approximately 8:00am our water service was
turned off without notice. At 9:45 (approx) I was
informed by Mr. Hybl that the new water line
(being installed since around March²⁰⁰⁶) was to finally to
be installed and run up to the well house. Then
we would receive water from the new line.

We have in the past had issues with the
old line - because it was not delivering clean
water - we had to involve the "Department of
Natural Resources" and they required Mr. Hybl to
bring the system up to regulations - (it has taken
Mr. Hybl 18 yrs to do so.)

* See accompanying documents *

(Mr. Hybl would not come from California where he lived, so he had his realtor Bill Beery sit in as a "Third party" Associate to represent his interest.)

We purchased our property in July 1984 - We have had many struggles at our own expense to keep Mr. Hybl's well and lines repaired over the years. (as he lived in Caly.) and to keep water flowing to our home.

When Mr. Hybl started to replace the old lines in March He told me that He would change over to the new line at the street to keep water flowing (when He got to my street). He told me this again in May. When He finished installing the new line to the well, he did not hook us up to the new line. I tried to talk to Mr. Hybl - about connecting our line and he said "he didn't know he was gonna hook us up now" He accused me of starting a bunch of trouble and not helping him with the cost of the new line.

4. The complainant has taken the following steps to present this complaint to the respondent: I tried to talk to Mr. Hybl - but was told he wasn't hooking me up - I called Warren Co Police (Det. Randy Deatherage # 470) to talk to him (case # 06-2783) Mr. Hybl told him "we caused a bunch of trouble so now he wasn't hooking us up." I contacted P.S. Com - Mr. Merciel and Mr. Scheible have made calls I believe (which I greatly appreciate) and upon hearing they wanted to meet and discuss this situation, Mr. Hybl abruptly left back to California and has not since returned. We still have NO water service - and our lives are greatly disrupted. I apologize for the delay in filing this complaint as I had hoped Mr. Hybl would work with us to resolve this matter.

WHEREFORE, complainant now requests the following relief: We pray for intervention in restoring our water service - And in regulating Mr. Hybl as it appears he cannot handle this responsibility on his own, and cannot interact with the home owners on a civil level. Thank you,

June 20, 2006

Date

Susan O'Keefe

Signature of Complainant

R

RECEIVED

JUN 26 2006

Mr. Scheible

UTILITY OPERATIONS
DIVISION

I want to give you some other information that may be helpful.

This is Joe Hybl's dad shop where Joe works & gets his mail when he's in Calif.

Mr. Gear's
No. 428 Stanford Ave
Redwood City CA. 94063
(650)-364-7793

the Shop Secretary is named Connie

Joe's Dad is 80 years old I understand Joe has not yet changed over his land ~~titles~~ as yet - So the well is still in his name as is his office at 2312 Hwy F Wright City MO. 63390

Joe's Home address is
No. 1 Callado Way
Atherton CA 94027

He lives in a small attached cottage like building with 2 garages turned into studios (his house burned down)

The mail comes for all three places in the same box so sometimes he doesn't get it from his renters -

Joe's dad's Apartment is
#1540 Sand Hill Rd
Palo Alto CA 94304 (650)-462-1253

Here also is a Copy of Oakview
Estates platte to let you know
where we all live.

I Don't know a Couple Names -
Sorry. But I Marked all the
lots owned + the 2 with liens on
them. (where we took Water Samples)

Let Me know if I can help
you out any more - and thanks
again for your help.

Susan Jaeger

My copy

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MISSOURI DEPARTMENT OF NATURAL RESOURCES
Division of Environmental Quality
P. O. Box 1368
Jefferson City, Missouri 65102

No. 5269



NOTICE OF VIOLATION

Date and time March 3, 1987, 2:00 ☐ a.m. ☒ p.m.

