

Clay County, Missouri Land Survey Document

N 64394

NOV 3 1997

DESCRIPTION TRACT-1

That portion of the SW¹/₄ of the SW¹/₄ of Section 23, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, City of Kearney, Clay County, Missouri, described as follows: Beginning at a point on the West line of said SW¹/₄ SW¹/₄ that is N00°39'43"E, 346.53 feet from the SW corner of said Section 23, said point being on the East line of North Grove Street and the Northerly line of Hall Road; thence N00°39'43"E, 232.10 feet along said West line and along said East line and the prolongation thereof; thence S85°42'32"E, 275.89 feet; thence S05°43'37"E, 22.66 feet to said Northerly line; thence S84°16'23"W, 14.72 feet along said Northerly line; thence Southwesterly along a curve to the left, having a radius of 330.00 feet, through a central angle of 58°59'13", an arc length of 339.76 feet along said Northerly line to the point of beginning. Said portion contains 0.57 acres and is subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-2

Those portions of the SE¹/₄ of the SE¹/₄ of Section 22 and the SW¹/₄ of the SW¹/₄ of Section 23, all in Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, City of Kearney, Clay County, Missouri, described as a whole as follows: Beginning at a point on the West line of said SW¹/₄ SW¹/₄ (also the East line of said SE¹/₄ SE¹/₄) that is N00°39'43"E, 578.63 feet from the SW corner of said Section 23 (also the SE corner of said Section 22); thence S85°42'32"E, 275.89 feet; thence S05°43'37"E, 22.66 feet to the Northerly line of Hall Road; thence N84°16'23"E, 57.93 feet along said Northerly line; thence Northeasterly along a curve to the left, having a radius of 470.00 feet, through a central angle of 17°06'43", an arc length of 140.37 feet along said Northerly line; thence N22°47'48"W, 59.88 feet to the centerline of Clear Creek; thence Westerly and Northerly along the centerline of Clear Creek the following course; S73°20'11"W, 38.36 feet; N86°36'10"W, 65.82 feet; N46°59'19"W, 81.51 feet; N12°20'34"W, 46.78 feet; N11°51'27"E, 47.21 feet; N16°54'30"E, 47.54 feet; N27°13'09"E, 17.21 feet; thence leaving said centerline, S85°28'57"W, 313.29 feet; thence S83°13'35"W, 16.10 feet; thence S13°47'55"W, 222.49 feet; thence S85°42'32"E, 73.28 feet to the point of beginning. Said portions contain 2.23 acres and are subject to all easements, restrictions, reservations and right of ways of record.

