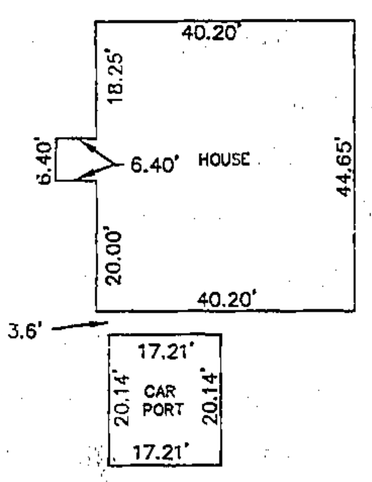
N 35258

MAR 21 1997

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
97 MR 21 PM 2:55
REC. BOOK C PAGE 597
MARY E. MOBERLY
RECORDER OF DEEDS
By Mary Marcant
Deputy

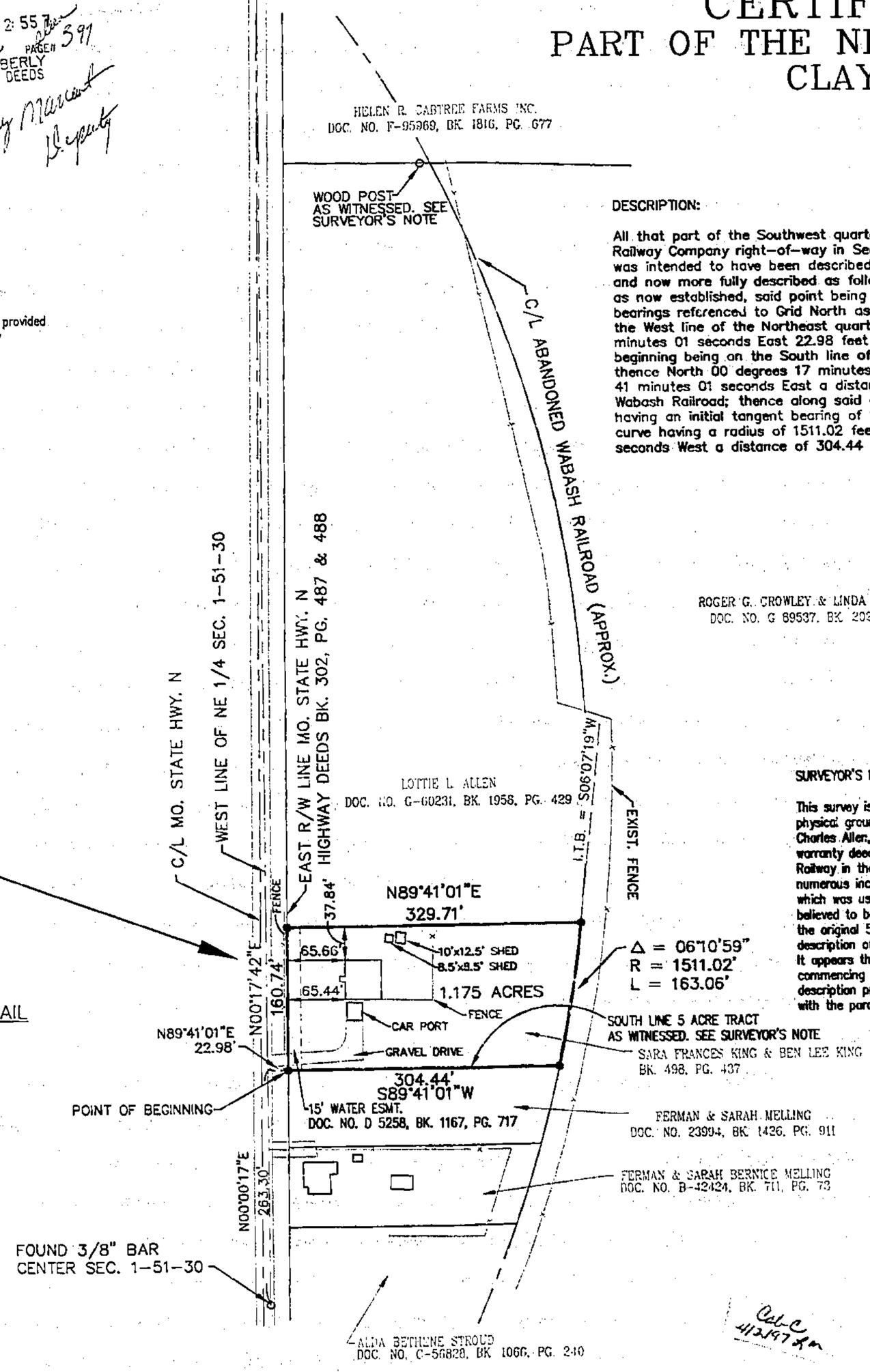
# CERTIFICATE OF SURVEY
## PART OF THE NE 1/4 SEC. 1, TWP. 51, RNG. 30
## CLAY COUNTY, MISSOURI