Source (Name, Address, Permit Number, Location) Oak View Estates

Sections 17 and 18, Township 46North, Range 1West, Warren County, Missouri

Bill Beeny

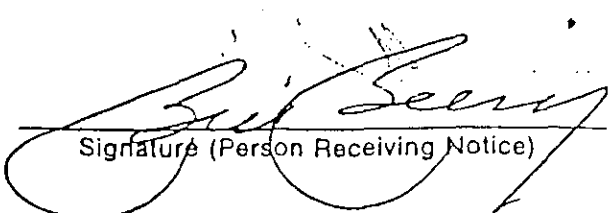
Mailing Address:

Box 377		Wright City	Missouri	63390
Number	Street	City	State	Zip Code

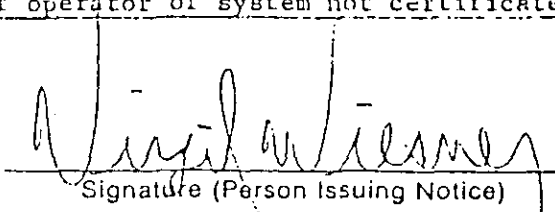
* Name of Owner or Manager Bill Beeny; Joe B. Hvhl and Kristy Beeny; Jerome Duff & Associates, Inc.; Soldiers of the Cross, Inc., of Colorado

In violation (cite law or regulation) Missouri Safe Drinking Water Act 640.125; Missouri Public Drinking Water Regulations: 10 CSR 10-4.060; 10 CSR 60-4.070; 10 CSR 60-4.020; 10 CSR 60-4.060; 10 CSR 60-4.070; 10 CSR 60-7.010; 10 CSR 60-8.010; 10 CSR 60-9.010; 10 CSR 60-12.010; 10 CSR 60-14.010

Remarks on Nature of Violation: Failure to obtain approval from Dept. of Natural Resources prior to having a community water system constructed; Operating a community public water system without a permit; Failing to monitor the water quality in accordance with the schedule stipulated by regulation; Failure of the owner/operator to notify the consumers of the failure to meet the monitoring requirements; Failure to maintain adequate records; Chief operator of system not certificated.


Signature (Person Receiving Notice)

Title or Position


Signature (Person Issuing Notice)

Chief, Public Drinking Water Unit - St. Louis

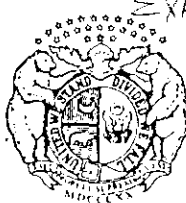
Title or Position/DNR Region

JOHN ASHCROFT

Governor

FREDERICK A. BRUNNER

Director



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Division of Energy
Division of Environmental Quality
Division of Geology and Land Survey
Division of Management Services
Division of Parks, Recreation,
and Historic Preservation

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

DIVISION OF ENVIRONMENTAL QUALITY

St. Louis Regional Office
8460 Watson Road, Suite 217
St. Louis, MO 63119
314-849-1313

BOIL WATER NOTICE

July 16, 1987

To: Residents of Oakview Estates Subdivision, Warren County

A hazard to the health of those consuming water being dispensed within the Oakview Estates Subdivision, Warren County is considered to exist by the Missouri Department of Natural Resources and residents are hereby advised to boil their water prior to drinking.

The developer/owner operated system does not comply with any of the minimal standards for construction or materials as set forth by the Missouri Department of Natural Resources.

The system was constructed without benefit of properly qualified engineering and without approval being obtained prior to construction from Missouri Department of Natural Resources which constitutes a violation of Missouri Public Drinking Water Regulation 10 CSR 60-3.010 Construction Authorization.

The developer/owner/operator has consistently failed to provide water quality analytical results as required by Missouri Public Drinking Water Reporting requirements contained within Missouri Public Drinking Water Regulation 10 CSR 60-7.010.

The system is being operated without a permit to dispense water as required by the Missouri Safe Drinking Water Act.

The system has been subjected to frequent main breaks and leaks in distribution and either low pressure or no water available at all to the residents.

This Boil Water Notice remains in effect until the system meets all Missouri Department of Natural Resources regulatory requirements as provided to the developer/owner/operator March 3, 1987.

By:

A handwritten signature in dark ink, appearing to read "Virgil Wiesner".

Virgil Wiesner
Chief, Public Drinking Water Unit
St. Louis Regional Office

JOHN ASHCROFT
Governor

FREDERICK A. BRUNNER
Director



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

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Division of Energy
Division of Environmental Quality
Division of Geology and Land Survey
Division of Management Services
Division of Parks, Recreation,
and Historic Preservation

March 3, 1987

Mr. Bill Beeny
Box 377
Wright City, MO 63390

Dear Mr. Beeny:

An inspection of the water system was conducted by Virgil Wiesner of the Department of Natural Resources (DNR) on February 24, 1987. In conjunction with this inspection the bacteriological quality and monitoring records were reviewed. The findings of this inspection and review, comments on the findings and corresponding recommendations are presented below.

