Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

JAN 24 1996 M84299

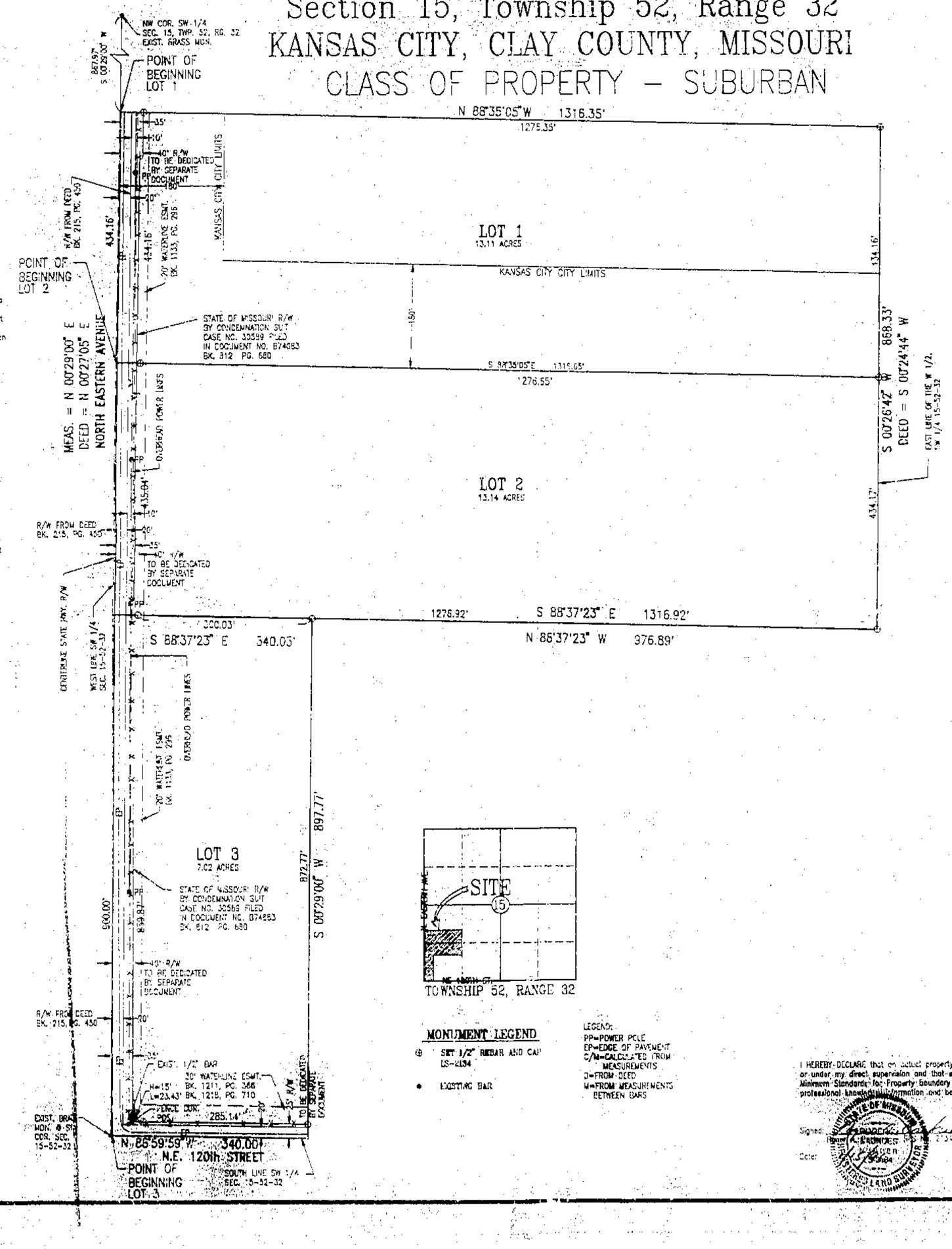
N 84299

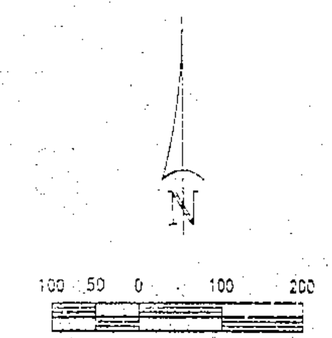
CERTIFICATE OF SURVEY

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 THIS RECORDED
95 JA 24 P 3 41
MARY E. DOBERLY
RECORDER OF DEEDS





BEARINGS IS TAKEN FROM PREVIOUS SURVEY HELD SOUTH LINE OF SW 1/4 BEARING

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 Northwest corner of the Southwest Quarter of Section 15; thence South 00 degrees 29 minutes 00 seconds West along the West line of said Southwest Quarter, 867.97 feet to the Point of Beginning; thence South 88 degrees 35 minutes 05 seconds East parallel to the North line of said Southwest Quarter, 1316.35 feet; thence South 00 degrees 26 minutes 42 seconds West along the East line of said West half, 434.16 feet; thence North 88 degree 35 minutes 05 seconds West, 1318.65 feet to a point on the West line of said Southwest Quarter; thence North 00 degrees 29 minutes 00 seconds East along said line, 434.16 feet to the Point of Beginning. Containing 13.11 acres, more or less and subject to any easements, EXCEPT any part in roads.

Basis of bearing is taken from a previous survey by others.

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 Northwest corner of the Southwest Quarter of Section 15; thence South 00 degrees 29 minutes 00 seconds West along the West line of said Southwest Quarter, 1301.13 feet to the Point of Beginning; thence South 88 degrees 35 minutes 05 seconds East parallel to the North line of said Southwest Quarter, 1316.65 feet; thence South 00 degree 26 minutes 42 seconds West along the East line of said West half, 434.17 feet; thence North 88 degrees 37 minutes 23 seconds West, 1310.92 feet to a point on the West line of said Southwest Quarter; thence North 00 degrees 29 minutes 00 seconds East along said line, 435.06 feet to the Point of Beginning. Containing 13.14 acres, more or less and subject to any easements, EXCEPT any part in roads.

Basis of bearing is taken from a previous survey by others.

