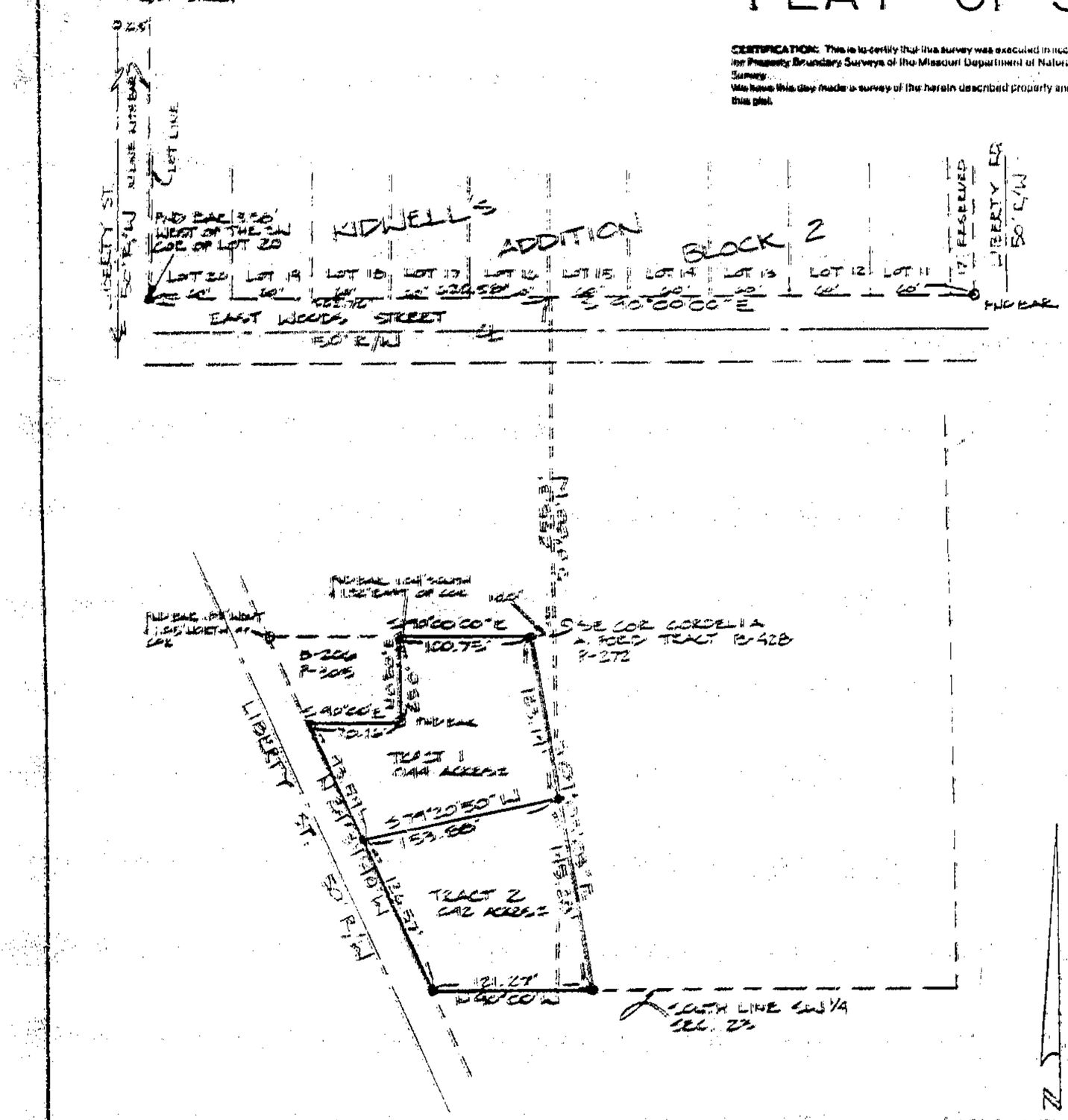
C-336

C 04612

STATE OF MO.
COUNTY OF CLAY
I CERTIFY THIS INSTRUMENT WAS FILED AND RECORDED IN MY OFFICE
BK KY-6 A 9 4 4 9
Calvin C Lewis 336
MARY E. MIDDLING
RECORDER OF DEED
By Christa Quairin
Deputy

PLAT OF SURVEY

CERTIFICATION: This is to certify that this survey was executed in accordance with the current Minimum Standards for Property Boundary Surveys of the Missouri Department of Natural Resources, Division of Geology and Land Survey.
We have this day made a survey of the herein described property and the results of said survey are as shown on this plat.



