Clay County, Missouri
Land Survey Document

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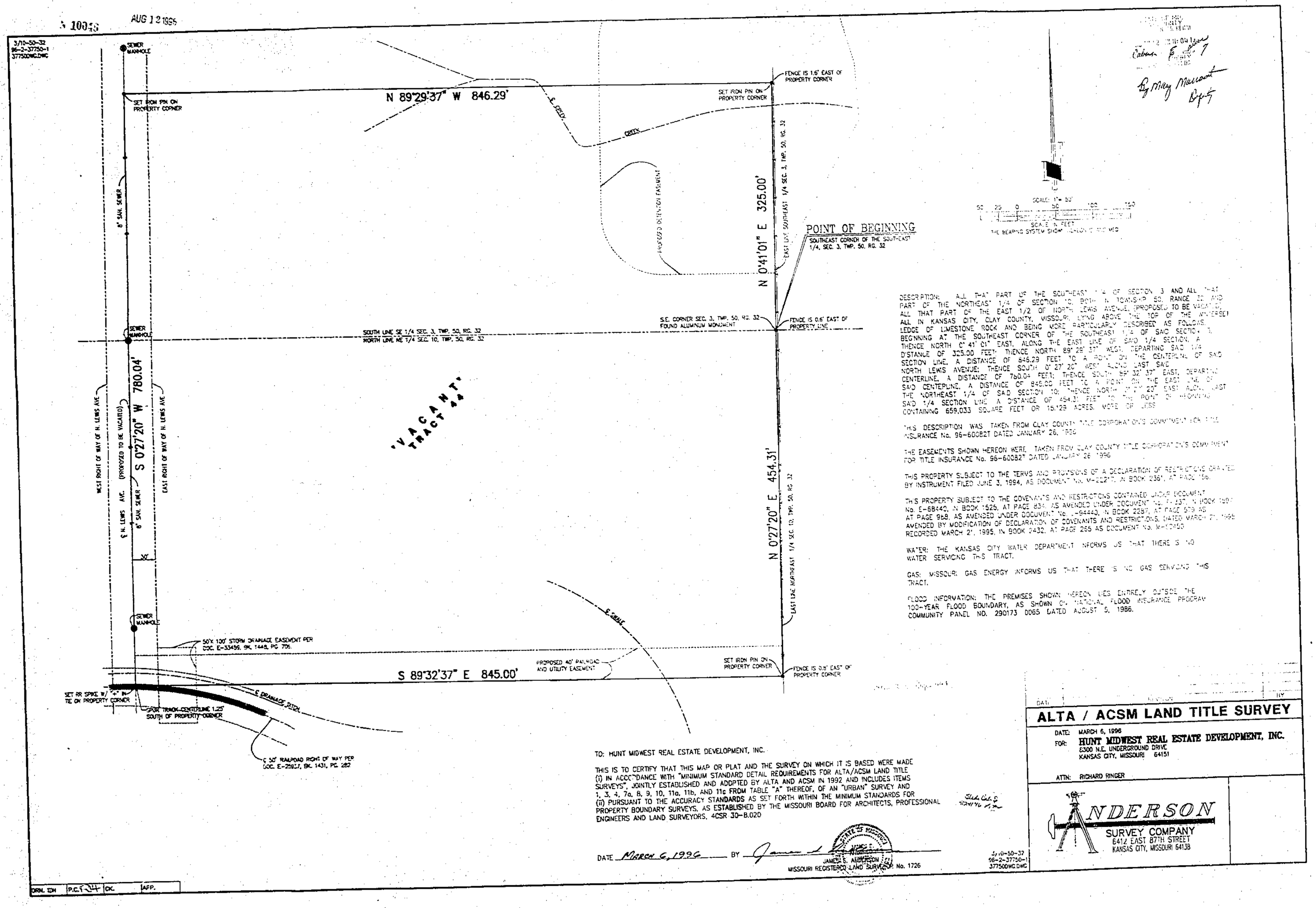
AUG 12 1996

