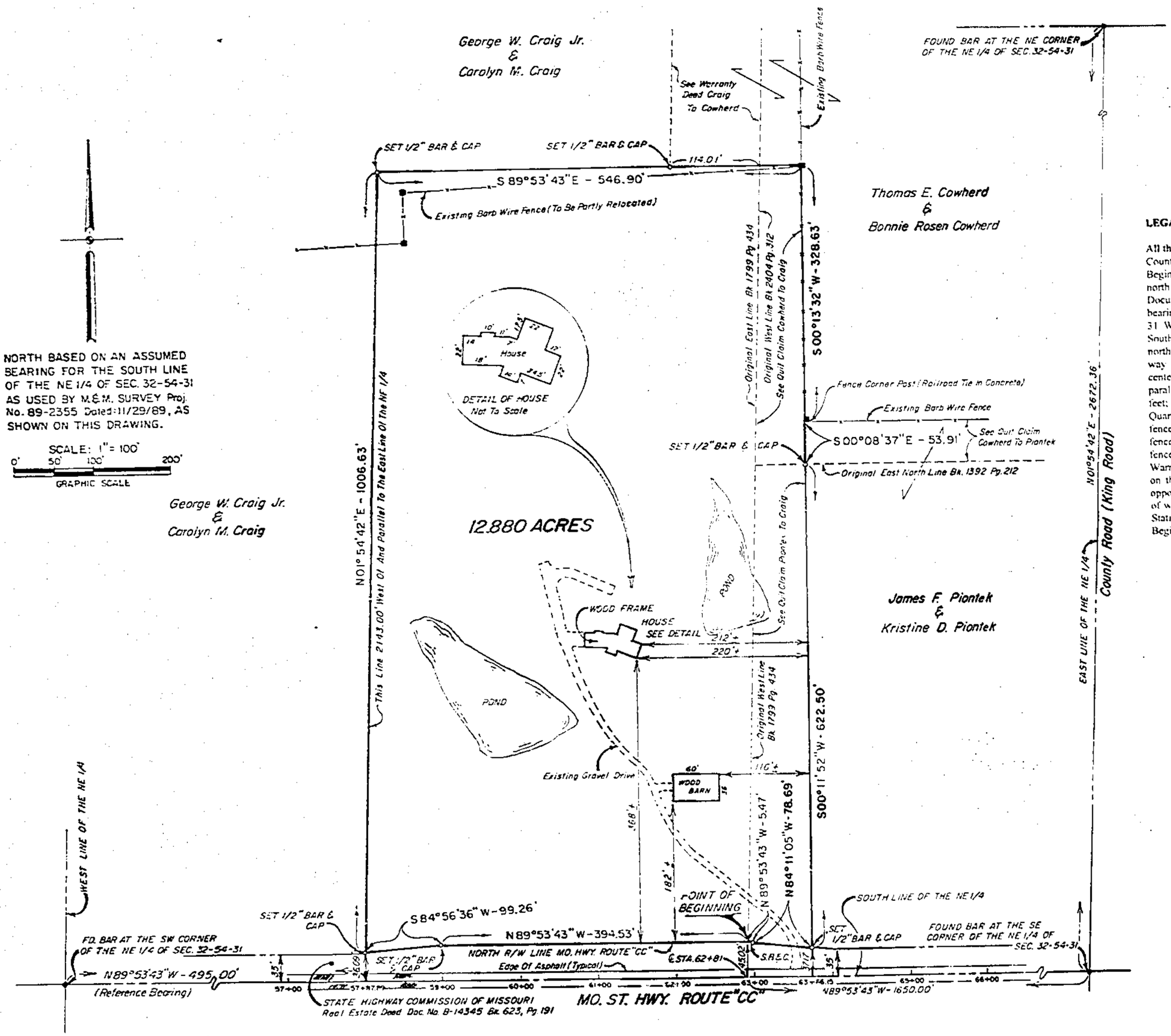
N 8808

AUG - 1 1996

—CERTIFICATE - OF - SURVEY —

STATE OF MO.
CLAY COUNTY
RECORDER'S INSTR. REC'D
96 AUG - 1 AM 10 18
Book 2 Page 391
Deputy C. CHERRY
RECORDER OF DEEDS

By Mary Maitland
Deputy



NORTH BASED ON AN ASSUMED BEARING FOR THE SOUTH LINE OF THE NE 1/4 OF SEC. 32-54-31 AS USED BY M.E.M. SURVEY Proj. No. 89-2355 Dated: 11/29/89, AS SHOWN ON THIS DRAWING.

SCALE: 1" = 100'
0' 50' 100' 200'
GRAPHIC SCALE

LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 32, Township 54 North, Range 31 West, Clay County, Missouri, and more fully described as follows:

Beginning at a Point on the north right of way of Missouri Highway Route "CC", said point being north 45.02 feet from the centerline survey of Route "CC" Station 62+81, as referenced in Document B-14345, said station being N 89° 53' 43" W, (this bearing being an assumed bearing for the south line of the Northeast Quarter of said Section 32, Township 54 North, Range 31 West and being the reference bearing to all subsequent bearings), 1650.00 feet from the Southeast Corner of the Northeast Quarter of said Section 32; thence N 89° 53' 43" W along the north right of way of said Route "CC" 394.53 feet; thence continuing along said north right of way S 84° 56' 36" W, 99.26 feet to a point, said point being 36.09 feet north of highway centerline Station 57+87.89; thence N 01° 54' 42" E along a line 2143.00 feet west of and parallel with the east line of the Northeast Quarter of said Section 32 for a distance of 1006.63 feet; thence S 89° 53' 43" E along a line parallel with the south line of the said Northeast Quarter 546.90 feet to a point on an existing north south fence where it intersects with an existing fence going in a westerly direction; thence S 0 ° 13' 32" W along said existing north south fence 328.63 feet, to a fence corner post (railroad tie in concrete); thence leaving said existing fence S 00° 08' 37" E, 53.91 feet to a point on the south line of a tract of land described in Warranty Deed M-39464, Book 2404, Page 312; thence S 00° 11' 52" W, 622.50 feet to a point on the north right of way line of said Route "CC", said point being 37.17 feet north of and opposite highway centerline Station 63+66.15; thence N 84° 11' 05" W along said north right of way 78.69 feet to a point, said point being 45 feet north of and opposite highway centerline Station 63+00; thence N 89° 53' 43" W along said right of way 5.47 feet to the Point of Beginning, said tract containing 12.880 acres of land more or less.

SURVEYOR'S NOTE

1) The ponds shown are proportionally scaled from an aerial photograph.
2) The easement called out in Clay County Title Corporation File Number 96-60482T, Item 11, Schedule B, Page 3, Platte-Clay Electric Cooperative, Inc., Document Number 6-1929, Book 1829, Page 299, is described as a 20' foot wide easement with the centerline as the initial wire laid. This company cannot determine the exact location of the easement from such a description.

Stockable
9/24/96 L.M.

I hereby state that this survey was made on the ground by me or under my direct supervision and that said survey meets or exceeds the minimum requirements for a Class "C" Boundary Survey, as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Ellert M. Bridges, Jr. R.L.S. 2286
Date: 7/26/96

PREPARED BY:
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Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com