Clay County, Missouri
Land Survey Document

N 30977

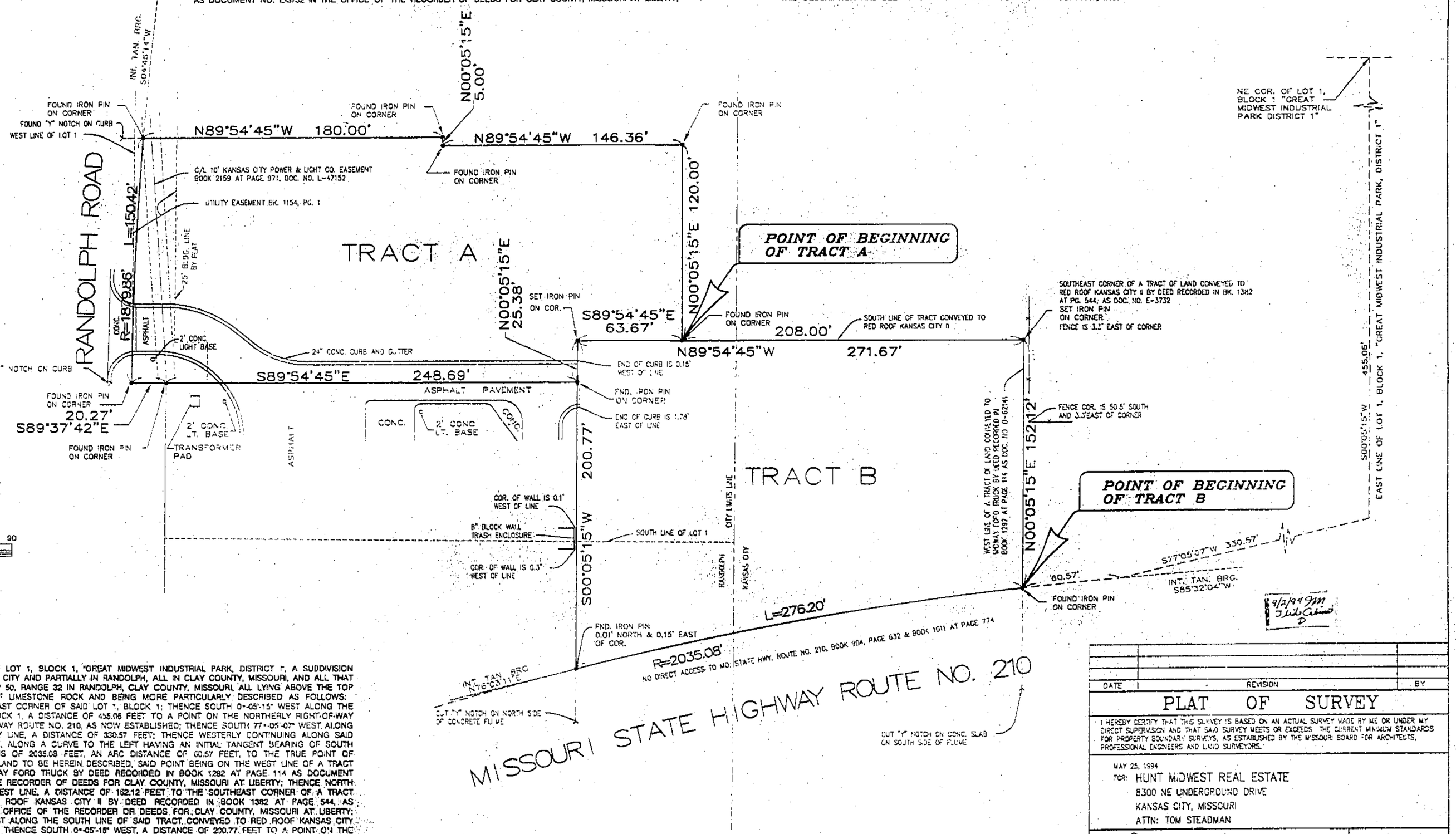
10-30-33
94-5-34219-1
34219DW1.DWG

STATE OF MO.
CLAY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD
94 AUG 22 PM 2:05
Book 51
Page 57
RECORDING FEE $10
MARNA McBERLEY
RECORDER OF DEEDS
By Ruth Ramey, Deputy

