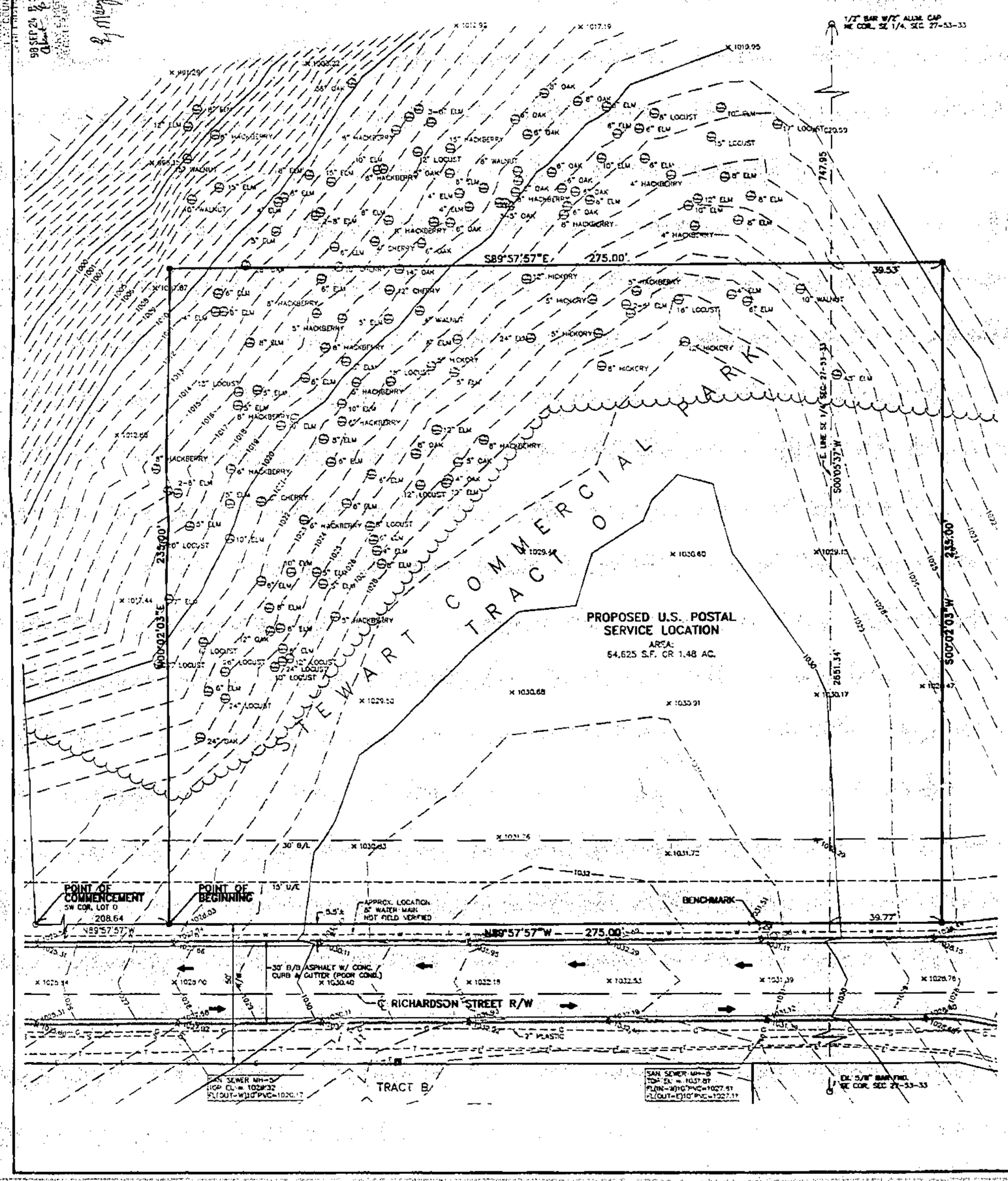
Clay County, Missouri
Land Survey Document

P 12355



UTILITIES:

THE NAME AND NUMBER OF UTILITY COMPANIES, EVEN IF REMOTELY INVOLVED WITH THIS PROJECT ARE AS FOLLOWS:

CITY HALL 532-3897
107 W. MAIN
SMITHVILLE, MO. 64089

AMERICAN CABLEVISION 1 800 531-2453
6550 WINCHESTER AVE.
KANSAS CITY MO.

