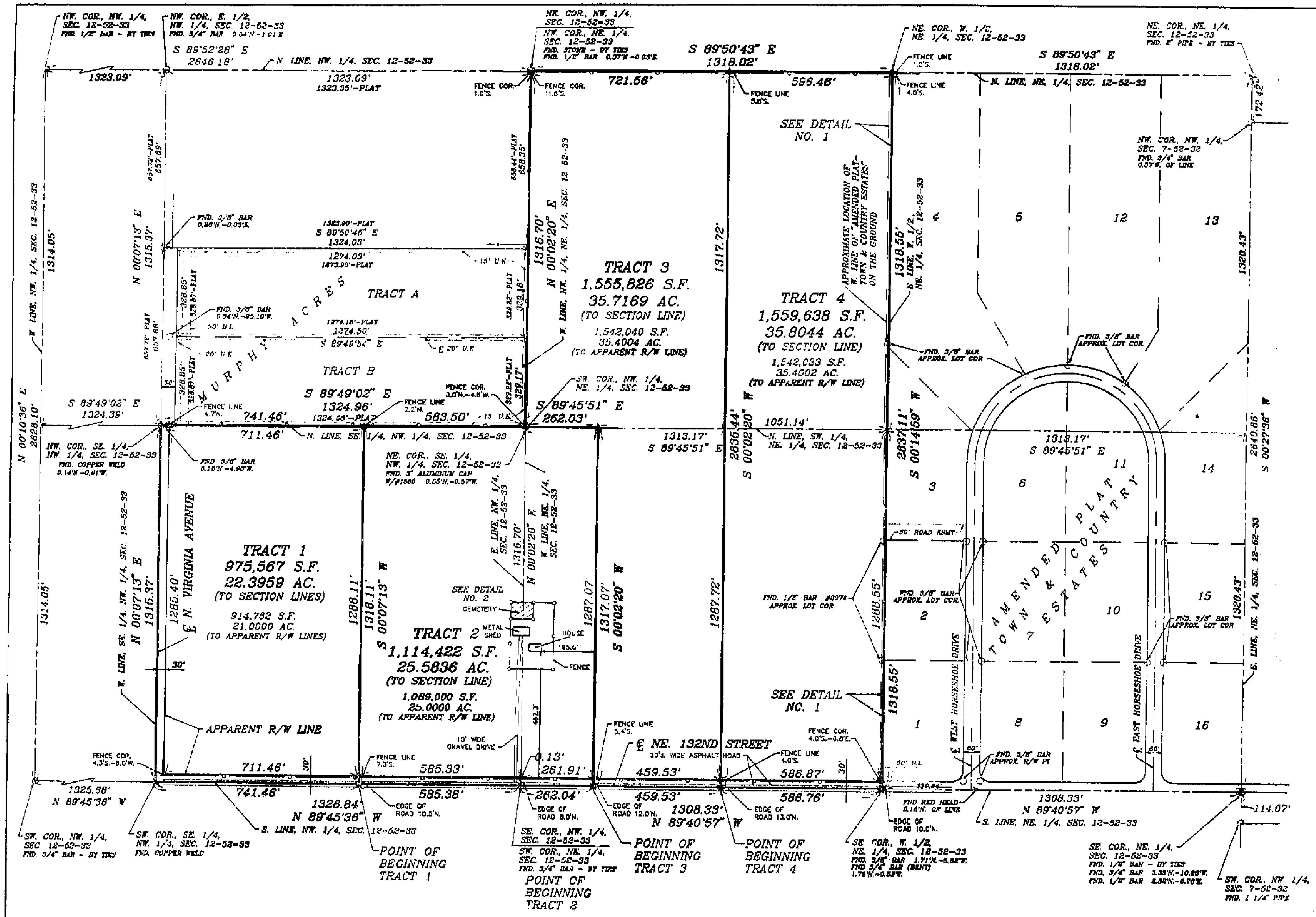
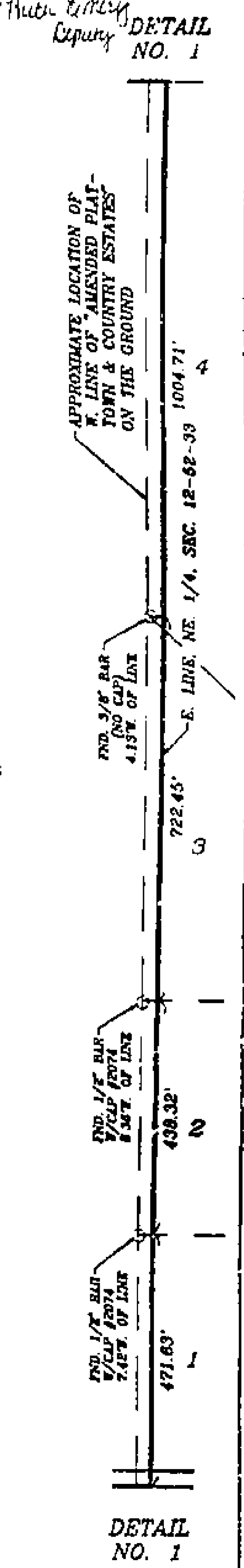
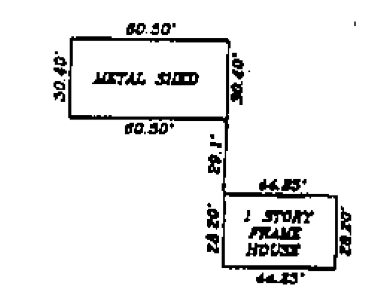
Clay County, Missouri
Land Survey Document

