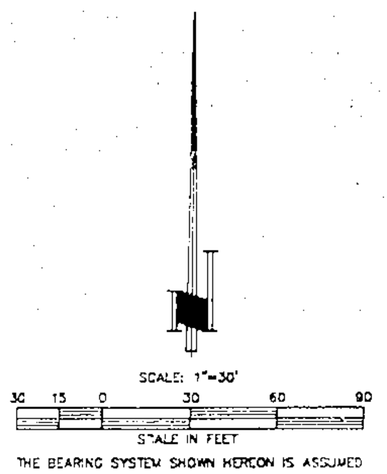
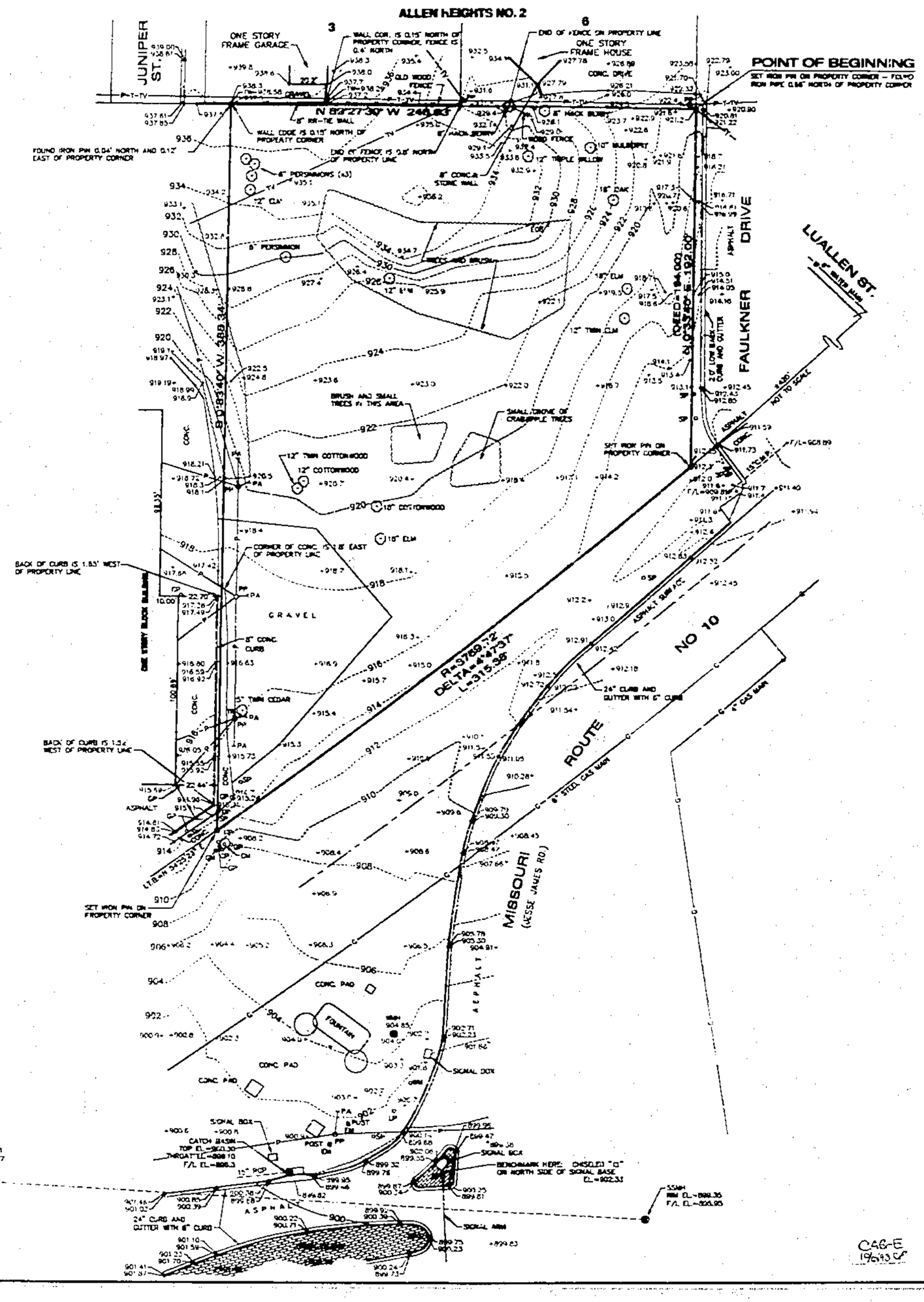
Clay County, Missouri
Land Survey Document

2-52-30
98-7-38564-1
385640WG.DWG



THE BEARING SYSTEM SHOWN HEREON IS ASSUMED



DRN. GJP | P.C. | CK. KIRK | APP.

