N 56722

SEP 8 1997

STATE OF MO
CLAY COUNTY

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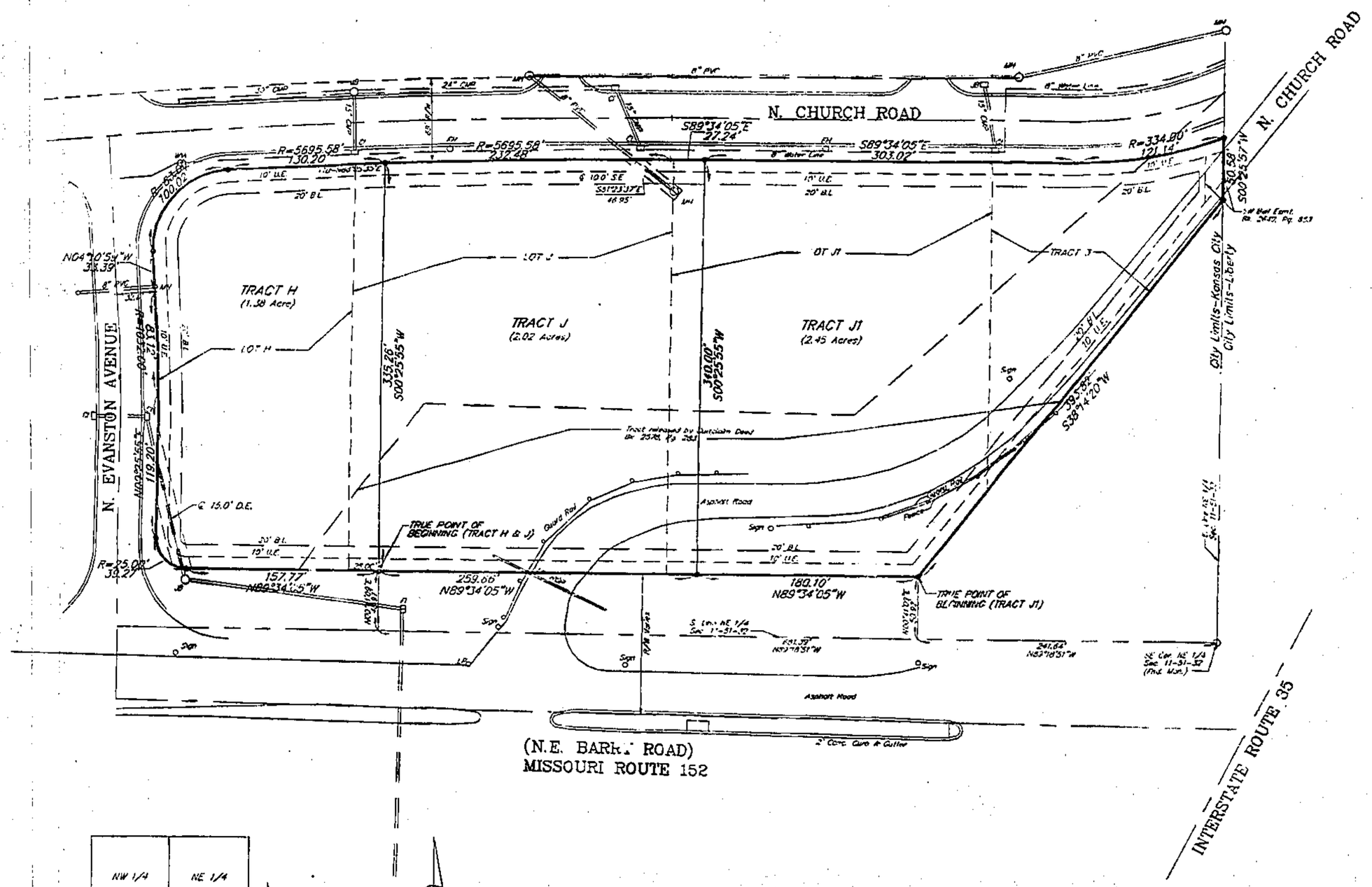
Cabinet E Page 46

RECORDED IN OFFICE OF
RECORDER OF DEEDS

By Mary Maurent Deputy

CERTIFICATE OF SURVEY

(WILSHIRE PLAZA–FIRST PLAT, LOTS H, J, & J1)



GENERAL NOTES:

1. Information for this survey was taken from Columbian National Title Insurance Company Master Reprint of Lots H, J, J1 and Tract 3, Wilshire Plaza - First Plat, dated May 13, 1997, at 8:00 a.m.
2. Easement granted to Southwestern Bell Telephone Company and Kansas City Power and Light as recorded in Book 2578 at Page 283, is an undefined easement. There are no utilities on this property, so easement does not exist.
3. There are no buildings or asphalt on these lots.
4. All easements shown on this drawing are as shown on the Plat of Wilshire Plaza - First Plat, recorded as instrument No. N 22959 in Cabinet E, Sleeve 32.