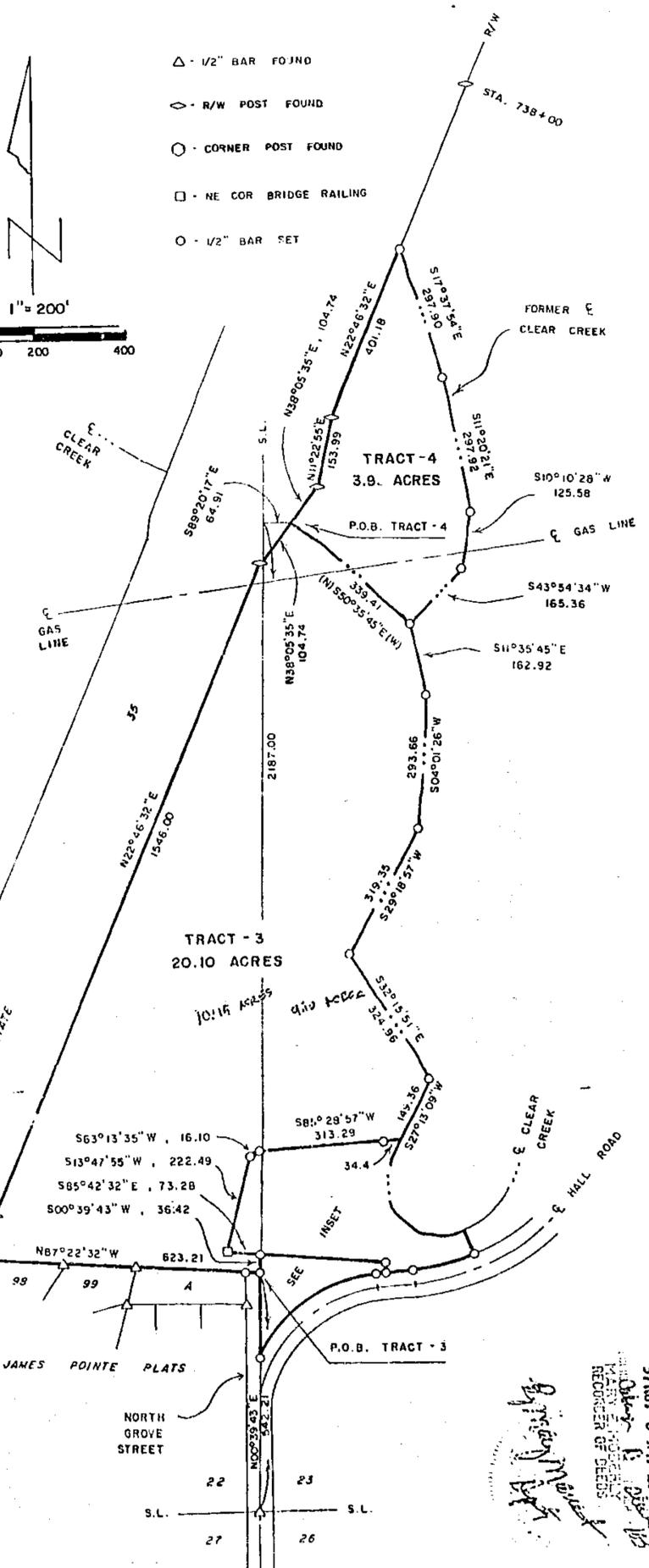
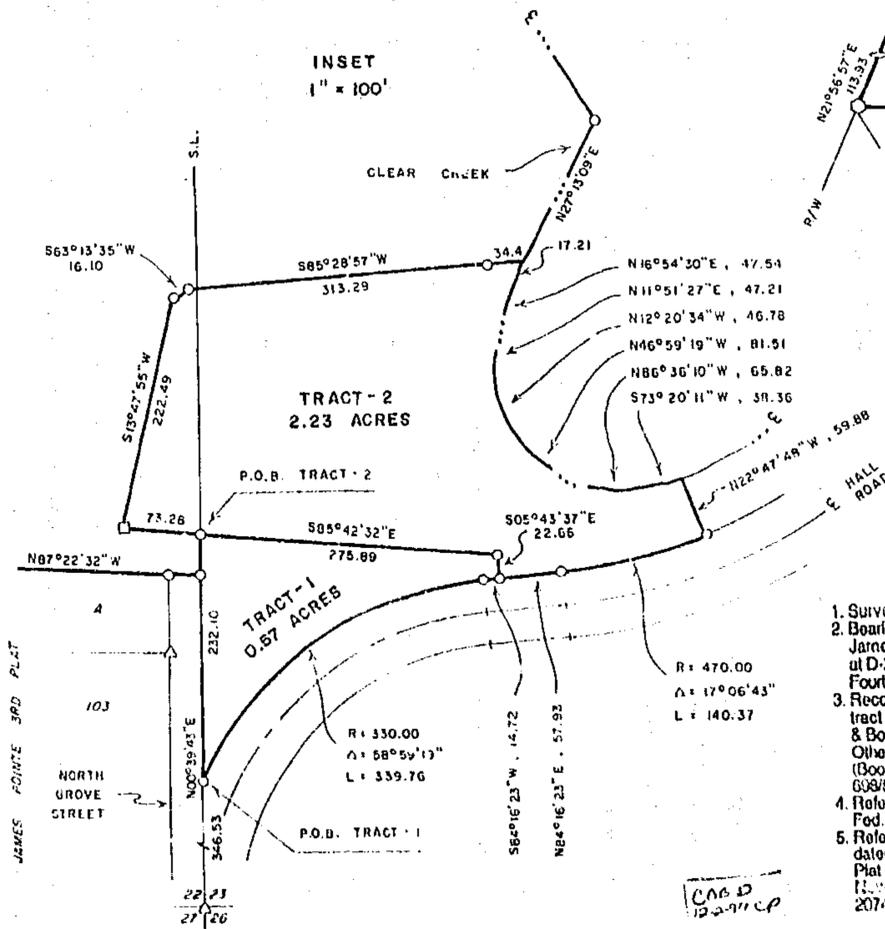
DESCRIPTION TRACT-3

