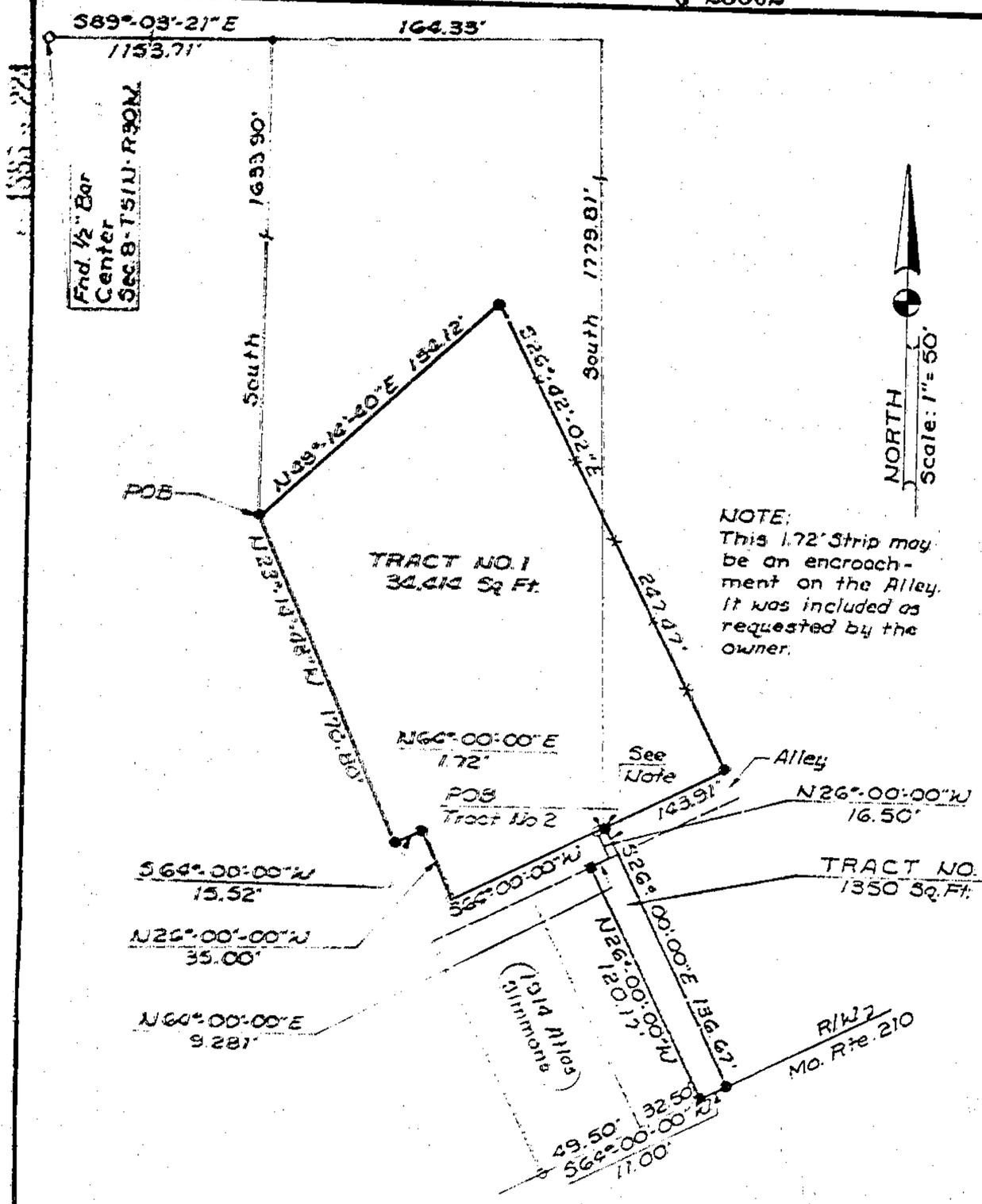
G 25602



NOTE:
This 1.72' Strip may be an encroachment on the Alley. It was included as requested by the owner.

