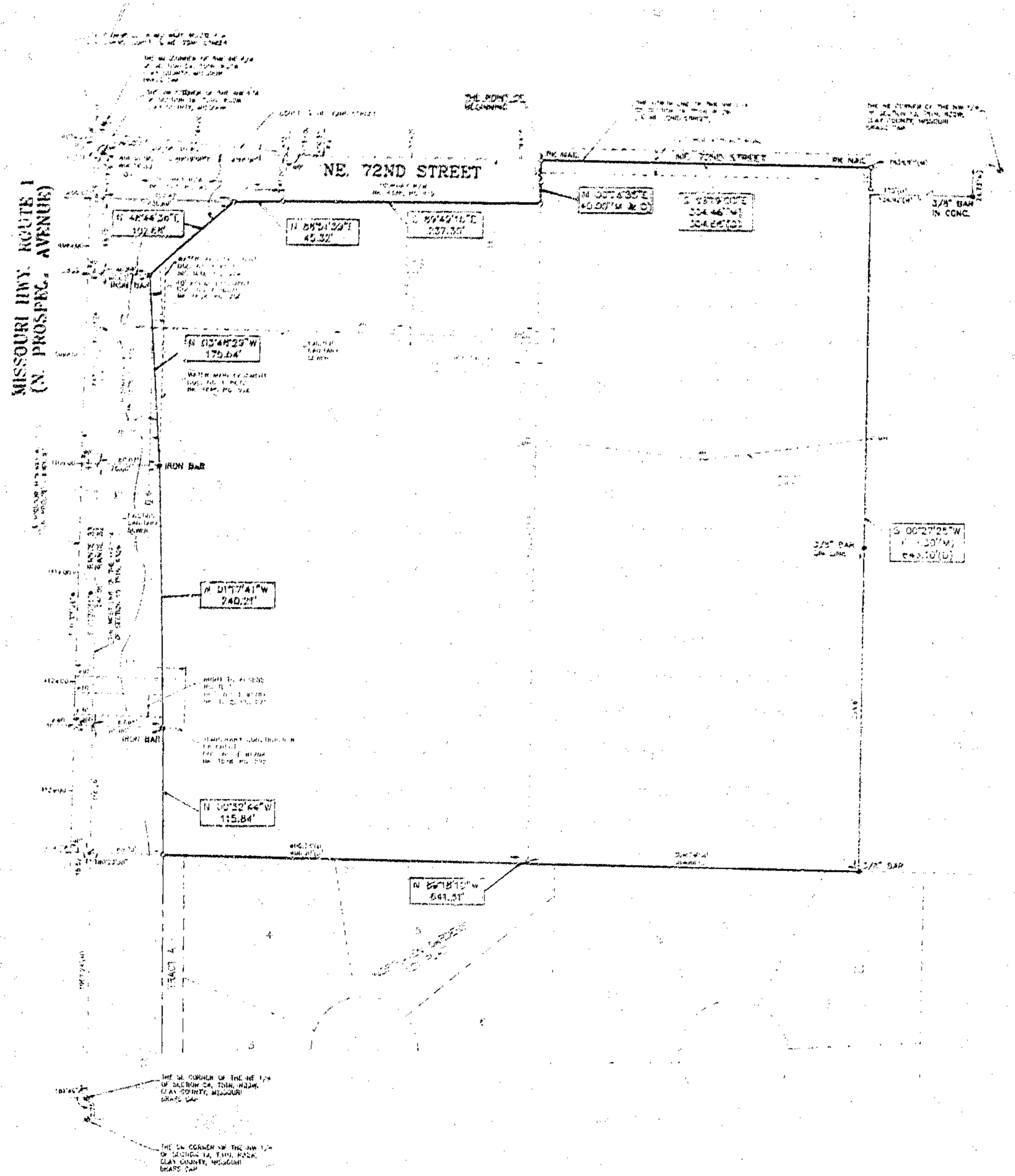
Clay County, Missouri
Land Survey Document