Those portions of the E¹/₂ of the SE¹/₄ of Section 22 and the W¹/₂ of the SW¹/₄ of Section 23, all in Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, City of Kearney, Clay County, Missouri, described as a whole as follows: Beginning at a point on the East line of said E¹/₂ SE¹/₄ (also the West line of said W¹/₂ SW¹/₄) that is N00°39'43"E, 542.21 feet from the SE corner of said Section 22 (also the SW corner of said Section 23); thence N87°22'32"W, 623.21 feet along the North line of James Pointe Third and James Pointe Fourth Plats to the Easterly right of way line of Interstate 35; thence N21°56'57"E, 113.93 feet along said r.o.w. line; thence N22°46'32"E, 1548.00 feet along said r.o.w. line; N38°05'35"E, 104.74 feet along said r.o.w. line to the centerline of Clear Creek; thence Southeasterly along the centerline of Clear Creek the following course; S50°35'45"E, 339.41 feet; S11°35'45"E, 162.92 feet; S04°01'28"W, 263.68 feet; S29°18'57"W, 319.35 feet; S32°15'51"E, 324.96 feet; S27°13'09"W, 149.36 feet; thence leaving said centerline, S85°28'57"W, 313.29 feet; thence S83°13'35"W, 16.10 feet; thence S13°47'55"W, 222.49 feet; thence S85°42'32"E, 73.28 feet to said East line (also said West line); thence S00°39'43"W, 36.42 feet along said East line (also said West line) to the point of beginning. Said portions contain 20.10 acres and are subject to all easements, restrictions, reservations and right of ways of record.

DESCRIPTION TRACT-4

That portion of the SW¹/₄ of the NW¹/₄ and the NW¹/₄ of the SW¹/₄ of Section 23, Township 53 North of the Base Line, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the SW corner of said Section 23; thence N00°39'43"E, 2187.00 feet along the West line of said Section 23; thence S89°20'17"E, 64.91 feet to a point on the Easterly right of way line of Interstate 35 and the centerline of Clear Creek, said point being the true point of beginning of the tract of land herein described; thence Northeasterly along said r.o.w. line the following course; N38°05'35"E, 104.74 feet; N11°22'55"E, 153.99 feet; N22°46'32"E, 401.18 feet to the former centerline of Clear Creek; thence Southerly along the former centerline of Clear Creek the following course; S17°37'54"E, 297.90 feet; S11°23'21"E, 297.92 feet; S10°10'28"W, 125.58 feet; S43°54'34"W, 165.36 feet to the centerline of Clear Creek; thence N50°35'45"W, 339.41 feet along the centerline of Clear Creek to the point of beginning. Said portion contains 3.93 acres and is subject to all easements, restrictions, reservations and right of ways of record.

**INSET
1" = 100'**



- NOTES**
1. Survey Classification is "A".
 2. Bearings based on plats of James Pointe Third (recorded at D-20) & James Pointe Fourth (recorded at D-58).
 3. Record Deed Reference for tract are Book 970 Page 404 & Book 2343 Pages 615-619; Other Record References are (Book/Page): 669/655, 608/665, 781/414 & 878/154.
 4. Reference I-35 R/W plans, Fed. Project #1-10-35-1(10).
 5. Reference Cert. of Survey dated October 20, 1994, and Plat of Legal Desc. dated November 2, 1994, by LS 2074, to E.W. Depriest.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Missouri and this survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers & Land Surveyors, effective December 30, 1994, 4 CSR 30-8.020.

Date: 10-13-97 Signed: Terry M. McCanless
Terry M. McCanless
REGISTERED LAND SURVEYOR
NOTED #2173

If this document does not have an embossed seal, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

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| M & M LAND SURVEYING SERVICE, INC. 606 EAST MAIN STREET PO BOX 83 INCI MOORE, MO 64005 PHONE (816) 778 6343 FAX (816) 470 6343 | | |
| SURVEY FOR: E. W. DEPRIEST, KEARNEY, MO. Date: 10-9-1997 Field Book: 97-195 Project #: 97-5640 | | |