FINDINGS AND COMMENTS:

1. The system comprises: a pitless adapted well, a hydropneumatic tank of approximately 30 gallons capacity and a distribution system utilizing two inch hose. None of the foregoing complies with the minimum standards for construction or materials as set forth by the Missouri Department of Natural Resources.

The system was constructed without prior submission of engineering plans and specifications prepared by a Registered Professional Engineer and without approval by the Missouri Department of Natural Resources. This constitutes a violation of Missouri Public Drinking Water Regulation 10 CSR 60-3.010 Construction Authorization.

2. The operator/owner of the system has never provided water quality analytical results as required by Missouri Public Drinking Water Regulations: 10 CSR 60-4.010; 10 CSR 60-4.020; 10 CSR 60-4.060; and 10 CSR 60-070.
3. The owner/operator of the system has failed to comply with the Reporting requirements contained within Missouri Public Drinking Water Regulation 10 CSR-60-7.010.
4. Verification of Compliance with Missouri Public Drinking Water Regulations 10 CSR-60-8.010 has not been provided to Missouri Department of Natural Resources. The regulation requires that the consumers of water in Oak View Estates Subdivision be notified in writing of the water systems owner/operator to comply with the above cited monitoring requirements.

5. Adequate records of the water supply system and its operation have not been kept.
6. The name of a certified operator in charge of the system has not been provided to the Department of Natural Resources as required by Missouri Public Drinking Water Regulation 10 CSR 60-14.010 Paragraphs (3) & (4).
7. The system reportedly has been subjected to frequent leaks in distribution and chronic low pressure or no water available to residences located at or above the surface elevation of the well.
8. This water system was constructed in the spring of 1983, hence does not qualify for consideration for approval to operate and issuance of a Permit to Dispense water as having non-conforming construction but disinfected. To qualify for consideration a system must have been in existence prior to October 1, 1979.

COMPLIANCE REQUIREMENTS:

The attached report of investigation conducted by Mr. Virgil Wiesner for the St. Louis Regional Office reveals that the Oak View Estates Subdivision water system has not received the proper care and attention that a public water supply deserves. Your failure to comply with the monitoring requirements as contained within the Missouri Safe Drinking Water Act and Regulations deprives the users of the assurance that the water they are consuming is safe. It is the intent of the Law that they be provided this assurance.

1. You are to commence monitoring in accordance with the schedule provided you for bacteriological quality (two samples every other week) and provide the results of analysis to the Department of Natural Resources within 15 days of receipt of this letter and submit to the St. Louis Regional Office within 30 days of receipt of this letter a plan with a time schedule within which you will have completed the necessary improvements as stipulated in the report of investigation.
2. Notify all of the present consumers of water within Oak View Estates of your failure to comply with the afore cited regulations.
3. Within 10 days, have a Professional Registered Engineer submit to the St. Louis Regional Office a proposal with specifications for providing full time flow proportionate chlorination of the existing water supply providing a minimum of thirty (30) minute detention time following introduction of the chlorine prior to the water entering distribution.
4. Within 10 days of receipt of this report retain a Professional Registered Engineer for the purpose of preparing an engineering report, plans and specifications for a water supply system meeting all construction criteria of the Missouri Department of Natural Resources. Have the Engineer of your choice notify the Department of his having been retained by you.

5. Maintenance of adequate records is essential to the effective operation of a water supply system. The following records must be kept;

- a) well construction information and maintenance records
- b) as built plans of storage and distribution lines
- c) reports of bacteriological examination of all water samples
- d) reports of chemical analyses of all water samples
- e) reports of radiological analyses of all water samples
- f) notices of violations issued by the DNR
- g) proof of compliance with notification of violation requirements
- h) daily pumpage
- i) drawdown and monthly pump rate
- j) consumer complaints

✓ Should you fail to comply with this directive I will refer this matter to the Enforcement section of the Department of Natural Resources for appropriate action.

If you have any questions regarding this report, please contact Mr. Virgil Wiesner at the St. Louis Regional Office.

APPROVED BY:



F. Donald Maddox
Regional Administrator
St. Louis Regional Office

SUBMITTED BY:



Virgil Wiesner
Chief, Public Drinking Water Unit
St. Louis Regional Office

FDM/VW/be

cc: Central Office, Public Drinking Water Program

BACTERIOLOGICAL WATER ANALYSIS

For Drinking Water Only

Bottle No. 5449L

Site Sample Collected

Mo	Day	Year	Hour
7	15	87	9:30 pm

☐ OUTDATED: Received in laboratory more than 48 hours after collection.
RESULTS MAY NOT BE VALID.

