Clay County, Missouri
Land Survey Document

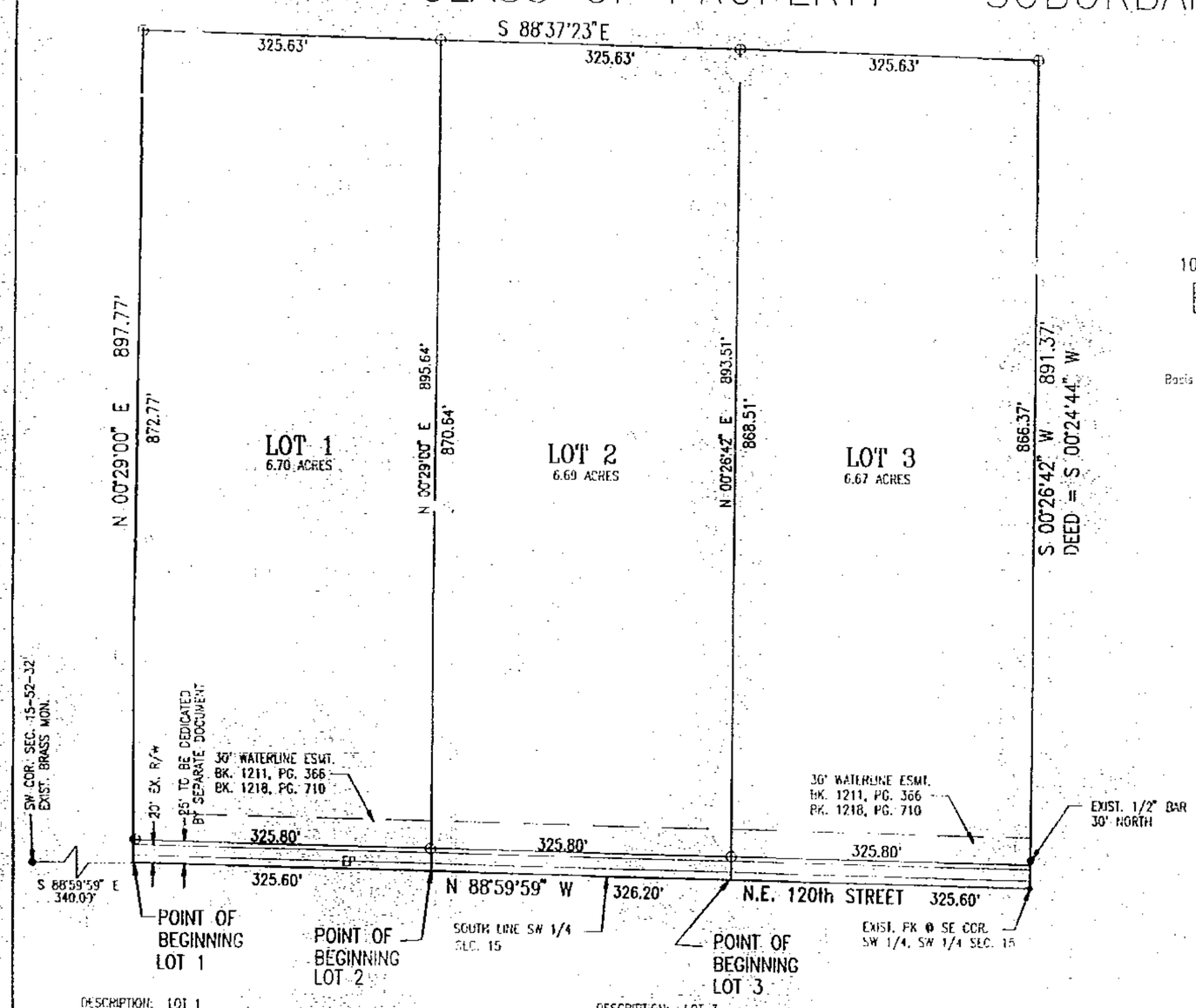
JAN 24 1996 M84297

H 84297

CERTIFICATE OF SURVEY

of a part of the West 1/2, SW 1/4, Section 15, Township 52, Range 32 KANSAS CITY, CLAY COUNTY, MISSOURI

CLASS OF PROPERTY – SUBURBAN



STATE OF MO
CLAY COUNTY
I CERTIFY
96 JA 24 P 2:35 5
MARVIE MOBERLY
RECORDER OF DEEDS

N

100 50 0 100 200
Scale In Feet
1" = 100'

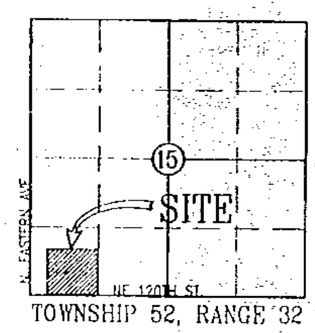
Basis of bearing is taken from a previous survey by others. Held South line of the SW 1/4