NOTE: All easement information shown as provided by First American Title Insurance Company
1129 W. 152 Hwy. Suite B
Liberty, MO. 64068, ph 816-781-2300




HOUSE AND CAR PORT DETAIL
1"=20'

PREPARED FOR:
SARA FRANCES KING




DESCRIPTION:

All that part of the Southwest quarter of the Northeast quarter lying West of the Centerline of the abandoned Wabash Railway Company right-of-way in Section 1, Township 51 North, Range 30 West, and being the same tract of land as was intended to have been described in Book 498, Page 437 of the Recorder of Deeds Office in Clay County, Missouri, and now more fully described as follows: Beginning at a point on the East right-of-way of Missouri State Highway "N" as now established, said point being North 00 degrees 00 minutes 17 seconds East (this bearing and all following bearings referenced to Grid North as established by G.P.S. Monument Station CL-40 and CL-40A) 263.30 feet along the West line of the Northeast quarter of Section 1, Township 51 North, Range 30 West, and North 89 degrees 41 minutes 01 seconds East 22.98 feet from the Southwest corner of the Northeast quarter of said Section 1, said point of beginning being on the South line of approximately 5 acre tract as referred to in Warranty Deed Book 498, Page 437; thence North 00 degrees 17 minutes 42 seconds East along said East right-of-way 160.74 feet; thence North 89 degrees 41 minutes 01 seconds East a distance of 329.71 feet to a point of curve on the approximate centerline of the abandoned Wabash Railroad; thence along said approximate centerline curving in a Southwesterly direction to the right, and having an initial tangent bearing of South 06 degrees 07 minutes 19 seconds West an arc distance of 163.06 feet, said curve having a radius of 1511.02 feet; thence leaving said approximate centerline South 89 degrees 41 minutes 01 seconds West a distance of 304.44 feet to the point of beginning. Said tract containing 1.175 acres more or less.

● = SET 1/2" IRON BAR W/CAP

ROGER G. CROWLEY & LINDA K. EBERTS
DOC. NO. G 89537, BK. 2021, PG. 102

100 0 100
SCALE IN FEET
SCALE 1" = 100'

SURVEYOR'S NOTE:

This survey is based on compiled information which includes recorded documents as stated in the description, with physical ground information (houses, fences, railroad bed where evident, ect.) and parol evidence as supplied by Mr. Charles Allen, and Sara Frances Allen King,( brother and sister and son and daughter to Lottie L. Allen). The recorded warranty deeds for the entire area between the East right-of-way of State Highway "N" and the abandoned Wabash Railway in the Southwest quarter of the Northeast quarter of Section 1, Township 51 North, Range 30 West have numerous inconsistencies for the location of both the center of Section 1; and the Southwest corner of the 5 acre tract which was used as the commencing point on some of the deeds. Mr. Allen and Mrs. King pointed out what they believed to be the South line of the original 5 acre tract and a old fence post thought to be near the Northeast corner of the original 5 acre tract. The research of the recorded deed found no description of a 5 acre tract as such, but rather a description of land between the railroad and highway in this quarter quarter Section of approximately 5 acres or more. It appears that there were nearly 8 acres within that area. Furthermore the description using the center of Section 1 as a commencing point most likely used a point no longer in existence that was not the center of the Section. The description prepared by me shown on this survey is the accumulation of what I believe to be the best physical evidence with the parol evidence that best supports the intended deed description.

I HEREBY CERTIFY: that this survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys, Class C survey, as established by the Missouri Board For Architects, Professional Engineers and Land Surveyors and the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional information, knowledge and belief.

Elbert M. Bridges, Jr. LS 2286

Date: 3/19/97

Calc 4/3/97 JM

SURVEYED AND PREPARED BY:
BRIDGES LAND SURVEYING
P.O. BOX 695
BLUE SPRINGS, MO 64013
(816) 228-2292

D:\JOBS\970023\dwg\970023 Tue Mar 18 20:30:18 1997

Clay County, Missouri
Land Survey Document