CERTIFICATE OF SURVEY

LEGEND

● ~ 1/2" Bar Set
○ ~ 1/2" Bar Found
Fence
■ ~ 3/8" Bar Found
▼ ~ 3/4" Bar Found

The survey and description hereon is based on the following description and as requested by the owner

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 8, Township 51, Range 30, Missouri City, Clay County, Missouri, described as follows: Beginning at a point on the North edge of alley 1124 feet West from Wood Street and being the Southwest corner of a lot bought by Ernest C. Bell from Calvin Kidd; running thence in a Northerly direction with the West lines of Ernest C. Bell and Amanda Vossys properties 250 feet to the Northwest corner of Amanda Vossys property; thence South of West 165 feet to Lynn tree; thence East 15 feet; thence East of South 35 feet to North edge of alley and of South with Donaghe and Winfreys East line 136 feet; thence East that point being the Southwest corner of Donaghe and Winfreys stable; thence Easterly along the North edge of said alley 144 feet to the point of beginning; Also beginning on the North edge of the North curb stone of Main Street 324 feet East of William L. Simmons lot bought of J. W. Holt and wife; thence North parallel with the East line of his lot 128 feet to alley; thence East with South line of said alley 11 feet; thence South on a parallel with William L. Simmons lot 148 feet to North edge of curb stone on Main Street; thence West with North line of curb stone on said Main Street 11 feet to the Beginning; being the same land formerly owned by Thomas F. Kidd, deceased. Being the same land described in a Deed dated August 20, 1964 and recorded in Book 840 at Page 334, Deed of Records of Clay County, Missouri.

DESCRIPTION TRACT NO. 1

A tract of land in the Southeast Quarter of Section 8, Township 51 North of the base line, Range 30 West of the Fifth Principal Meridian, Missouri City, Clay County, Missouri, described as follows: Beginning at a point that is South 89°-03'-21" East, 1318.28 feet and South, 1633.90 feet from the center of said Section 8; thence from said point of beginning North 39°-12'-20" East, 152.12 feet; thence South 26°-02'-02" East, 247.67 feet to the northerly line of an alley; thence South 64°-00'-00" West, 142.91 feet; thence North 26°-00'-00" West, 35.00 feet; thence South 64°-00'-00" West, 15.52 feet; thence North 26°-00'-00" West, 120.17 feet to said point of beginning. Said tract contains 34,414 square feet and is subject to all easements, restrictions and encumbrances of record. The bearing system is assumed based on the north line of said Southeast Quarter being South 89°-03'-21" East.

DESCRIPTION TRACT NO. 2

A tract of land in the Southeast Quarter of Section 8, Township 51 North of the base line, Range 30 West of the Fifth Principal Meridian, Missouri City, Clay County, Missouri, described as follows: Beginning at a point that is South 89°-03'-21" East, 1318.04 feet and South, 1779.81 feet from the center of said Section 8; thence from said point of beginning, South 26°-00'-00" East, 136.67 feet to the northerly right-of-way of Missouri Highway Route 210; thence South 64°-00'-00" West, 11.00 feet along said right-of-way; thence North 26°-00'-00" West, 120.17 feet; thence North 64°-00'-00" East, 9.28 feet; thence North 26°-00'-00" West, 16.50 feet; thence North 64°-00'-00" East, 1.72 feet to said point of beginning. Said tract contains 1350 square feet and is subject to all easements, restrictions, and encumbrances of record. The bearing system is assumed based on the north line of said Southeast Quarter being South 89°-03'-21" East.

CERTIFICATION: I, William D. Meyer, hereby certify that Associated Consultants, Inc. has surveyed the described property as shown on this Certificate in accordance with the current Missouri Standards for Property Boundary Surveys of the Department of Natural Resources, Division of Geology and Land Survey, to the best of my knowledge and belief at this time.

William D. Meyer
WILLIAM D. MEYER
L.S. #1304 STATE OF MISSOURI

DATE: ~~[illegible]~~, 1988
Aug. 24, 1988

SURVEY FOR: Bill Griffin

JOB NO. 587.12.475

10/19/89 pm
Surveys.

ASSOCIATED CONSULTANTS, INC.
CONSULTING ENGINEERS
P.O. BOX 373
RICHMOND, MISSOURI 64085-0373
304 E. NORTH MAIN
(816) 776-2135

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document