C46-E
19693.06

2-52-30
98-7-38564-1
385640WG.DWG

93 SEP 16 P 04:58
E 89

DESCRIPTION: ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 52, RANGE 30, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, "ALLEN HEIGHTS NO. 2", A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI; THENCE NORTH 87°-27'-30" WEST ALONG THE SOUTH LINE OF LOTS 6 AND 3 OF SAID SUBDIVISION, A DISTANCE OF 246.63 FEET TO A POINT; THENCE SOUTH 0°-33'-40" WEST AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 338.34 FEET TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 69, AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 54°-25-23" EAST, A RADIUS OF 3769.72 FEET AND A CENTRAL ANGLE OF 4°-47'-37", AN ARC DISTANCE OF 315.38 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 6; THENCE NORTH 0°-33'-40" EAST, A DISTANCE OF 192.00 FEET (DEED=194.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 72258 SQUARE FEET OR 1.658 ACRES MORE OR LESS.

THE ABOVE DESCRIPTION HAS BEEN PREPARED BY ANDERSON SURVEY COMPANY.

EASEMENTS: THE EASEMENT INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM TICOR TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 98-62786T, DATED AUGUST 3, 1998.

NOTE: ITEM NO. 10 FROM SCHEDULE B II OF THE ABOVE SAID TITLE COMMITMENT, PERPETUAL EASEMENT AGREEMENT BETWEEN EXCELSIOR SPRINGS DEVELOPMENT COMPANY, C/O LEO ERSBERG AND COMPANY (HEREIN CALLED GRANTOR), AND McDONALD'S CORPORATION, D/B/A DELAWARE McDONALD CORPORATION (HEREIN CALLED GRANTEE), FILED MAY 5, 1981, RECORDED IN BOOK 1427, AT PAGE 1[illegible] DOES NOT AFFECT THE PROPERTY SHOWN HEREON.

FLOOD ZONE: ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD BOUNDARY AND FLOOD WAY MAP PANEL 22F, DATED MARCH 15, 1977, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

UTILITIES: THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT. WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES WAS SCALED FROM THE COMPANY'S RECORDS. THE SIZES AND TYPES OF UTILITIES SHOWN HEREON HAS NOT BEEN VERIFIED IN THE FIELD BY THIS COMPANY, AND SHOULD BE VERIFIED BEFORE COMMENCING DESIGN WORK.

NOTE: THE CITY OF EXCELSIOR SPRINGS HAS INFORMED US THEY ARE UNABLE TO FIND ANY DEDICATION FOR THE RIGHT-OF-WAY OF FAULKNER DRIVE. THERE IS A DEDICATION OF 40 FEET FOR A PUBLIC ROAD IN WARRANTY DEED IN BOOK 809, AT PAGE 197.

TO: MCA, INC., TICOR TITLE INSURANCE COMPANY, AND THE WINBURY GROUP

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, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 3, 4, 5, 7a, 8, 9, 10, 11a, 11b, AND 11c OF TABLE THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

DATE: July 20, 1998 BY: [signature]

DATE	REVISION	BY

ALTA / ACSM LAND TITLE SURVEY

DATE: JULY 20, 1998

FOR: THE WINBURY GROUP
4520 MAIN ST. SUITE 1000
KANSAS CITY, MISSOURI 64111

ATTN: CASSIE PADON

ANDERSON SURVEY COMPANY
203 NW EXECUTIVE WAY
LEES SUMMIT, MISSOURI 64063
(816) 246-5050

STATE OF MISSOURI
JAMES L. ANDERSON
PROFESSIONAL ENGINEER
LS-1736

http://www.ClayCoGov.com