Clay County, Missouri
Land Survey Document

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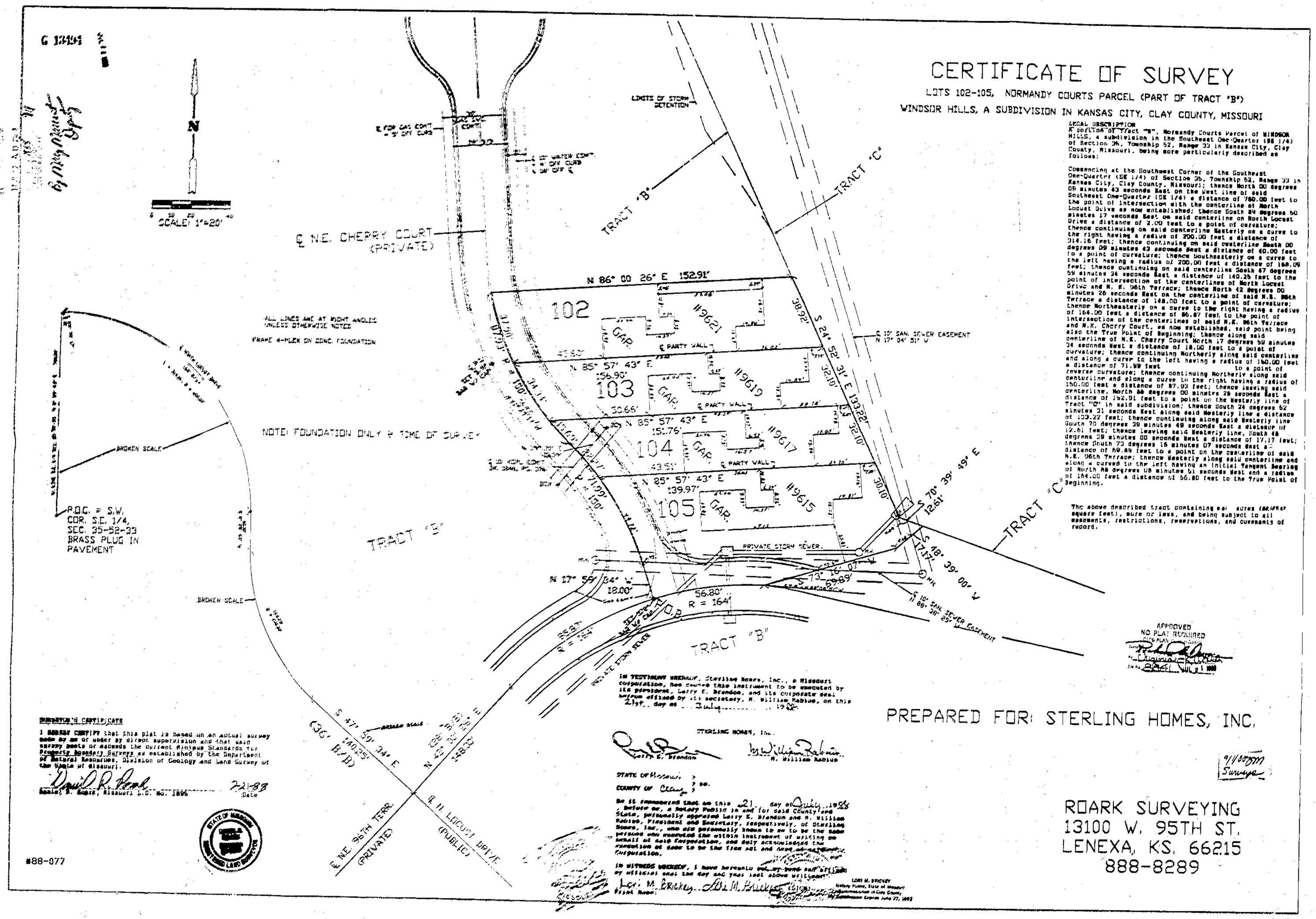
G 13194

CERTIFICATE OF SURVEY

LOTS 102-105, NORMANDY COURTS PARCEL (PART OF TRACT "B")