OFFICIAL SAMPLE: Collected by an authorized representative of the Dept. of Health.

UNOFFICIAL SAMPLE: Not collected by an authorized representative of the Dept. of Health. (For informational purposes only.)

Sample Collected By: (Report will be sent to person collecting sample.)

Name: RICK BRACKNEYAddress: 119 KIT DRIVECity: WRIGHT CITY, MO. 63390Telephone No. (314) 745.3770

POINT OF SAMPLE COLLECTION

Name/Location: OUTSIDE FAUCETAddress: SAME AS ABOVE County WARREN

From: ☒ Drilled Well ☐ Cistern
☐ Bored or Dug Well ☐ Spring (used for drinking purposes)
 Or (identify) _____ ☐ Resample after treatment

LABORATORY REPORT

Based upon Department of Health bacteriological standards for drinking purposes, at the time the sample was collected, this water was:

SATISFACTORY: _____ Coliforms/100ml

QUESTIONABLE: excessive bacterial growth without coliform bacteria detected

UNSATISFACTORY: TNTC WITH Coliforms/100ml

UNSATISFACTORY FOR TESTING: _____

Assistance in interpretation of this report may be obtained from your county health department or district health unit of the Missouri Department of Health. See the enclosed sheet for further information.

7-17-87
Date Received and Analyzed
7-21-87
Date Reported

00293

Laboratory Number

Lab-10G (R11-85)

O 580-0748 (11-85)

BACTERIOLOGICAL WATER ANALYSIS

For Drinking Water Only

Bottle No. 9516 M

Sample Collected

Day	Year	Hour
24	87	1:15

☐ OUTDATED: Received in laboratory more than 48 hours after collection.
RESULTS MAY NOT BE VALID.

OFFICIAL SAMPLE: Collected by an authorized representative of the Dept. of Health.

UNOFFICIAL SAMPLE: Not collected by an authorized representative of the Dept. of Health. (For informational purposes only.)

Sample Collected By: (Report will be sent to person collecting sample.)

Name: RICK BRACKNEYAddress: 119 KIT DR.City: WRIGHT CITY, MO. 63390Telephone No. (314) 745.3770

POINT OF SAMPLE COLLECTION

Name/Location: OUTSIDE HYDRANTAddress: 119 KIT DR, WRIGHT CITY, MO County WARREN

From: ☒ Drilled Well ☐ Cistern
☐ Bored or Dug Well ☐ Spring (used for drinking purposes)
 Or (identify) _____ ☐ Resample after treatment

LABORATORY REPORT

Based upon Department of Health bacteriological standards for drinking purposes, at the time the sample was collected, this water was:

SATISFACTORY: _____ Coliforms/100ml

QUESTIONABLE: excessive bacterial growth without coliform bacteria detected

UNSATISFACTORY: _____ Coliforms/100ml

UNSATISFACTORY FOR TESTING: _____

Assistance in interpretation of this report may be obtained from your county health department or district health unit of the Missouri Department of Health. See the enclosed sheet for further information.

2-25-87
Date Received and Analyzed
2-26-87
Date Reported

04299

Laboratory Number

Lab-10G (R11-85)

MISSOURI DEPARTMENT OF HEALTH
 Laboratory Services
 307 West McCarty Street
 Jefferson City, MO 65101

MO 580-0748 (11-85)

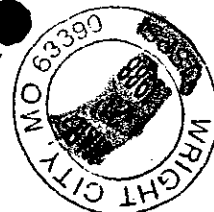
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MO. DEPT HEALTH

3/21/87
WATER SAMPLE

(13)

1.58
+
1.58
*



MAILED 3:55 PM
RICK BRACKNEY

(3)

Bill DeWay's
SAMPLE SENT TO
MO. DEPT NATURAL RESOURCES

3-15-88 BACTERIOLOGICAL WATER ANALYSIS

For Drinking Water Only

MIS-DATED

CORRECT DATE

Bottle No. 7660L

Date Sample Collected

Mo Day Year Hour
3 21 88 4:30 PM

STAMPED 3-21-88

NOT DATED: Received in laboratory more than 48 hours after collection. RESULTS MAY NOT BE VALID.