BOUNDARY DESCRIPTION

THE NORTH 643.1 FEET OF THE WEST 710.92 FEET OF THE NORTHWEST 1/4 OF SECTION 19, T51N, R32W OF THE 5TH P.M. GLADSTONE, CLAY COUNTY, MISSOURI EXCEPTING THEREFROM THOSE TRACTS CONVEYED TO THE STATE OF MISSOURI FOR ROAD PURPOSES ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S89°19'00"E ON THE NORTH LINE OF SAID NORTHWEST 1/4 (ALL BEARINGS HEREIN ARE BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE"), 406.00 FEET (406.26 FEET, DEED) TO THE POINT OF BEGINNING; THENCE CONTINUING S89°19'00"E ON SAID NORTH LINE, 304.46 FEET (304.66 FEET, DEED); THENCE S00°27'25"E, 643.30 FEET (643.11 FEET, DEED) TO THE NORTH LINE OF NORTHAVEN GARDENS - FIRST PLAT, A SUBDIVISION OF LAND IN GLADSTONE, CLAY COUNTY, MISSOURI; THENCE N88°18'10"W ON THE NORTH LINE OF SAID SUBDIVISION, 641.31 FEET (641.13 FEET, DEED) TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY ROUTE 1, SAID POINT BEING S89°19'00"E, 66.79 FEET FROM THE WEST LINE OF SAID NORTHWEST 1/4; THENCE N00°32'44"W ON SAID RIGHT-OF-WAY LINE, 115.84 FEET TO A POINT 85.00 FEET LEFT OF STATION 112+40 OF SAID HIGHWAY; THENCE N01°17'41"W, ON SAID RIGHT-OF-WAY LINE, 240.21 FEET TO A POINT 75.00 FEET LEFT OF STATION 110+00 OF SAID HIGHWAY; THENCE N03°48'29"W ON SAID RIGHT-OF-WAY LINE, 175.64 FEET TO A POINT 60.00 FEET LEFT OF STATION 108+ OF SAID HIGHWAY; THENCE N48°44'38"E ON SAID RIGHT-OF-WAY LINE, 92.40 FEET TO A POINT 115.00 FEET LEFT OF STATION 107+[illegible] OF SAID HIGHWAY; THENCE N88°51'39"E ON SAID RIGHT-OF-WAY LINE 45.32 FEET TO A POINT 45.00 FEET LEFT OF STATION 18+15 OF THE 72ND STREET IMPROVEMENT CENTERLINE OF SAID HIGHWAY; THENCE N00°45'16"E ON SAID RIGHT-OF-WAY LINE, 237.30 FEET TO A POINT 40.00 FEET LEFT OF STATION 19+81.23 (STATION 19+81, BAND) OF SAID HIGHWAY; THENCE N00°28'55"E, 40.00 FEET TO THE POINT OF BEGINNING. (SAID TRACT CONTAINS 401,640 SQUARE FEET, OR 9.220 ACRES).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DRAWING IS BASED ON AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI.

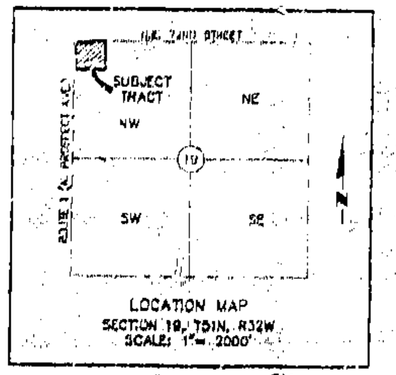
NOVEMBER 2, 1992 — SIGNED: Thomas A. Smith
DATE OF SURVEY: — THOMAS A. SMITH MO. L.S. 1991-

NOTES

1. EASEMENT AND RIGHT-OF-WAY DOCUMENT INFORMATION FOR THIS SURVEY HAS BEEN PROVIDED BY CHICAGO TITLE INSURANCE COMPANY.
2. THE FOLLOWING EASEMENT/RIGHT-OF-WAY DOCUMENTS ENCUMBER THE PROPERTY BUT ARE DEFICIENT IN INFORMATION TO DETERMINE THE EXACT LOCATION OF:
   - A. BK 484, PG 270 KCP&L EASEMENT;
   - B. BK 316, PG 456 KCP&L EASEMENT;
   - C. BK 458, PG 38 KCP&L EASEMENT;
   - D. BK 393, PG 244 KCP&L EASEMENT;
   - E. BK 451, PG 138 #C2152 SEWER EASEMENT;
   - F. BK 562, PG 346 #C2156 SEWER EASEMENT;
   - G. BK 964, PG 273 #C3114 SEWER EASEMENT;
   - H. BK 7, PG 487 #C6940 SEWER EASEMENT;
   - I. BK 2021, PG 9 #C4609 SEPTIC DRAINAGE EASEMENT.
3. THE FOLLOWING EASEMENT/RIGHT-OF-WAY DOCUMENTS ENCUMBER LAND THAT IS NOW IN ROUTE 1 RIGHT-OF-WAY:
   - A. BK 1137, PG 942 #C91518 RIGHT-OF-WAY AND EASEMENT CONVEYANCE;
   - B. BK 1140, PG 622 #C92748 RIGHT-OF-WAY AND EASEMENT CONVEYANCE.

LEGEND

⊕	SECTION 1/4 CORNERS FOUND
●	CORNER FOUND AS NOTED
○	SET 1/2" REBAR WITH I.D. CAP (UNLESS OTHERWISE NOTED)
D	DEEDED DISTANCE
M	MEASURED DISTANCE
MH	MANHOLE
107+00	STATE OF MISSOURI CONSTRUCTION CENTERLINE STATIONS



LOCATION MAP
SECTION 19, T51N, R32W
SCALE: 1"= 2000'

STATE OF MO.
CLAY COUNTY
By Mary Merrant
Deputy

PROJ NO: 234-0390 A	FILE SK/FCL: 93-4/16	
DESCRIB:	DRAWN: TRP	CHECKED:
ISSUE / REVISIONS:		DATE
ISSUED		11-9-90

LANKFORD, THOMPSON, DREESSEN & DORNER, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
LAND PLANNERS
10801 N. EXECUTIVE HILLS BLVD. SUITE 100
KANSAS CITY, MISSOURI 64153
TELE. (816) 891-2523 FAX (816) 891-9279

PREPARED FOR:
PROSPECT 72ND DEVELOPMENT COMPANY
1101 WALNUT, SUITE 800
KANSAS CITY, MISSOURI 64105

BOUNDARY SURVEY
PART OF THE NW 1/4
OF SECTION 19, T51N, R32W,
GLADSTONE, CLAY COUNTY, MISSOURI

SHEET NO. 1 OF 1
JOB M5132-19

4/23/91 DM
Filler Survey

Clay County Land Survey Document