WINDSOR HILLS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION

A portion of Tract "B", Normandy Courts Parcel of WINDSOR HILLS, a subdivision in the Southeast One-Quarter (SE 1/4) of Section 35, Township 52, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast One-Quarter (SE 1/4) of Section 35, Township 52, Range 33 in Kansas City, Clay County, Missouri; thence North 00 degrees 09 minutes 43 seconds East on the West line of said Southeast One-Quarter (SE 1/4) a distance of 780.00 feet to the point of intersection with the centerline of North Locust Drive as now established; thence South 89 degrees 50 minutes 17 seconds East on said centerline on North Locust Drive a distance of 2.00 feet to a point of curvature; thence continuing on said centerline Easterly on a curve to the right having a radius of 200.00 feet a distance of 314.16 feet; thence continuing on said centerline South 00 degrees 09 minutes 43 seconds East a distance of 40.00 feet to a point of curvature; thence Southeasterly on a curve to the left having a radius of 200.00 feet a distance of 188.09 feet; thence continuing on said centerline South 47 degrees 59 minutes 34 seconds East a distance of 140.35 feet to the point of intersection of the centerlines of North Locust Drive and N. E. 96th Terrace; thence North 42 degrees 00 minutes 26 seconds East on the centerline of said N.E. 96th Terrace a distance of 148.00 feet to a point of curvature; thence Northeasterly on a curve to the right having a radius of 164.00 feet a distance of 56.87 feet to the point of intersection of the centerlines of said N.E. 96th Terrace and N.E. Cherry Court, as now established, said point being also the True Point of Beginning; thence along said centerline of N.E. Cherry Court North 17 degrees 59 minutes 34 seconds West a distance of 18.00 feet to a point of curvature; thence continuing Northerly along said centerline and along a curve to the left having a radius of 150.00 feet a distance of 71.99 feet to a point of reverse curvature; thence continuing Northerly along said centerline and along a curve to the right having a radius of 150.00 feet a distance of 87.93 feet; thence leaving said centerline, North 86 degrees 00 minutes 26 seconds East a distance of 152.91 feet to a point on the Westerly line of Tract "C" in said subdivision; thence South 24 degrees 52 minutes 31 seconds East along said Westerly line a distance of 193.22 feet; thence continuing along said Westerly line South 70 degrees 39 minutes 49 seconds East a distance of 12.61 feet; thence leaving said Westerly line, South 49 degrees 39 minutes 00 seconds West a distance of 17.17 feet; thence South 73 degrees 16 minutes 07 seconds West a distance of 69.89 feet to a point on the centerline of said N.E. 96th Terrace; thence Westerly along said centerline and along a curved to the left having an initial Tangent Bearing of North 88 degrees 08 minutes 01 seconds West and a radius of 164.00 feet a distance of 56.80 feet to the True Point of Beginning.

The above described tract containing [illegible] acres ([illegible] square feet), more or less, and being subject to all easements, restrictions, reservations, and covenants of record.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
[illegible]
Director of Planning
Date: [illegible]

IN TESTIMONY WHEREOF, Sterling Homes, Inc., a Missouri corporation, has caused this instrument to be executed by its president, Larry E. Brandon, and its corporate seal hereon affixed by its secretary, H. William Rabius, on this 21st day of July, 1988.

STERLING HOMES, INC.

Larry E. Brandon

By: H. William Rabius
H. William Rabius

STATE OF Missouri }
COUNTY OF Clay } ss.

Be it remembered that on this 21 day of July, 1988, before me, a Notary Public in and for said County and State, personally appeared Larry E. Brandon and H. William Rabius, President and Secretary, respectively, of Sterling Homes, Inc., who are personally known to me to be the same persons who executed the within instrument of writing on behalf of said Corporation, and duly acknowledged the execution of same to be their act and deed and that said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Lori M. Brickey
Print Name

Lori M. Brickey
Notary Public

LORI M. BRICKEY
Notary Public, State of Missouri
Commissioned in Clay County
My Commission Expires June 27, 1992

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri.

Donald R. Roark
Donald R. Roark, Missouri L.S. No. 1896

7-21-88
Date

STATE OF MISSOURI
DONALD R. ROARK
NUMBER 1896
REGISTERED LAND SURVEYOR

#88-077

PREPARED FOR: STERLING HOMES, INC.

9/1/88 DRR
Surveys

ROARK SURVEYING
13100 W. 95TH ST.
LENEXA, KS. 66215
888-8289