JUL 6 1994 M 25990

94 ... 324 ... Book 52 By ... Deputy







DETAIL NO. 2
SCALE: 1"=50'

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTIONS:

TRACT 1:
CONTAINING 975,567 SQ. FT. OR 22.3959 ACRES

A TRACT OF LAND BEING PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 12-T.52-R.33, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW 1/4, SAID POINT BEING N 89°-45'-36" W, ALONG SAID LINE, 585.38 FEET FROM THE S. CORNER OF SAID NW 1/4; THENCE N 89°-45'-36" W, CONTINUING ALONG SAID LINE, 741.46 FEET TO THE SW CORNER OF THE SE 1/4, NW 1/4 OF SAID SECTION 12; THENCE N 00°-07'-13" E, ALONG THE WEST LINE OF SAID SE 1/4, NW 1/4, 1315.37 FEET TO THE NW CORNER OF SAID SE 1/4, NW 1/4; THENCE S 89°-49'-02" E, ALONG THE NORTH LINE OF SAID SE 1/4, NW 1/4, AND THE SOUTH LINE OF MURPHY ACRES, A SUBDIVISION IN SAID CLAY COUNTY, 741.46 FEET; THENCE S 00°-07'-13" W, PARALLEL WITH THE WEST LINE OF SAID SE 1/4, NW 1/4, 1316.11 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE WEST AND SOUTH BEING USED FOR PUBLIC ROAD PURPOSES.

TRACT 2:
CONTAINING 1,114,422 SQ. FT. OR 25.5836 ACRES

A TRACT OF LAND BEING PART OF THE NW 1/4 AND PART OF THE NE 1/4 OF SECTION 12-T.52-R.33, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NW 1/4; THENCE N 89°-45'-36" W, ALONG THE SOUTH LINE OF SAID NW 1/4, 585.38 FEET; THENCE N 00°-07'-13" E, PARALLEL WITH THE WEST LINE OF THE SE 1/4, NW 1/4 OF SAID SECTION 12, 1316.11 FEET TO THE NORTH LINE OF SAID SE 1/4, NW 1/4, SAID LINE ALSO BEING THE SOUTH LINE OF MURPHY ACRES, A SUBDIVISION IN SAID CLAY COUNTY; THENCE S 89°-49'-02" E, ALONG SAID LINE, 583.50 FEET TO THE NE CORNER OF SAID SE 1/4, NW 1/4, SAID CORNER ALSO BEING THE SE CORNER OF SAID MURPHY ACRES; THENCE S 89°-45'-51" E, ALONG THE NORTH LINE OF THE SW 1/4, NE 1/4 OF SAID SECTION 12, 262.03 FEET; THENCE S 00°-02'-20" W, PARALLEL WITH THE WEST LINE OF SAID NE 1/4, 1317.07 FEET TO THE SOUTH LINE OF SAID NE 1/4; THENCE N 89°-40'-57" W, ALONG SAID LINE, 262.04 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE SOUTH BEING USED FOR PUBLIC ROAD PURPOSES.