TRACT 1:
LEGAL DESCRIPTION: A Tract of Land in the Southwest Quarter of Section 23, Township 53 North, Range 33 West in the City of Smithville, Clay County, Missouri, described as follows: Commencing at a point which is 255.3 feet South and 302.7 feet East of the Southwest Corner of Lot 20, Block 2, in MARTIN B. KIDWELL'S ADDITION to the Town, now City of Smithville, said point is also the Southeast Corner of that tract conveyed to Cordelia A. Ford by deed dated March 4, 1948 and recorded March 6, 1948 in Book 428, Page 272; Thence N 90° 00' 00" W, along the South Line of said Ford Tract 18.0 feet to the TRUE POINT OF BEGINNING; Thence S 09° 03' 30" E, 123.14 feet; Thence S 79° 20' 50" W, 153.88 feet to a point on the Easterly Right-of-Way Line of Liberty Street; Thence N 24° 39' 40" W, along said Right-of-Way Line, 93.59 feet to a point on the South Line of a tract of land conveyed in Book 206, Page 305; Thence leaving said Right-of-Way Line S 90° 00' 00" E, along said South Line of said tract, 70.16 feet; Thence N 0° 00' 00" E, along the East Line of a tract of land conveyed in Book 206, Page 305, 65.0 feet to a point on the South Line of a tract of land conveyed to Cordelia A. Ford recorded in Book 428, Page 272; Thence S 90° 00' 00" E, along said South Line 100.75 feet to the TRUE POINT OF BEGINNING, containing 0.44 Acres, more or less and subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

TRACT 2:
LEGAL DESCRIPTION: A Tract of Land in the Southwest Quarter of Section 23, Township 53 North, Range 33 West in the City of Smithville, Clay County, Missouri, described as follows: Commencing at a point which is 255.3 feet South and 302.7 feet East of the Southwest Corner of Lot 20, Block 2, in MARTIN B. KIDWELL'S ADDITION to the Town, now City of Smithville, said point is also the Southeast Corner of that tract conveyed to Cordelia A. Ford by deed dated March 4, 1948 and recorded March 6, 1948 in Book 428, Page 272; Thence N 90° 00' 00" W, along the South Line of said Ford Tract 18.0 feet; Thence S 09° 03' 30" E, 138.14 feet to the TRUE POINT OF BEGINNING; Thence continuing S 09° 30' 30" E, 145.28 feet; Thence N 90° 00' 00" W, 121.27 feet to a point on the Easterly Right-of-Way Line of Liberty Street; Thence N 24° 39' 40" W, along said Right-of-Way Line, 126.57 feet; Thence leaving said Right-of-Way Line N 79° 20' 50" E, 153.88 feet to the TRUE POINT OF BEGINNING, containing 0.42 Acres, more or less and subject to all public roads, easements, reservations, restrictions and covenants, if any, now of record.

By: R. Gene Buzzard
R. Gene Buzzard R.L.S. #1463
January 4, 1991 FAX No. 1290-879PSFF-R
HP Disc #70 "MARK70"
J.W.

STATE OF MISSOURI
R. GENE BUZZARD
NUMBER LS-1463
REGISTERED LAND SURVEYOR

Clay County
12/6/91

● - SET BAR & CAP LS# 1463
O - FOUND PIN

NORTH BASED ON THE SOUTH LOT LINES BLK 2 IN KIDWELL'S ADD. BEING ∠ 90°00'E
SCALE = 1' to 60'

PREPARED FOR: MARK BROWN

GENE BUZZARD & ASSOCIATES, INC.
LAND SURVEYORS · CONSULTING ENGINEERS
802 NORTH 23rd ST., ST. JOSEPH, MO 64506
TELE: (816) 364-3551 FAX (816) 364-6548

2021

http://www.ClayCoGov.com

Clay County, Missouri
Land Survey Document