DESCRIPTIONS

TRACT A: ALL THAT PART OF LOT 1, BLOCK 1, "GREAT MIDWEST INDUSTRIAL PARK DISTRICT I", A SUBDIVISION OF LAND PARTIALLY IN KANSAS CITY AND PARTIALLY IN RANDOLPH, ALL IN CLAY COUNTY, MISSOURI, AND ALL THAT PART OF SECTION 9, TOWNSHIP 50, RANGE 32 IN RANDOLPH, CLAY COUNTY, MISSOURI, ALL LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE SOUTH 0°-05'-15" WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 455.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE NO. 210, AS NOW ESTABLISHED; THENCE SOUTH 77°-05'-07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.57 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 65°-32'-04" WEST AND A RADIUS OF 2035.08 FEET, AN ARC DISTANCE OF 60.57 FEET, TO A POINT BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MIDWAY FORD TRUCK BY DEED RECORDED IN BOOK 1292 AT PAGE 114, AS DOCUMENT NO. D-62141 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CLAY COUNTY, MISSOURI THENCE NORTH 0°-05'-15" EAST ALONG SAID WEST LINE, A DISTANCE OF 152.12 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RED ROOF KANSAS CITY II BY DEED RECORDED IN BOOK 1382 AT PAGE 544, AS DOCUMENT NO. E-3732 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CLAY COUNTY, MISSOURI AT LIBERTY; THENCE NORTH 89°-54'-45" WEST ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO RED ROOF KANSAS CITY II, A DISTANCE OF 208.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 0°-05'-15" EAST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°-54'-45" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 146.36 FEET; THENCE NORTH 0°-05'-15" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°-54'-45" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 180.00 FEET TO A POINT ON THE EAST LINE OF RANDOLPH ROAD, AS NOW ESTABLISHED; THENCE SOUTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 4°-46'-14" WEST AND A RADIUS OF 1879.86 FEET, AN ARC DISTANCE OF 150.42 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89°-37'-42" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 20.27 FEET TO A JOG IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89°-54'-45" EAST, A DISTANCE OF 248.69 FEET; THENCE NORTH 0°-05'-15" EAST, A DISTANCE OF 25.38 FEET; THENCE, SOUTH 89°-54'-45" EAST, A DISTANCE OF 63.67 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 47,344 SQUARE FEET OR 1.087 ACRES, MORE OR LESS.

THIS DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY, INC.



TRACT B: ALL THAT PART OF LOT 1, BLOCK 1, "GREAT MIDWEST INDUSTRIAL PARK, DISTRICT I", A SUBDIVISION OF LAND PARTIALLY IN KANSAS CITY AND PARTIALLY IN RANDOLPH, ALL IN CLAY COUNTY, MISSOURI, AND ALL THAT PART OF SECTION 9, TOWNSHIP 50, RANGE 32 IN RANDOLPH, CLAY COUNTY, MISSOURI, ALL LYING ABOVE THE TOP OF THE WINTERSET LEDGE OF LIMESTONE ROCK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE SOUTH 0°-05'-15" WEST ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 455.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE NO. 210, AS NOW ESTABLISHED; THENCE SOUTH 77°-05'-07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.57 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 65°-32'-04" WEST AND A RADIUS OF 2035.08 FEET, AN ARC DISTANCE OF 60.57 FEET, TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED, SAID POINT BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MIDWAY FORD TRUCK BY DEED RECORDED IN BOOK 1292 AT PAGE 114 AS DOCUMENT D-62141 IN THE OFFICE OF THE RECORDER OF DEEDS FOR CLAY COUNTY, MISSOURI AT LIBERTY; THENCE NORTH 0°-05'-15" EAST ALONG SAID WEST LINE, A DISTANCE OF 152.12 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RED ROOF KANSAS CITY II BY DEED RECORDED IN BOOK 1382 AT PAGE 544, AS DOCUMENT NO. E-3732 IN THE OFFICE OF THE RECORDER OR DEEDS FOR CLAY COUNTY, MISSOURI AT LIBERTY; THENCE NORTH 89°-54'-45" WEST ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO RED ROOF KANSAS CITY II, A DISTANCE OF 271.67 FEET; THENCE SOUTH 0°-05'-15" WEST, A DISTANCE OF 200.77 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2035.08 FEET AND AN INITIAL TANGENT BEARING OF NORTH 76°-03'-11" EAST, AN ARC DISTANCE OF 276.20 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 47,069 SQUARE FEET OR 1.081 ACRES, MORE OR LESS.

THIS DESCRIPTION HAS BEEN TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 94-58871 DATED MAY 3, 1994.

DATE	REVISION	BY

PLAT OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY 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 MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MAY 25, 1994

FOR: HUNT MIDWEST REAL ESTATE
8300 NE UNDERGROUND DRIVE
KANSAS CITY, MISSOURI
ATTN: TOM STEADMAN

10-30-33
94-5-34219-1
34219DW1.DWG

ANDERSON
SURVEY COMPANY
6412 EAST 87TH STREET
KANSAS CITY, MISSOURI 64138
BY:

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http://www.ClayCoGov.com