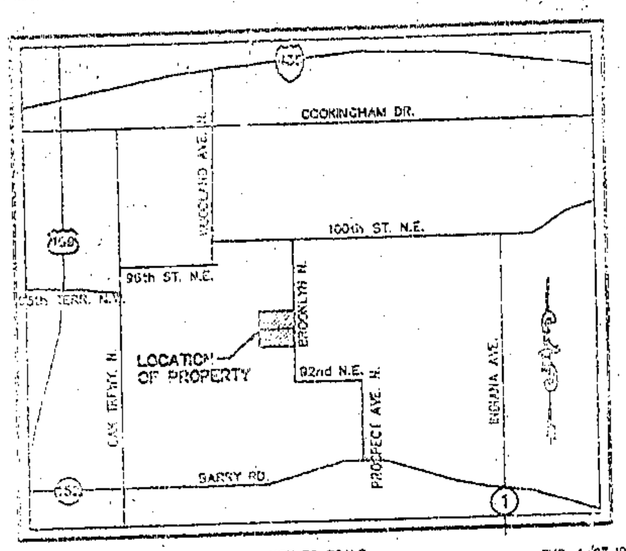
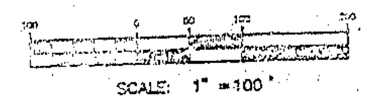
Clay County, Missouri
Land Survey Document

95 JUN 19 PM 3:58 0
BOOK 1 PAGE 305
JUN 19 1995
MARY ANN PRIBYLA
RECORDER OF DEEDS
by Margaret Byers

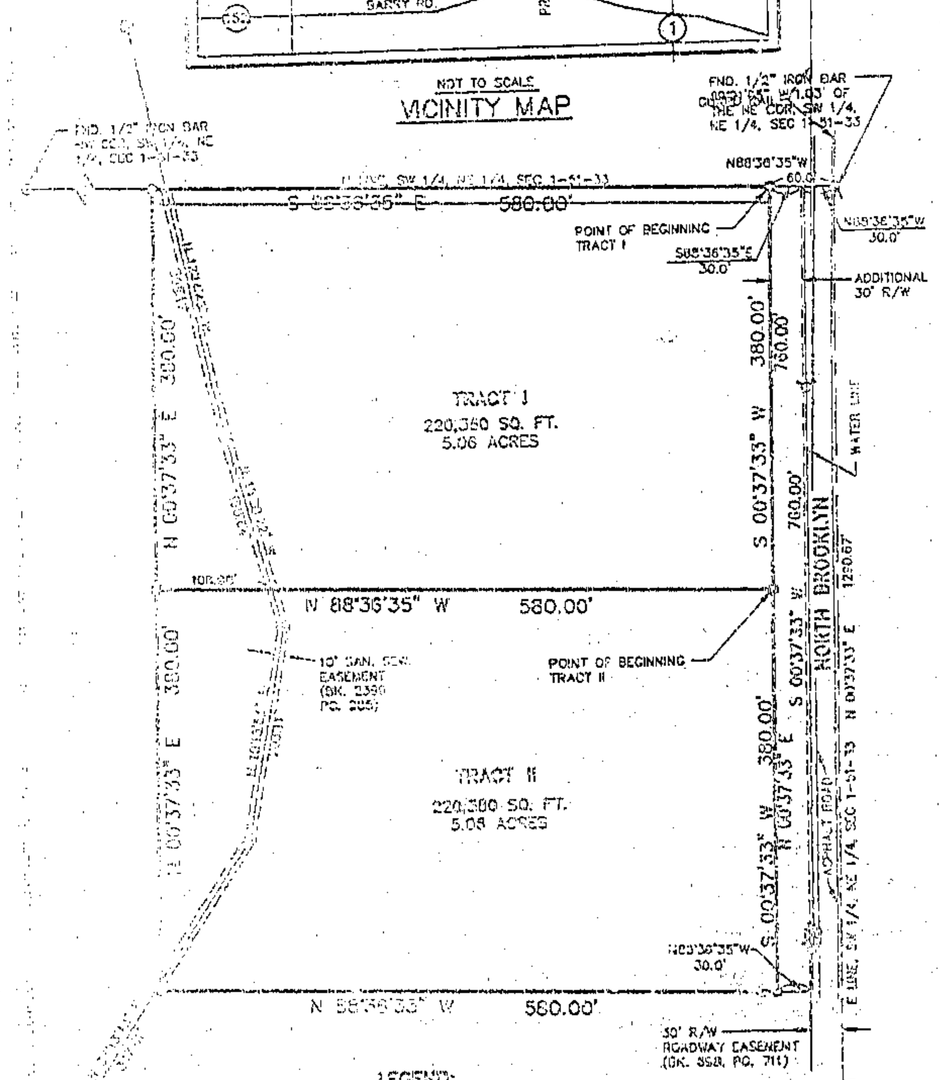
CERTIFICATE OF SURVEY



NOT TO SCALE
VICINITY MAP



SCALE: 1" = 100'



LEGEND:

- O – MONUMENT FOUND
- ⊙ – SET 1/2" IRON BAR W/CAP. 2486
- ⊗ – GATE VALVE
- ⊗ – FIRE HYDRANT
- ⊗ – SANITARY SEWER

TRACT I – DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 88°36'35" W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE S 00°37'33" W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 380.00 FEET; THENCE N 88°36'35" W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 580.00 FEET; THENCE N 00°37'33" E PARALLEL WITH SAID EAST LINE A DISTANCE OF 380.00 FEET TO A POINT ON SAID NORTH LINE; THENCE S 88°36'35" E ALONG SAID NORTH LINE A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING. CONTAINS 220,380 SQUARE FEET OR 5.06 ACRES MORE OR LESS.
END OF DESCRIPTION.