- ☐ OFFICIAL SAMPLE: Collected by an authorized representative of the Division of Health.
- ☒ UNOFFICIAL SAMPLE: Not collected by an authorized representative of the Division of Health. (For Informational purposes only.)

Sample Collected By: (Report will be sent to person collecting sample.)

Name: RICK BRACKNEY

Address: 119 KIT DRIVE

City: WRIGHT CITY, MO. 63390

Telephone No. (NONE)

POINT OF SAMPLE COLLECTION

Name/Location OUTSIDE FAUCET

Address 119 KIT, WRIGHT CITY, MO. 63390 County WARREN

- From: ☒ Drilled Well ☐ Cistern
- ☐ Bored or Dug Well ☐ Spring (used for drinking purposes)
- Or (Identify) _____ ☐ Resample after treatment

LABORATORY REPORT

Based upon Division of Health bacteriological standards for drinking purposes, at the time the sample was collected, this water was:

- ☐ SATISFACTORY: _____ Coliforms/100ml
- ☐ QUESTIONABLE: excessive bacterial growth without coliform bacteria detected
- ☒ UNSATISFACTORY: INTOXIC WITH _____ Coliforms/100ml
- ☐ UNSATISFACTORY FOR TESTING: _____

Assistance in interpretation of this report may be obtained from your county health department or district health unit of the Missouri Division of Health. See the enclosed sheet for further information.

3-23-88
Date Received and Analyzed
3-28-88

15

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BACTERIOLOGICAL WATER ANALYSIS

For Drinking Water Only

Bottle No. 7871L

Date Sample Collected

Mo	Day	Year	Hour
5	8	88	1:30 P.M.

☐ OUTDATED: Received in laboratory more than 48 hours after collection.
RESULTS MAY NOT BE VALID.

☐ OFFICIAL SAMPLE: Collected by an authorized representative of the Dept. of Health, USDA designated representative, or local health department personnel.

☒ UNOFFICIAL SAMPLE: Not collected by an authorized representative of the Dept. of Health. (For informational purposes only.)

Sample Collected By: (Report will be sent to person collecting sample.)

Name: PATRICK L. Keumwiede

Address: 130 Kit Drive

Wright City, Mo. 63390

Telephone No. (314) 745-2699

JOINT SAMPLE COLLECTION

Name/Location: OAK View Est.

Address 130 Kit Drive, Wright City, Mo. 63390 County WARREN

From: ☒ Drilled Well

☐ Cistern

☐ Bored or Dug Well

☐ Spring (used for drinking purposes)

Or (Identify) _____

☐ Resample after treatment

LABORATORY REPORT

Based upon Department of Health bacteriological standards for drinking purposes, at the time the sample was collected, this water was:

☐ SATISFACTORY: _____ Coliforms/100ml

☐ QUESTIONABLE: excessive bacterial growth without coliform bacteria detected

☒ UNSATISFACTORY: TNTC with Coliforms/100ml

☐ UNSATISFACTORY FOR TESTING: _____

Assistance in interpretation of this report may be obtained from your county health department or district health unit of the Missouri Department of Health. See the enclosed sheet for further information.

5-10-88
Date Received and Analyzed
5-13-88
Date Reported

MISSOURI DEPARTMENT OF HEALTH
Laboratory Services
307 West McCarty Street
Jefferson City, MO 65101

Laboratory Number

0-1331

MO 580-0748 (11-86)

Lab - 10G (R11-86)

