http://www.ClayCoGov.com

Clay County, Missouri
Land Survey Document

CERTIFICATE of SURVEY

This is to Certify that we have on this 19th day of June, 1990, made a survey of premises described below, that the boundary lines are as shown hereon, that we have found no encroachments on said property, except as shown.

TRACT A

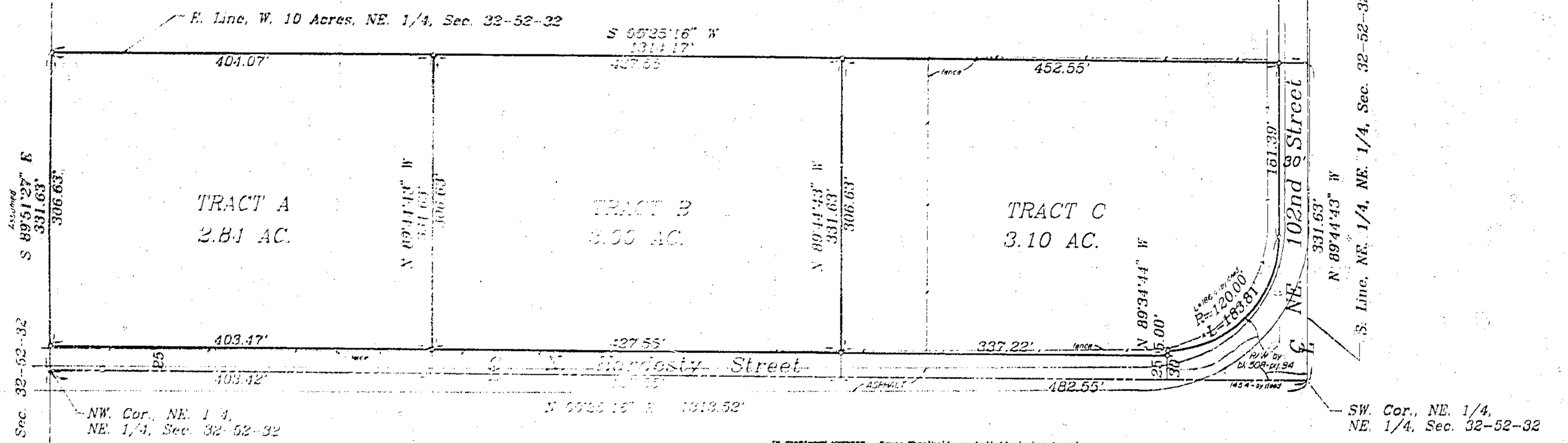
A tract of land in the Northeast quarter of the Northeast quarter of Section 32, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northeast quarter of said Northeast quarter; thence South 89°51'27" East, along the North line of said Northeast quarter, 25.00 feet to a point on the East Right Of Way line of N. Hardesty Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 89°51'27" East, along the North line of said Northeast quarter, 306.63 feet to a point on the East line of the West 10 acres of the Northeast quarter of said Northeast quarter; thence South 0°25'16" West, along said East line, 404.07 feet; thence North 89°44'43" West, 306.63 feet to a point on the East Right of Way line of said N. Hardesty Street; thence North 0°25'16" East, along said Right of Way line, 403.44 feet to the True Point of Beginning. Containing 2.84 acres, more or less. Subject to any and all easements and restrictions of record.

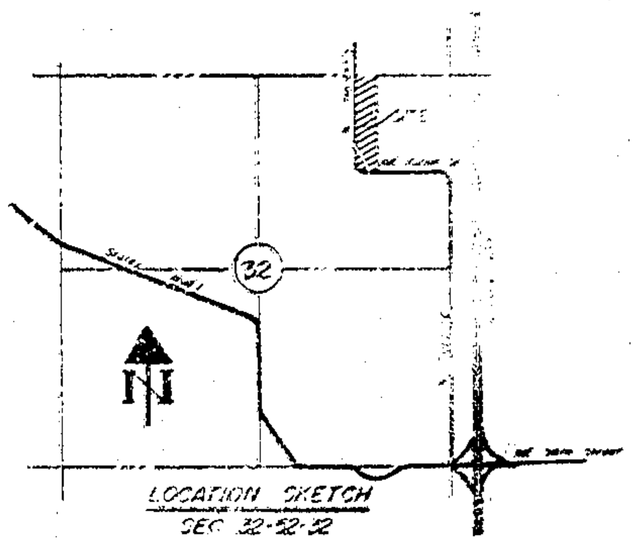
TRACT B

A tract of land in the Northeast quarter of the Northeast quarter of Section 32, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northeast quarter of said Northeast quarter; thence South 0°25'16" West, along the West line of the Northeast quarter of said Northeast quarter, 403.42 feet; thence South 89°44'43" East, 25.00 feet to a point on the East Right of Way line of N. Hardesty Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 89°44'43" East, 306.63 feet to a point on the East line of the West 10 acres of the Northeast quarter of said Northeast quarter; thence South 0°25'16" West, along said East line, 427.55 feet; thence North 89°44'43" West, 306.63 feet to a point on the East line of said N. Hardesty Street; thence North 0°25'16" East, along said East line, 427.55 feet to the True Point of Beginning. Containing 3.00 acres, more or less. Subject to any and all other easements and restrictions of record.

TRACT C

A tract of land in the Northeast quarter of the Northeast quarter of Section 32, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northeast quarter of said Northeast quarter; thence South 0°25'16" West, along the West line of the Northeast quarter of said Northeast quarter, 830.67 feet; thence South 89°44'43" East, 25.00 feet to a point on the East Right of Way line of N. Hardesty Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 89°44'43" East, 306.63 feet to a point on the East line of the West 10 acres of the Northeast quarter of said Northeast quarter; thence South 0°25'16" West, along said East line, 452.55 feet to a point on the North Right of Way line of 102nd Street, as now established; thence North 89°44'43" West along said Right of Way line, 181.39 feet; thence Northwesterly, along said Right of Way line, on a curve to the Right, having a radius of 120.00 feet, an arc distance of 183.81 feet to a point on the East Right of Way line of said N. Hardesty Street; thence North 89°34'44" West, along said Right of Way line, 5.00 feet; thence North 0°25'16" East, along said Right of Way line, 337.22 feet to the True Point of Beginning. Containing 3.10 acres, more or less. Subject to any and all easements and restrictions of record.





LOCATION SKETCH
SEC. 32-52-32

IN TESTIMONY WHEREOF: Bruce Threlkeld, an individual, has caused these presents to be executed this 8th day of December, 1990.

Bruce Threlkeld

STATE OF MISSOURI } ss.
COUNTY OF Clay }

Be it remembered that on this 8th day of December, 1990, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Bruce Threlkeld, an individual, who is personally known to me to be the same person who executed the within instrument of writing and acknowledged that he executed the same as his own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in said County and State on the date herein last above written.

My commission expires _____ Notary Public

I HEREBY CERTIFY, that this Lot Split # _____ of part of the Northeast quarter of Section 32, Township 52, Range 32, Kansas City, Clay County, Missouri 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

11-19-90 Signed Robert L. Buford, MO # LS 1063
Date

○ - set 1/2" x 18" iron bar with plastic cap stamped LS 1063

□ - set 5/8" x 24" iron bar with aluminum cap stamped R.L. Buford, LS 1063

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

7/20/91 SW
Miller Surveys

Robert L. Buford • Land Surveyors
7311 N. W. Road St. • Suite 103 • Kansas City, Mo. 64152 • (816) 741-6146