TRACT II – DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 88°36'35" W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 60.00 FEET; THENCE S 00°37'33" W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE CONTINUING S 00°37'33" W PARALLEL WITH SAID EAST LINE A DISTANCE OF 380.00 FEET; THENCE N 88°36'35" W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 580.00 FEET; THENCE N 00°37'33" E ALONG SAID EAST LINE A DISTANCE OF 380.00 FEET; THENCE S 88°36'35" E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING. CONTAINS 220,380 SQUARE FEET OR 5.06 ACRES MORE OR LESS.
END OF DESCRIPTION.

30' R/W – DESCRIPTION:

A STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 88°36'35" W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE STRIP OF LAND TO BE DESCRIBED; THENCE S 00°37'33" W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 760.00 FEET; THENCE N 88°36'35" W PARALLEL WITH SAID NORTH LINE A DISTANCE OF 30.00 FEET; THENCE N 00°37'33" E PARALLEL WITH SAID EAST LINE A DISTANCE OF 760.00 FEET TO A POINT ON SAID NORTH LINE; THENCE S 88°36'35" E ALONG SAID NORTH LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. CONTAINS 22,794 SQUARE FEET OR 0.52 ACRES MORE OR LESS.
END OF DESCRIPTION.

PREPARED FOR:
ROY SPARKS
9136 N. WABASH
KANSAS CITY, MISSOURI
64155

OWNERS:

IN TESTIMONY WHEREOF: CLYDE L. SPARKS, TRUSTEE OF THE CLYDE L. SPARKS REVOCABLE TRUST DATED APRIL 1, 1982, AS AMENDED HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS TRUSTEE THIS 14 DAY OF June 19 95

BY Clyde L. Sparks
CLYDE L. SPARKS, TRUSTEE

STATE OF Missouri)
COUNTY OF Platte) SS:

ON THIS 14 DAY OF June 19 95 BEFORE ME PERSONALLY APPEARED CLYDE L. SPARKS, WHO BEING BY ME SWORN DID SAY HE IS TRUSTEE OF CLYDE L. SPARKS REVOCABLE TRUST AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID TRUST BY AUTHORITY OF ITS TRUSTEE AND TO BE THE FREE ACT AND DEED OF SAID TRUST.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Mary B. Weir MY COMMISSION EXPIRES June 13 1998
NOTARY PUBLIC

MARY B. WEIR
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
My Commission Expires June 13, 1998

SURVEY REFERENCE:

TITLE INSURANCE COMMITMENT NO. C-15066
EFFECTIVE DATE: JANUARY 13, 1995
UNITED TITLE COMPANY, INC.
2 VICTORY DRIVE – SUITE 230
LIBERTY, MISSOURI 64068

NOTE: THE FOLLOWING SCHEDULE-B ITEMS DO NOT EFFECT TRACT 1. TRACT 2. THE PROPOSED 30 FOOT RIGHT-OF-WAY OR THE EXISTING 30 FOOT RIGHT-OF-WAY: 8. BOOK 653, PAGE 204, 9. BOOK 1249, PAGE 198, 11. BOOK 404, PAGE 566, 13. BOOK 2405, PAGE 148 AND 14. BOOK 1202, PAGE 90.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
JUN 07 1995

BASIS OF BEARING:

S 00°37'33" W, ON THE EAST RIGHT-OF-WAY LINE NORTH BROOKLYN, PER PLAT OF SURVEY PREPARED BY HAROLD E. RUTHERFORD, DATED 12-15-73

SURVEYOR'S CERTIFICATE:

I, DEREK J. KUNKENBORG, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

6-7-95
DATE

DEREK J. KUNKENBORG, LS-2484

7/12/95 PM
Cat C

CERTIFICATE OF SURVEY

KAW VALLEY ENGINEERING
1125 N.W. PARKVIEW
PLATTE CITY, MO 64079
(816) 431-0303
FAX 816-431-0303

KAW VALLEY ENGINEERING

SCALE: 1" = 100'
FIELD BK. NO.
LOCATION NO.
(816) 431-0303
FAX 816-431-0303
FIELD CREW
DATE SURVEYED
DATE DRAWN
DRAWN BY
CHECKED BY
PROJ. # 94-11027
DATE: 06-07-95
CAD DWG.
CHECKED
C.F.N.
SHEET

C-378