LEGAL DESCRIPTION

Tract H:

All that part of Lot H and Lot J, WILSHIRE PLAZA - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri; thence North 89°18'51" West, along the South line of said Section 11, 681.39 feet; thence North 0°41'09" East, 48.97 feet to a point on the [illegible]erly line of said Lot J, said point being 25.00 feet East of the Southeast Corner of said Lot J, said point being also [illegible] Point of Beginning of the tract to be herein described; thence North 89°34'05" West along the Southerly line of said Lots J and H, 157.77 feet; thence Northwesterly along said Southerly line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 39.27 feet to a point on the Westerly line of said Lot H; thence North 0°25'55" East, along said Westerly line, 119.20 feet; thence Northerly along said Westerly line, on a curve to the left, tangent to the last described course, having a radius of 1032.00 feet, an arc distance of 83.12 feet; thence North 4°10'59" West, along said Westerly line, 33.39 feet; thence Northeasterly, along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 63.00 feet, an arc distance of 100.02 feet; thence Easterly, along the Northerly line of said Lots H and J, on a curve to the right, having a common tangent with the last described curve, a radius of 5695.58 feet, an arc distance of 130.20 feet; thence South 0°25'55" West, parallel with and 25.00 feet East of the West line of said Lot J, 335.25 feet to the True Point of Beginning. Containing 1.35 acres, more or less.

Tract J:

All that part of Lots J and J1, WILSHIRE PLAZA - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri; thence North 89°18'51" West, along the South line of said Northeast Quarter, 681.39 feet; thence North 0°41'09" East, 48.97 feet to a point on the Southerly line of said Lot J, said point being 25.00 feet East of the Southwest Corner of said Lot J, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°25'55" East, parallel with and 25 feet East of the West line of said Lot J, 335.25 feet to a point on the Northerly line of said Lot J; thence Easterly along said Northerly line, on a curve to the left, having an initial tangent bearing of North 85°05'35" East, a radius of 5695.58 feet, an arc distance of 232.48 feet; thence South 89°34'05" East, along said Northerly line, 27.24 feet; thence South 0°25'55" West, parallel with and 25.00 feet East of the West line of said Lot J1, 340.00 feet to a point on the Southerly line of said Lot J1; thence North 89°34'05" West, along the Southerly line of Lots J1 and J, 259.66 feet to the True Point of Beginning. Containing 2.02 acres, more or less.

Tract J1:

All that part of Lot J1 and Tract 3, WILSHIRE PLAZA - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri; thence North 89°18'51" West, along the South line of said Northeast Quarter, 241.64 feet; thence North 0°41'09" East, 50.92 feet to the True Point of Beginning of the tract to be herein described; thence North 89°34'05" West, along the Southerly line of said Lot J1, 180.10 feet; thence North 0°25'55" East, parallel with and 25.00 feet East of the West line of said Lot J1, 340.00 feet to a point on the Northerly line of said Lot J1; thence South 89°34'05" East, along said Northerly line, 303.02 feet; thence Easterly along the Northerly line of said Tract 3 on a curve to the left, tangent to the last described course, having a radius of 334.00 feet, an arc distance of 121.14 feet, to the Easterly line of said Tract 3; thence South 0°25'57" West, along said Easterly line, 50.58 feet; thence South 38°14'20" West, along the Southeasterly line of said Tract 3 and Lot J1, 393.82 feet to the True Point of Beginning. Containing 2.45 acres, more or less.

STATE OF Kansas }
COUNTY OF Johnson } SS:

On this 8th day of Aug, 1997, before me appeared Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of Peterson Development Company, Inc., a Missouri corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of the Board of Directors and that said Kenneth L. Riedemann and Roger H. Siegrist acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Missouri KS the day and year last above written.

SHERI L. FINLEY
Notary Public - State of Kansas
My Appt. Exp. 2/12/98

Sheri L. Finley
Notary Public

My Commission Expires: Feb. 12, 1998

IN WITNESS WHEREOF: Peterson Development Company, Inc., a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 8th day of August 1997.

PETERSON DEVELOPMENT COMPANY, INC.

Kenneth L. Riedemann President

Roger H. Siegrist Secretary

CERTIFICATION:

I HEREBY CERTIFY: that Lot Split #9729 of Lots H, J and J1, WILSHIRE PLAZA - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri 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 as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

8-8-97
Date

W. James Schowe PLS 1989

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
9729 9-4-97

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
Landscape Architects
5529 NE BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1083

DATE 5-12-95	Job No.- 97158	File name- LOTSPLIT

http://www.ClayCoGov.com