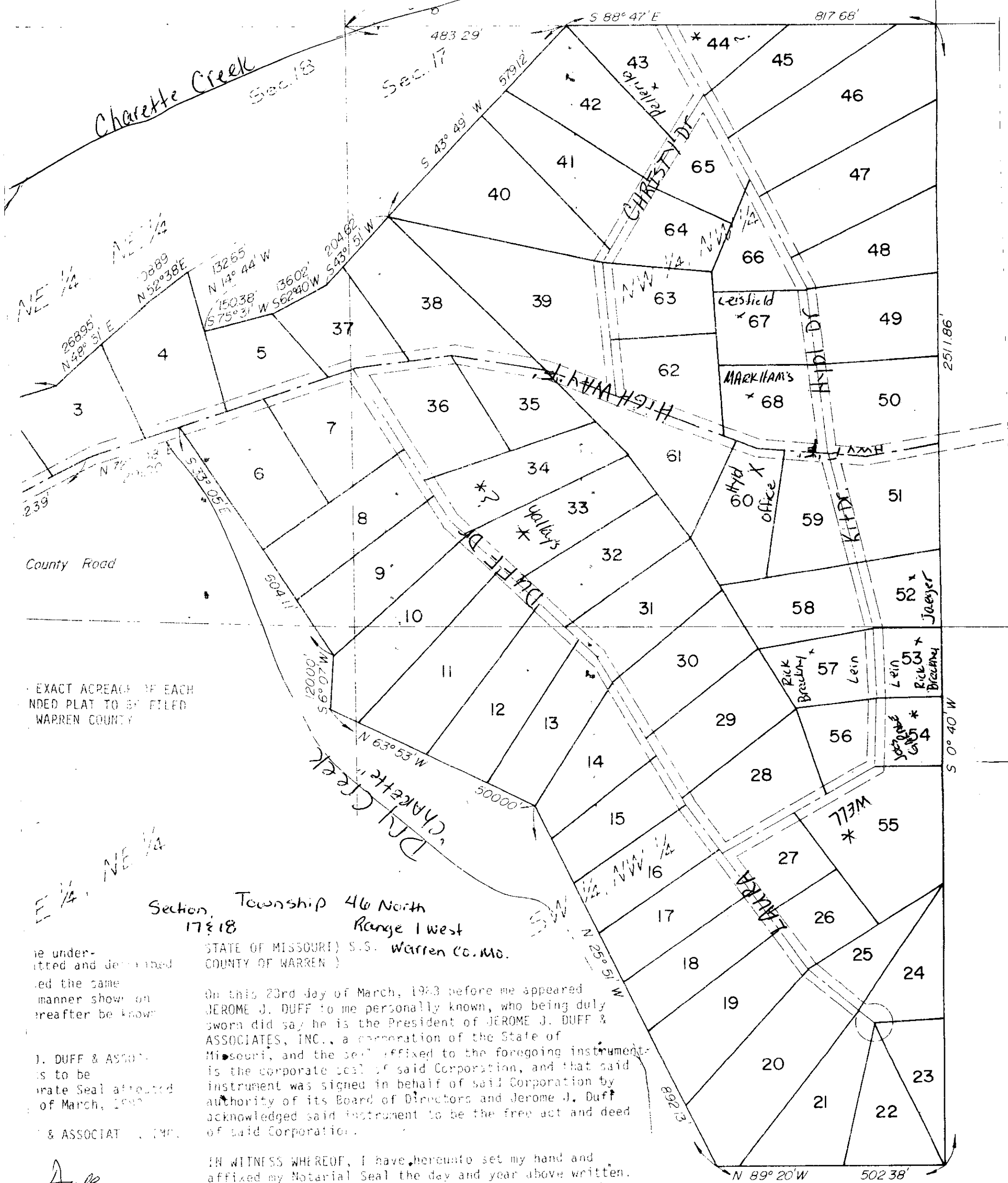
DEED OF TRUST

This Deed, Made and entered into this 16 day of August, 1984,
 by and between Michael Jaeger
 of the County of Warren, and State of Missouri, party of the first part,
 and Steve Beeny
 of the County of Warren, and State of Missouri, party of the second part,
 and Joseph Hybl, a single person, and Kristy Beeny, a single person
 of the City of Redwood, and State of California, parties of the third part.
Witnesseth, That the said party of the first part, in consideration of the debt and trust hereinafter mentioned
 and created, and of the sum of One Dollar to be paid by the said party of the second part, the receipt of which
 is hereby acknowledged, do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said
 party of the second part, his heirs, assigns, and successors in trust, the following described real estate, situated
 in the County of Warren, and State of Missouri; to-wit:

A tract of land being part of the West Half of the Northwest Quarter
 of Section 17, Township 46 North, Range 1 West, Warren County, Missouri, and
 being part of OAKVIEW ESTATES, as recorded on Slide B-53 of the Warren County
 Records, and being described as follows:

Commencing at an Old Iron Rod at the Northwest Corner of Section 17:
 thence along the North line of Section 17, South 88°-47' East 1300.97 feet
 to the East line of the West Half of the Northwest Quarter: thence along
 the said East line, South 0°-40' West 1151.86 feet to the place of beginning
 of the said tract: thence continuing along the said East line, South 0°-40'
 West 170.00 feet to a point: thence leaving the said East line, North 89°-41'
 West 160.42 feet to a point in the centerline of a 40 foot wide Road and Util-
 ity Easement: thence along the said centerline, North 12°-09' West 140.00
 feet: thence leaving the said centerline, North 80°-28' East 194.54 feet to
 the place of beginning and containing 0.62 acres, more or less.