3/10-50-32
96-2-37750-1
37750DWG.DWG



DESCRIPTION: ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 3 AND ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, BOTH IN TOWNSHIP 50, RANGE 32, AND ALL THAT PART OF THE EAST 1/2 OF NORTH LEWIS AVENUE (PROPOSED TO BE VACATED), ALL IN KANSAS CITY, CLAY COUNTY, MISSOURI, LYING ABOVE THE TOP OF THE WATERBEARING LEDGE OF LIMESTONE ROCK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE NORTH 0° 41' 01" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, A DISTANCE OF 325.00 FEET; THENCE NORTH 89° 29' 37" WEST, DEPARTING SAID 1/4 SECTION LINE, A DISTANCE OF 846.29 FEET TO A POINT ON THE CENTERLINE OF SAID NORTH LEWIS AVENUE; THENCE SOUTH 0° 27' 20" WEST, ALONG LAST SAID CENTERLINE, A DISTANCE OF 780.04 FEET; THENCE SOUTH 89° 32' 37" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 845.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 0° 27' 20" EAST, ALONG LAST SAID 1/4 SECTION LINE, A DISTANCE OF 454.31 FEET TO THE POINT OF BEGINNING. CONTAINING 659,033 SQUARE FEET OR 15.129 ACRES, MORE OR LESS.

THIS DESCRIPTION WAS TAKEN FROM CLAY COUNTY TITLE CORPORATION'S COMMITMENT FOR TITLE INSURANCE No. 96-600827 DATED JANUARY 26, 1996.

THE EASEMENTS SHOWN HEREON WERE TAKEN FROM CLAY COUNTY TITLE CORPORATION'S COMMITMENT FOR TITLE INSURANCE No. 96-600827 DATED JANUARY 26, 1996.

THIS PROPERTY SUBJECT TO THE TERMS AND PROVISIONS OF A DECLARATION OF RESTRICTIVE CREATED BY INSTRUMENT FILED JUNE 3, 1994, AS DOCUMENT No. M-222713, IN BOOK 2367, AT PAGE 186.

THIS PROPERTY SUBJECT TO THE COVENANTS AND RESTRICTIONS CONTAINED UNDER DOCUMENT No. E-68442, IN BOOK 1525, AT PAGE 834, AS AMENDED UNDER DOCUMENT No. E-94440, IN BOOK 1557, AT PAGE 968, AS AMENDED UNDER DOCUMENT No. E-94440, IN BOOK 2257, AT PAGE 579, AS AMENDED BY MODIFICATION OF DECLARATION OF COVENANTS AND RESTRICTIONS, DATED MARCH 21, 1995, RECORDED MARCH 21, 1995, IN BOOK 2432, AT PAGE 255 AS DOCUMENT No. M-[illegible]

WATER: THE KANSAS CITY WATER DEPARTMENT INFORMS US THAT THERE IS NO WATER SERVICING THIS TRACT.

GAS: MISSOURI GAS ENERGY INFORMS US THAT THERE IS NO GAS SERVICING THIS TRACT.

FLOOD INFORMATION: THE PREMISES SHOWN HEREON LIES ENTIRELY OUTSIDE THE 100-YEAR FLOOD BOUNDARY, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 290173 0065 DATED AUGUST 5, 1986.

TO: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND INCLUDES ITEMS 1, 3, 4, 7a, 8, 9, 10, 11a, 11b, AND 11c FROM TABLE "A" THEREOF, OF AN "URBAN" SURVEY AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS SET FORTH WITHIN THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, 4CSR 30-8.020

DATE March 6, 1996 BY [signature]

JAMES S. ANDERSON
MISSOURI REGISTERED LAND SURVEYOR No. 1726

3/10-50-32
96-2-37750-1
37750DWG.DWG

DATE | REVISION | BY

ALTA / ACSM LAND TITLE SURVEY

DATE: MARCH 6, 1996
FOR: **HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.**
8300 N.E. UNDERGROUND DRIVE
KANSAS CITY, MISSOURI 64151

ATTN: RICHARD RINGER

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

DRN. IDH | P.C. | CK. | APP.