MONUMENT LEGEND

⊕ SET 1/2" REBAR AND CAP LS-2134

• EXISTING BAR

LEGEND:
PP=POWER POLE
EP=EDGE OF PAVEMENT
C/M=CALCULATED FROM MEASUREMENTS
D=FROM DEED
M=FROM MEASUREMENTS BETWEEN BARS



TOWNSHIP 52, RANGE 32

DESCRIPTION: LOT 1

A part of the West half of the Southwest Quarter of Section 15, Township 52 North, Range 32 West in Clay County, Missouri described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 15; thence South 88 degrees 59 minutes 59 seconds East along the South line of said Southwest Quarter, 340.00 feet to the Point of Beginning; thence North 00 degrees 29 minutes 00 seconds East parallel to the West line of said Southwest Quarter, 897.77 feet; thence South 88 degrees 37 minutes 23 seconds East, 325.63 feet; thence South 00 degrees 29 minutes 00 seconds West, 895.64 feet to a point on the South line of said Southwest Quarter; thence North 88 degrees 59 minutes 59 seconds West along said line, 325.60 feet to the Point of Beginning. Containing 6.70 acres, more or less and subject to any easements. EXCEPT any part in roads.

DESCRIPTION: LOT 2

A part of the West half of the Southwest Quarter of Section 15, Township 52 North, Range 32 West in Clay County, Missouri described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 15; thence South 88 degrees 59 minutes 59 seconds East along the South line of said Southwest Quarter, 665.60 feet to the Point of Beginning; thence North 00 degrees 29 minutes 00 seconds East parallel to the West line of said Southwest Quarter, 895.64 feet; thence South 88 degrees 37 minutes 23 seconds East, 325.63 feet; thence South 00 degrees 26 minutes 42 seconds West, 893.51 feet to a point on the South line of said Southwest Quarter; thence North 88 degrees 59 minutes 59 seconds West along said line, 326.20 feet to the Point of Beginning. Containing 6.69 acres, more or less and subject to any easements. EXCEPT any part in roads.

DESCRIPTION: LOT 3

A part of the West half of the Southwest Quarter of Section 15, Township 52 North, Range 32 West in Clay County, Missouri described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 15; thence South 88 degrees 59 minutes 59 seconds East along the South line of said Southwest Quarter, 991.80 feet to the Point of Beginning; thence North 00 degrees 26 minutes 42 seconds East parallel to the East line of the West half of the Southwest Quarter, 893.51 feet; thence South 88 degrees 37 minutes 23 seconds East, 325.63 feet; thence South 00 degrees 26 minutes 42 seconds West along said East line, 891.37 feet to a point on the South line of said Southwest Quarter; thence North 88 degrees 59 minutes 59 seconds West along said line, 325.60 feet to the Point of Beginning. Containing 6.67 acres, more or less and subject to any easements. EXCEPT any part in roads.

NOTE:

1. Title information shown hereon is based upon a Commitment for Title Insurance, issued by First American Title Insurance Company, File No. L505-138, dated July 31, 1995 at 8:00 A.M.
2. Utility information shown hereon is based upon the following:
   a. Field survey methods for observable utility facilities.
3. The referenced title report describes easements in Schedule B-II, Items 10 and 11 is shown hereon. A further title search may disclose easements or other records not shown hereon.
4. The fenceline along NE 120th St varies in distance off centerline.

I HEREBY DECLARE that an actual property boundary re-survey was made by me or under my direct supervision and that survey meets or exceeds the Current Missouri Minimum Standards for Property Boundary Surveys to the best of my professional knowledge, information and belief.

Signed: Roger A. Jackuess
Roger A. Jackuess, PLS No. 2134

Date: 1-22-96

STATE OF MISSOURI
ROGER A. JACKUESS
NUMBER LS-2134
REGISTERED LAND SURVEYOR

IN TESTIMONY WHEREOF WE, the undersigned proprietors of the above described tract, have hereunto set our hands this 22 day of Jan, 1996.

Thomas R. Herndon — Married Person

Deborah B. Rigg — Married Person

State of Missouri)
)ss
County of Clay)

On this 22nd day of Jan. 22, 1996, before me the undersigned Notary Public, personally appeared Thomas R. Herndon and Deborah B. Rigg, to me known to be the described in and who by me duly sworn, did say that they are the owners of the above described land and that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in Jackson County, the day and year last written above.

Notary Public in and for ~~the~~ County, Mo. Jackson

My Commission Expires June 24, 1997

APPROVED
NO PLAT REQUIRED
DIRECTOR OF PLANNING
By Carrie Flack
File No. L9591 1-24-96

KC LS 9591

BLUE VALLEY ENGINEERING CO.
ENGINEERS / SURVEYORS
3424 W. DUNCAN RD., BLUE SPRINGS, MISSOURI 64015 – PHONE 816/228-9773

PROJECT NO. 95-275

BRUCE HERNDON – MINOR PLAT – TRACT 3

C-387

http://www.ClayCoGov.com