NOTE was PRESENTED AND CANCELLED
 The debt mentioned in the within Deed of Trust having been fully paid and discharged, I hereby
 acknowledge satisfaction in full, and release the property herein conveyed from the lien and encumbrance
 thereon this 29th day of August, 1988
Joseph M. Trick Assignee
Stutts Beneficiary
 Recorder of Deeds, By Stutts Deputy



Section 17, Township 46 North
Range 1 West
Warren Co. Mo.

he under-
itted and described
ed the same
manner shown on
hereafter be known

J. DUFF & ASSOC.
is to be
rate Seal attached
of March, 1983

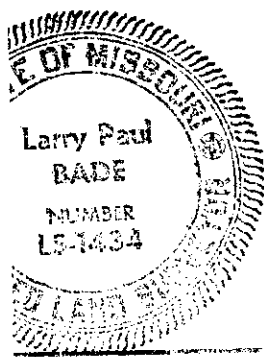
& ASSOCIAT, INC.

On this 23rd day of March, 1983 before me appeared
JEROME J. DUFF to me personally known, who being duly
sworn did say he is the President of JEROME J. DUFF &
ASSOCIATES, INC., a corporation of the State of
Missouri, and the seal affixed to the foregoing instrument
is the corporate seal of said Corporation, and that said
instrument was signed in behalf of said Corporation by
authority of its Board of Directors and Jerome J. Duff
acknowledged said instrument to be the free act and deed
of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my Notarial Seal the day and year above written.

Ruth A. Struttman
Notary Public
My Commission Expires *July 1, 1985*

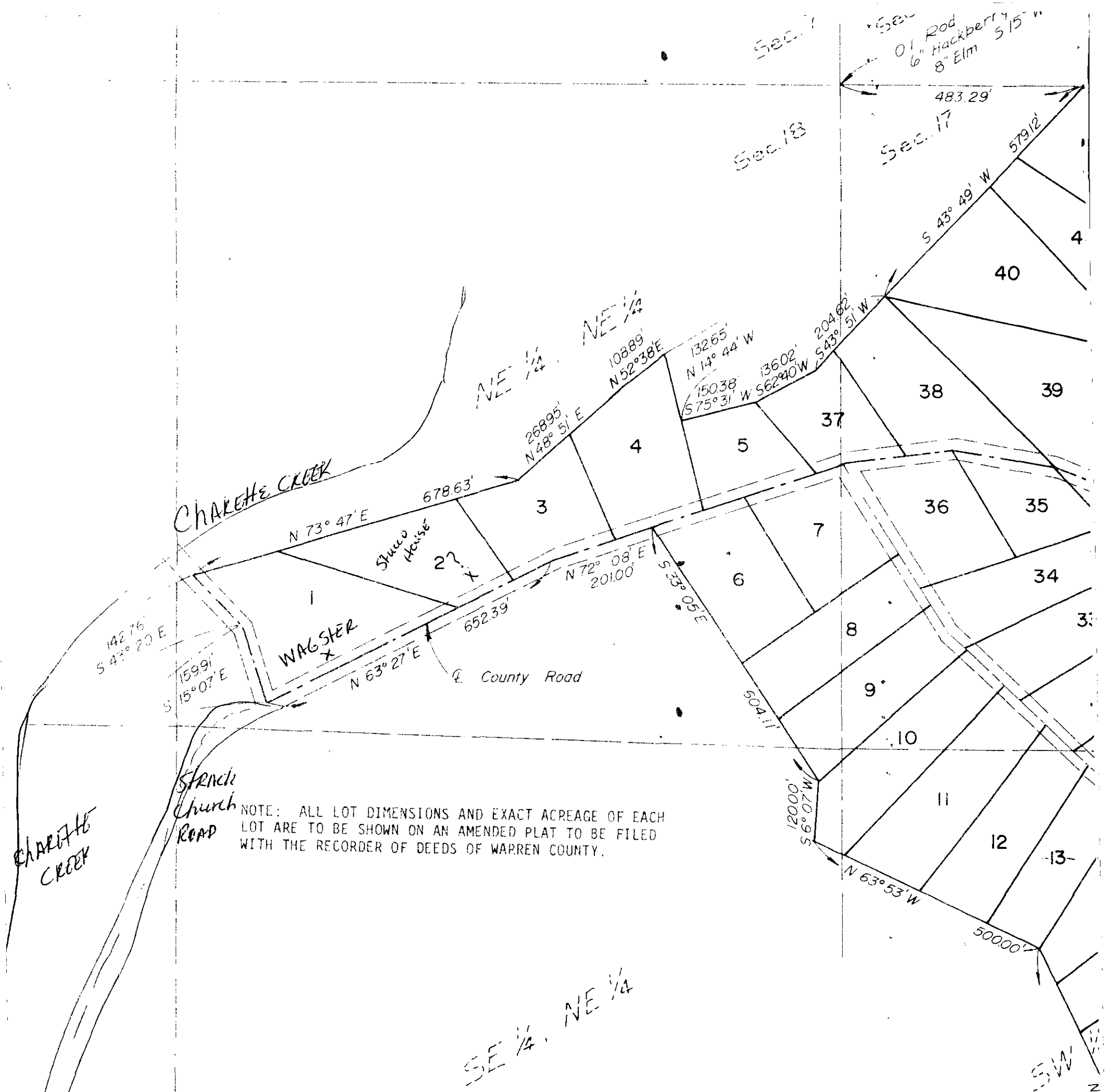
All Roads Are To Be 10 W Road & UTILITY ESMIT