TRACT 3:
CONTAINING 1,555,876 SQ. FT. OR 35.7169 ACRES

A TRACT OF LAND BEING PART OF THE W 1/2 OF THE NE 1/4 OF SECTION 12-T.52-R.33, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NE 1/4, SAID POINT BEING S 89°-40'-57" E, ALONG SAID LINE, 262.04 FEET FROM THE SW CORNER OF SAID NE 1/4; THENCE N 00°-02'-20" E, PARALLEL WITH THE WEST LINE OF SAID NE 1/4, 1317.07 FEET TO THE NORTH LINE OF THE SW 1/4, NE 1/4 OF SAID SECTION 12; THENCE N 89°-45'-51" W, ALONG SAID LINE, 262.03 FEET TO THE SW CORNER OF THE NW 1/4, NE 1/4 OF SAID SECTION 12, SAID CORNER ALSO BEING THE SE CORNER OF MURPHY ACRES, A SUBDIVISION IN SAID CLAY COUNTY; THENCE N 00°-02'-20" E, ALONG THE WEST LINE OF SAID NW 1/4, NE 1/4, AND THE EAST LINE OF SAID MURPHY ACRES, 1316.70 FEET TO THE NW CORNER OF SAID NE 1/4; THENCE S 89°-50'-43" E, ALONG THE NORTH LINE OF SAID NE 1/4, 721.56 FEET; THENCE S 00°-02'-20" W, PARALLEL WITH THE WEST LINE OF SAID NE 1/4, 2635.44 FEET TO THE SOUTH LINE OF SAID NE 1/4; THENCE N 89°-40'-57" W, ALONG SAID LINE, 459.53 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE SOUTH BEING USED FOR PUBLIC ROAD PURPOSES.

TRACT 4:
CONTAINING 1,559,638 SQ. FT. OR 35.8044 ACRES

A TRACT OF LAND BEING PART OF THE W 1/2 OF THE NE 1/4 OF SECTION 12-T.52-R.33, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NE 1/4, SAID POINT BEING S 89°-40'-57" E, ALONG SAID LINE, 721.57 FEET FROM THE SW CORNER OF SAID NE 1/4; THENCE N 00°-02'-20" E, PARALLEL WITH THE WEST LINE OF SAID NE 1/4, 2635.44 FEET TO THE NORTH LINE OF SAID NE 1/4; THENCE S 89°-50'-43" E, ALONG SAID LINE, 596.46 FEET TO THE NE CORNER OF THE W 1/2, NE 1/4, SAID SECTION 12; THENCE S 00°-14'-59" W, ALONG THE EAST LINE OF THE W 1/2, NE 1/4 OF SAID SECTION 12, SAID LINE ALSO BEING THE PLATTED WEST LINE OF THE AMENDED PLAT, TOWN & COUNTRY ESTATES, A SUBDIVISION IN SAID CLAY COUNTY, 2637.11 FEET TO THE SE CORNER OF THE W 1/2, NE 1/4 OF SAID SECTION 12; THENCE N 89°-40'-57" W, ALONG THE SOUTH LINE OF SAID NE 1/4, 586.76 FEET TO THE POINT OF BEGINNING, SUBJECT TO THAT PART ON THE SOUTH BEING USED FOR PUBLIC ROAD PURPOSES.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2379" SET AT BOUNDARY CORNERS MARKED " ▲ ".
2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " O " OR " △ ", IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A WARRANTY DEED RECORDED IN BOOK 1859 AT PAGE 518.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING SYSTEM.
5. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED 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; RIVERS, STREAMS, LAKES, OR OTHER STORM DRAINAGE FACILITIES; OTHER IMPROVEMENTS; SUBSURFACE CONDITIONS; BUILDING SETBACK 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 BY THE CLIENT FOR THIS SURVEY.
7. THIS SURVEY IS BASED ON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THIS TRACT.
8. THE LOCATION OF STRUCTURES ARE AT RIGHT ANGLES (90°) TO THE PROPERTY LINES.
9. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A CLASS-C SURVEY AS DEFINED IN 4 CSR 30-8.020 MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
10. THIS DRAWING IS VALID ONLY IF IT BEARS THE ORIGINAL EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

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 MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

6/30/94 [signature]
CHARLES E. KUNZ RLS-2379

9/2/94 [signature]

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DISC: 12-52-33
FILE: L94036DWG

C. E. K. & Associates, Inc. d/b/e
R.L. Buford & Associates
7211 N. W. 83RD ST. SUITE 100 KANSAS CITY, MO. 64152 (816) 741-6152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
MARGARET BERRY	12-52-33	CLAY	L-94036
	DATE	FIELD BOOK	PAGE
BOUNDARY SURVEY	06/25/94	12-52-33	25-33
			DRAWN BY J L L

http://www.ClayCoGov.com