Clay County, Missouri
Land Survey Document

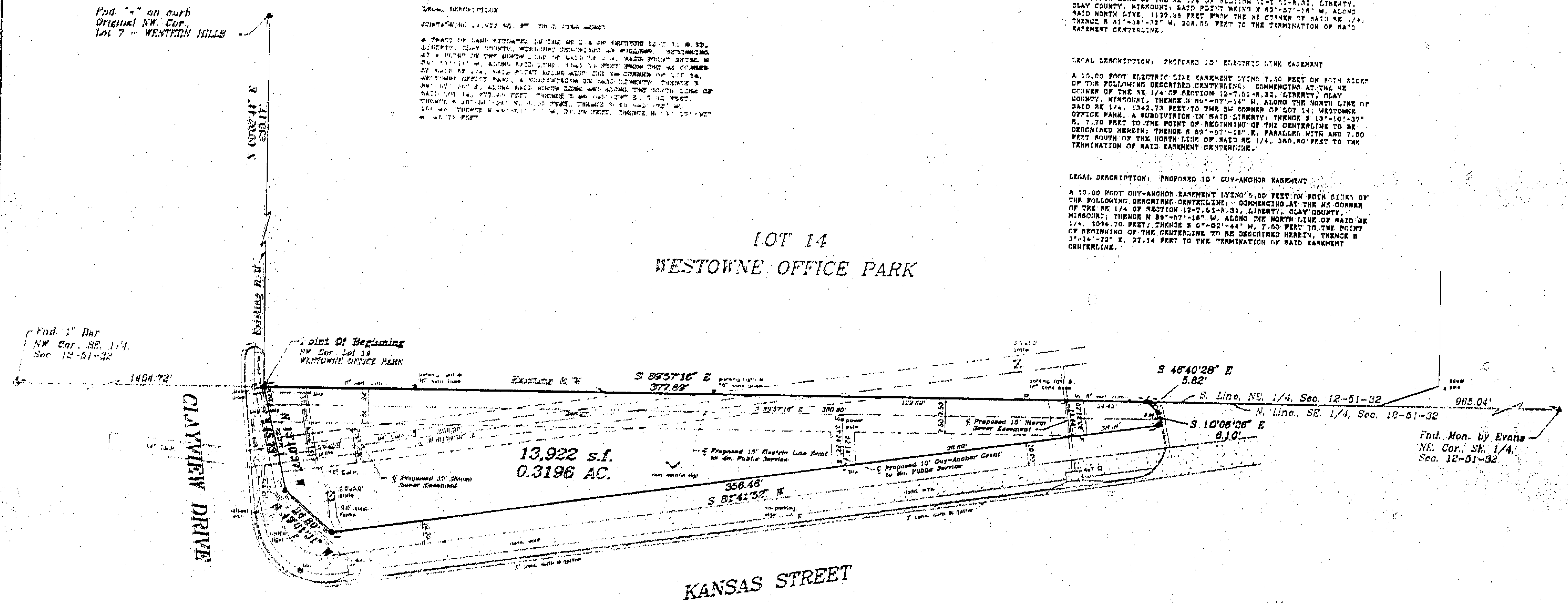
G 94572

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION

CONTAINING 13,922 SQ. FT. OR 0.3196 ACRES.

A TRACT OF LAND SITUATED IN THE SE 1/4 OF SECTION 12-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI [illegible] LOT 14, WESTOWNE OFFICE PARK [illegible]



LEGAL DESCRIPTION: PROPOSED 10' STORM SEWER EASEMENT

A 10.00 FOOT STORM SEWER EASEMENT LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE SE 1/4 OF SECTION 12-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI, SAID POINT BEING N 89°-07'-16" W, ALONG SAID NORTH LINE, 999.47 FEET FROM THE NE CORNER OF SAID SE 1/4; THENCE S 7°-12'-02" E, 15.00 FEET TO THE TERMINATION OF SAID EASEMENT CENTERLINE.

LEGAL DESCRIPTION: PROPOSED 15' STORM SEWER EASEMENT

A 15.00 FOOT STORM SEWER EASEMENT LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE SE 1/4 OF SECTION 12-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI; SAID POINT BEING N 89°-07'-16" W, ALONG SAID NORTH LINE, 1132.56 FEET FROM THE NE CORNER OF SAID SE 1/4; THENCE S 81°-58'-32" W, 204.55 FEET TO THE TERMINATION OF SAID EASEMENT CENTERLINE.

LEGAL DESCRIPTION: PROPOSED 15' ELECTRIC LINE EASEMENT

A 15.00 FOOT ELECTRIC LINE EASEMENT LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 12-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI; THENCE N 89°-07'-16" W, ALONG THE NORTH LINE OF SAID SE 1/4, 1342.73 FEET TO THE NW CORNER OF LOT 14, WESTOWNE OFFICE PARK, A SUBDIVISION IN SAID LIBERTY; THENCE S 13°-10'-37" E, 7.70 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED HEREIN; THENCE S 89°-07'-16" E, PARALLEL WITH AND 7.50 FEET SOUTH OF THE NORTH LINE OF SAID SE 1/4, 380.40 FEET TO THE TERMINATION OF SAID EASEMENT CENTERLINE.

LEGAL DESCRIPTION: PROPOSED 10' GUY-ANCHOR EASEMENT

A 10.00 FOOT GUY-ANCHOR EASEMENT LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 12-T.51-R.32, LIBERTY, CLAY COUNTY, MISSOURI; THENCE N 89°-07'-16" W, ALONG THE NORTH LINE OF SAID SE 1/4, 1094.70 FEET; THENCE S 0°-02'-44" W, 7.50 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE TO BE DESCRIBED HEREIN, THENCE S 3°-24'-22" E, 22.14 FEET TO THE TERMINATION OF SAID EASEMENT CENTERLINE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH 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, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

[signature]
EUGENE W. CARD, RLS-1449

BOUNDARY SURVEY NOTES.

1a. SEMI-PERMANENT MONUMENTATION:
1/2" IRON BAR WITH PLASTIC CAP STAMPED "HORIZON RLS-1449" SET AT ALL BOUNDARY CORNERS MARKED ●.

1b. PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAPS STAMPED "HORIZON RLS-1449" SET AT LOCATIONS MARKED ▲.

2. POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR "Δ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINES AT THE NOTED DISTANCES.

3. BEARINGS ARE BASED UPON THE FINAL PLAT OF WESTOWNE OFFICE PARK.

4. STRUCTURE LOCATIONS, IF ANY, ARE AT RIGHT ANGLES (90°) TO THE PROPERTY LINES.

5. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; UTILITY LINES; BUILDINGS OR OTHER IMPROVEMENTS; SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY, AND THIS SURVEY IS BASED ON THE RECORD DOCUMENTS PROVIDED BY THE CLIENT. RECORD DOCUMENTS OTHER THAN THOSE PROVIDED MAY AFFECT THIS TRACT.

7. THIS SURVEY DRAWING IS VALID ONLY IF IT BEARS THE ORIGINAL EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

Robert L. Buford • Land Surveyors
7111 N.W. 83RD ST. · SUITE 100 · KANSAS CITY, MO. 64152 · (816) 741-6183

FOR Ferrell Companies	SEC.-TWP.-RGE. 12-51-32	COUNTY CLAY	JOB NO. [illegible]
	DATE 1/24/91	FIELD BOOK Wst Clay	PAGE 54-56
APPROVED BY	DRAWN BY J L L	REVISED	

http://www.ClayCoGov.com