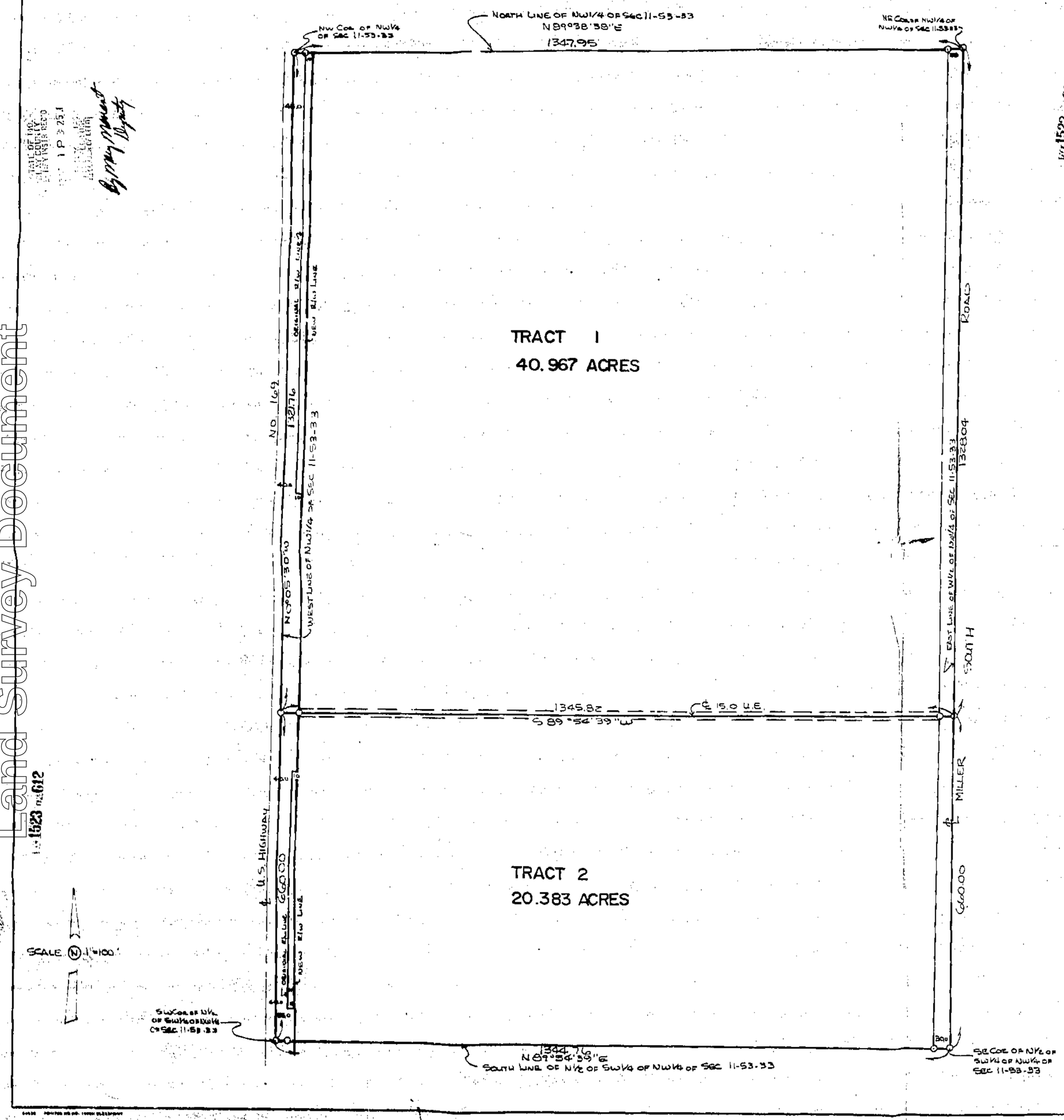
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

E 67160 Nov 7 1983



CERTIFICATE OF SURVEY

This is to Certify that we have on this 4th day of October, 1983, made a survey of the premises described below, that the boundary lines are as shown hereon, that there are no encroachments on said property, except as shown.

DESCRIPTION:

TRACT 1: A tract of land in the Northwest Quarter of Section 11, Township 53, Range 33, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 11; thence North 89°38" East along the North line of the Northwest Quarter of said Section 11, 1347.95 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 11; thence SOUTH along the East line of the West one-half of the Northwest Quarter of said Section 11, 1328.04 feet; thence South 89°54' 39" West 1345.82 feet to a point on the West line of the Northwest Quarter of said Section 11; thence North 0°05' 30" West along the West line of the Northwest Quarter of said Section 11, 1321.76 feet to the point of beginning. Containing 40.967 Acres, more or less.

Subject to that part on the East now being used for Road Purposes and Subject to that part on the West deeded to the State of Missouri for highway purposes.

TRACT 2: A tract of land in the Northwest Quarter of Section 11, Township 53, Range 33, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 11; thence South 0°05' 30" East along the West line of the Northwest Quarter of said Section 11, 1321.76 feet to the True Point of Beginning of the tract to be herein described; thence North 89°54' 39" East 1345.82 feet to a point in the East line of the West one-half of the Northwest Quarter of said Section 11; thence SOUTH along the East line of the West one-half of the Northwest Quarter of said Section 11; 660.00 feet to the Southeast corner of the North one-half of the Southwest Quarter of the Northwest Quarter of said Section 11; thence South 89°54' 39" West along the South line of the North one-half of the Southwest Quarter of the Northwest Quarter of said Section 11, 1344.76 feet to the Southwest corner of the North one-half of the Southwest Quarter of the Northwest Quarter of said Section 11; thence North 0°05' 30" West along the West line of the Northwest Quarter of said Section 11, 660.00 feet to the True Point of Beginning. Containing 20.383 Acres, more or less.

Subject to that part on the East now being used for road purposes and Subject to that part on the West deeded to the State of Missouri for Highway Purposes.

Subject to any and all easements and restrictions of record.

APPROVED BY _____
DATE _____

Utility easements: An easement is hereby granted to Clay County, Missouri to locate, construct and maintain or authorize the location, construction and maintenance over and along the strips marked "Utility Easement".

Streets: Streets shown on this plat that are not conform dedicated to public use are hereby so dedicated.

Helen B. Cowden
Luther J. Blake

In the State of Missouri, County of Clay, on this 7th day of November, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith L. Cowden and Helen B. Cowden, Husband and Wife and Luther J. Blake, a single person to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notarial Seal subscribed and affixed in said County and State the day and year in this certificate above written.

(Seal) _____ Notary Public

My Term Expires _____

DEMENT SURVEYING CO.
1504 N. GRAND AVE. GLADSTONE, MISSOURI
452-5568

SCALE: 1"=100'	DRAWN BY: L.L.D.
DATE: 10-4-1983	REVISED

FOR: KEITH COWDEN — DRAWING NUMBER: L-9182

12/5/84 9:27
Clay County
Updated