OAKVIEW EST
Township North (46)
RANGE 1 WEST
WARREN COUNTY MO.
Section 17, 18

STATE OF MISSOURI
County of Warren

I, the undersigned, Clerk of Circuit Court and ex-officio Recorder for
certify that the foregoing instrument of writing was on the *23rd* day of
1982 at *3* o'clock *55* minutes *P* M., duly filed in this office for
the same is truly recorded in the records in this office in *book 146* on *page 10*
Witness my hand and official seal this *23rd* day of *March*
By *Ruth A. Struttman* DEPUTY RECORDER
EX-OFFICIO RECORD.



JEROME J. DUFF & ASSOCIATES, INC., the undersigned owner of the tract of land platted and described in the above Surveyor's Plat has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "OAK VIEW ESTATES".

IN WITNESS WHEREOF, the said JEROME J. DUFF & ASSOCIATES, INC., has caused these presents to be signed by its President and its Corporate Seal attested to be hereunto affixed this 23rd day of March, 1983.

JEROME J. DUFF & ASSOCIATES, INC.



By Jerome J. Duff President

STATE OF MISSOURI) S.S.
COUNTY OF WARREN)

On this 23rd day of March, 1983 before me appeared JEROME J. DUFF to me personally known, who being duly sworn did say he is the President of JEROME J. DUFF & ASSOCIATES, INC., a corporation of the State of Missouri, and the seal affixed to the foregoing instrument is the corporate seal of said Corporation, and that instrument was signed in behalf of said Corporation authority of its Board of Directors and Jerome J. Duff acknowledged said instrument to be the free act and of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year above writ

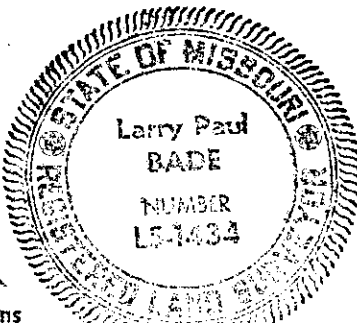
Paul A. Struthmann
Notary Public

My Commission Expires: July 1, 1985

THIS IS TO CERTIFY THAT AT THE REQUEST OF JEROME J. DUFF & ASSOCIATES, INC. WE HAVE MADE A SURVEY AS SHOWN ABOVE AND THAT IT REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI STATE LAND SURVEY.

Larry Paul Bade
REGISTERED LAND SURVEYOR
L.S. No. 1131

This survey is subject to building lines, easements, right-of-ways, and restrictions



ALL ROADS ARE TO BE 10' W ROAD & UTILITY ESM'T