MAR 21 1997

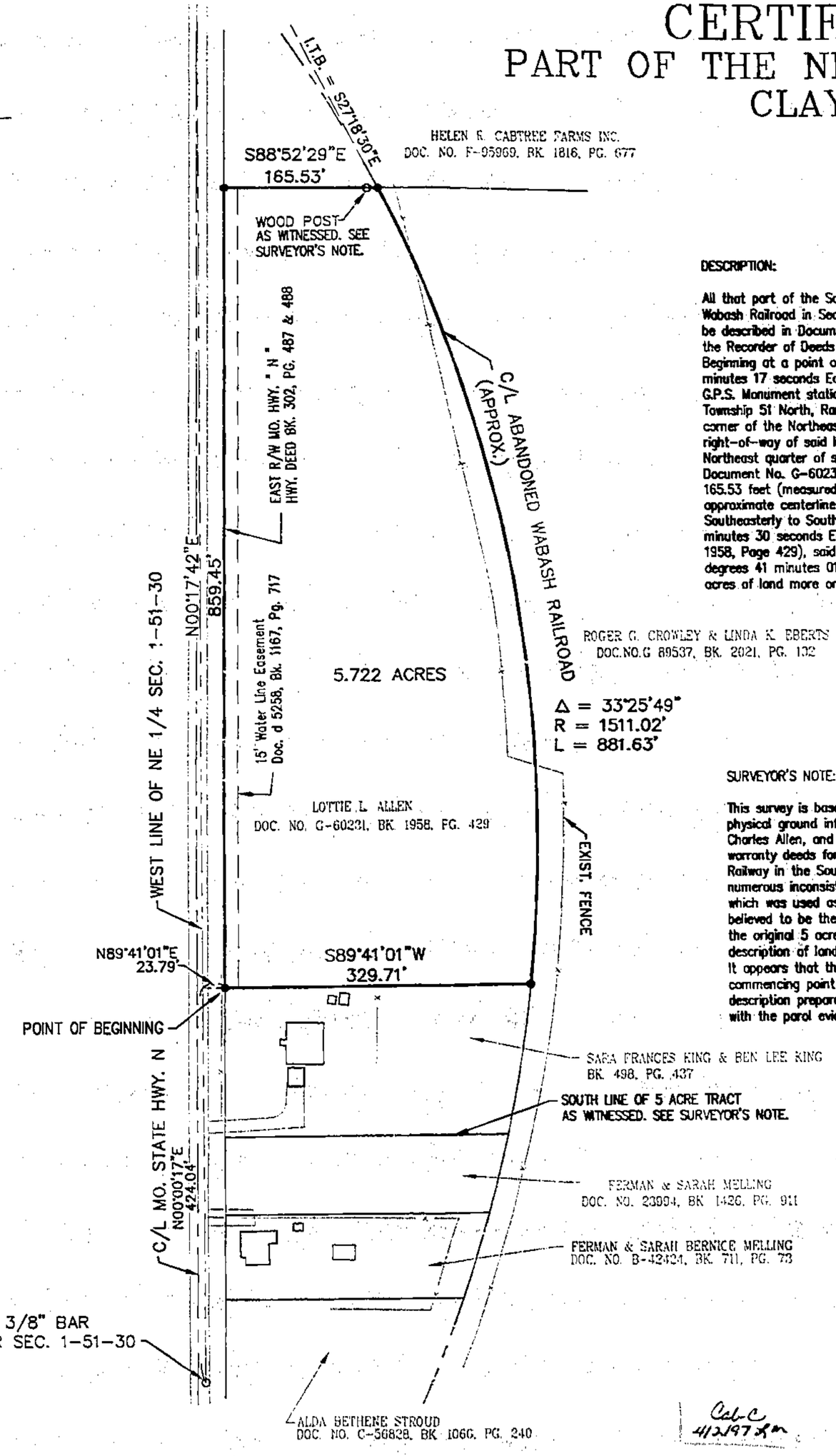
N 35260

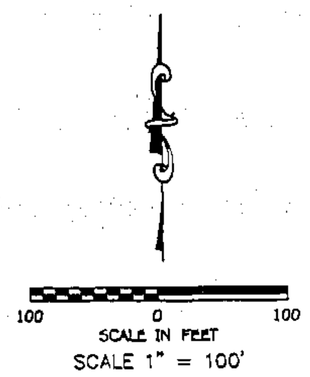
STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
97 MR 21 PM 2:59
PAGES 391
RECORDING FEES
MARY E. MOBERLY
RECORDER OF DEEDS

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

NOTES: All easement information shown as provided by First American Title Insurance Company
1129 W. 152 Hwy. Suite 8
Liberty, MO. 64068, ph 816-781-2300

PREARED FOR:
LOTTIE L. ALLEN c/o CHARELS ALLEN





• = SET 1/2" IRON BAR W/ CAP

DESCRIPTION:

All that part of the Southwest quarter of the Northeast quarter lying West of the centerline of the now abandoned Wabash Railroad in Section 1, Township 51 North, Range 30 West, and being the same tract of land as was intended to be described in Document No. G-60231, Book 1958, Page 429 as Tract No. 1 and in Book 211, Page 67 as recorded in the Recorder of Deeds Office of Clay County, Missouri, and now more correctly and fully described as follows:
Beginning at a point on the East right-of-way line of Missouri State Highway "N", said point being North 00 degrees 00 minutes 17 seconds East (this bearing and all the following bearings being referenced to Grid North as established by G.P.S. Monument stations CL-40 and CL-40A), 424.04 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 23.79 feet from the Southwest corner of the Northeast quarter of said Section 1; thence North 00 degrees 17 minutes 42 seconds East along the East right-of-way of said Highway "N" a distance of 859.45 feet to a point on the South line of the Northwest quarter of the Northeast quarter of said Section 1, said point being the same point as called out as the beginning of Tract 1 of Document No. G-60231, Book 1958, Page 429; thence South 88 degrees 52 minutes 29 seconds East a distance of 165.53 feet (measured) 180.00 feet (deed Document No. G-60231, Book 1958, Page 429), to a point of curve on the approximate centerline of the abandoned Wabash Railroad; thence along said approximate centerline curving in a Southeasterly to Southwesterly direction to the right, and having an initial tangent bearing of South 27 degrees 18 minutes 30 seconds East an arc distance of 881.63 feet (measured) 880.00 feet (deed Document No. G-60231, Book 1958, Page 429), said curve having a radius of 1511.02 feet; thance leaving said approximate centerline South 89 degrees 41 minutes 01 seconds West a distance of 329.71 feet to the point of beginning, said tract containing 5.722 acres of land more or less.

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.

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

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: 3/17/97

Calc-C 4/2/97

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http://www.ClayCoGov.com

Clay County, Missouri
Land Survey Document