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:

Beginning at the Southwest corner of the Southwest Quarter of Section 15; thence North 00 degrees 29 minutes 00 seconds East along the West line of said Southwest Quarter, 900.00 feet; thence South 88 degrees 37 minutes 23 seconds East, 340.03 feet; thence South 00 degrees 29 minutes 00 seconds West, 897.77 feet to a point on the South line of said Southwest Quarter; thence North 88 degrees 59 minutes 59 seconds West along said line, 340.00 feet to the Point of Beginning. Containing 7.02 acres, more or less and subject to any easements, EXCEPT any part in roads.

Basis of bearing is taken from a previous survey by others.

MONUMENT LEGEND

- SET 1/2" REBAR AND CAP LS-4134
- EXISTING BAR

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

NOTE:

1. Title information shown hereon is based upon a Commitment for Title Insurance, issued by First American Title Insurance Company, File No. L508-108, 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 7 thru 10 as shown hereon. A further title search may produce easements or other records not shown hereon.
4. The fencelines along North Eastern Ave. and NE 120th St. varies in distance from centerline.

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

James C. Rigg – Honors Person

Bilee R. Herndon – Honors Person

State of Missouri } ss
County of Clay }

On this 23rd day of Jan, 1995, before me the undersigned Notary Public, personally appeared James C. Rigg and Bilee R. Herndon, to me known to be the described in and who by me duly sworn did state 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 Clay County, Missouri

June 24, 1997
My Commission Expires

I HEREBY DECLARE that on actual property boundary resurvey 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: _____

Date: _____

APPROVED:
NO PLATTING
REQUIRED

1-24-96

KC LS 9592

BLUE VALLEY ENGINEERING CO.
ENGINEERS / SURVEYORS
3424 W. DUNCAN RD., BLUE SPRINGS, MISSOURI 64015 – PHONE 816/228-6773
PROJECT NO: 95-275

BRUCE HERNDON – MINOR PLAT – TRACT 2