AMERICAN TELEPHONE AND TELEGRAPH COMPANY 1 800 222-0300

SOUTHWESTERN BELL TELEPHONE COMPANY (BUSINESS) 1 800 400-9050
154 N. BROADWAY
WICHITA, KANSAS 67202

MISSOURI GAS ENERGY 756-5252
3420 BROADWAY
KANSAS CITY, MO. 64111

MISSOURI PUBLIC SERVICE/ENERGYONE ..... 1 800 346-6782 OR 353-5000

WATER DEPARTMENT 532-0577
107 W. MAIN
SMITHVILLE, MO. 64089

CLAY COUNTY HIGHWAY DEPARTMENT 792-7606
16616 N.E. 115 TH ST.
LIBERTY, MO. 64060

MISSOURI ONE-CALL SYSTEM 1 800 344-7483

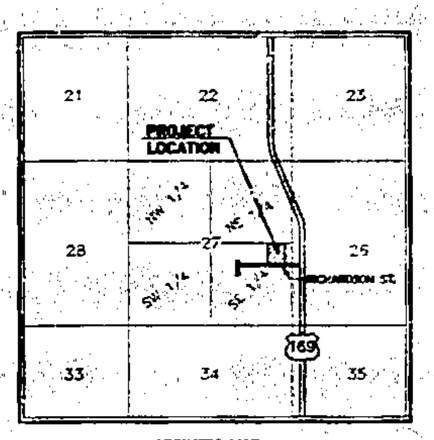
LEGEND:

- MONUMENT FOUND
- 1/2" IRON BAR W/ KVE CAP SET
- TELEPHONE PEDESTAL
- MAILBOX
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- GAS LINE
- CHAIN LINK
- SIGN
- LIGHT POLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- SANITARY MANHOLE
- SANITARY SEWER LINE
- TREE

1 inch = 20 ft.

CALL BEFORE YOU DIG – DRILL – BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA.



VICINITY MAP:
NOT TO SCALE
SEC 27-53-33

DESCRIPTION:

A TRACT OF LAND BEING PART OF TRACT O, STEWART COMMERCIAL PARK, A SUBDIVISION OF LAND IN SMITHVILLE, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT O, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF RICHARDSON STREET; THENCE S 89°57'57" E ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 208.64 FEET TO THE POINT OF BEGINNING; THENCE N 00°02'03" E A DISTANCE OF 235.00 FEET; THENCE S 89°57'57" E A DISTANCE OF 275.00 FEET; THENCE S 00°02'03" W A DISTANCE OF 235.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID RICHARDSON STREET; THENCE N 89°57'57" W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING. CONTAINS 64,625 SQUARE FEET OR 1.48 ACRES MORE OR LESS.
END OF DESCRIPTION.

SURVEY REFERENCE:

TITLE COMMITMENT NO. 98020497
EFFECTIVE DATE:- FEBRUARY 9, 1998
STEWART TITLE INCORPORATED
1220 WASHINGTON, SUITE #100
KANSAS CITY, MISSOURI 64105

THE FOLLOWING EXCEPTIONS DO EFFECT THE SUBJECT PROPERTY.
7. TERMS AND PROVISIONS OF THE OIL AND GAS LEASE RECORDED IN BOOK 207 AT PAGE 532
8. TERMS AND PROVISIONS OF THE OIL AND GAS LEASE RECORDED IN BOOK 331 AT PAGE 214 AND BOOK 333 AT PAGE 255

THE FOLLOWING EXCEPTION DOES NOT EFFECT THE SUBJECT PROPERTY.
6. SANITARY SEWER EASEMENT GRANTED TO THE CITY OF SMITHVILLE AS RECORDED IN BOOK 1826 AT PAGE 67

GENERAL NOTES:

1. NO ENCROACHMENTS ONTO SUBJECT PROPERTY.
2. ZONING: GENERAL BUSINESS DISTRICT (B-3)
3. THERE ARE NO SIDEWALKS ADJACENT TO THE SITE.

FLOOD STATEMENT:

THIS TRACT OF LAND LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS DEPICTED ON PANEL #295271 0010 C, DATED NOVEMBER 4, 1982, NATIONAL FLOOD INSURANCE PROGRAM – CITY OF SMITHVILLE, MISSOURI.

BASIS OF BEARING:

N 89°57'57" W ALONG THE SOUTH LINE OF TRACT O, PER THE PLAT OF STEWART COMMERCIAL PARK.

BENCHMARK:

"+" ON THE SOUTH BOLT TOP FLANGE OF A FIRE HYDRANT ON THE NORTH SIDE OF RICHARDSON STREET 65'± WEST OF THE SOUTHEAST CORNER OF PROPERTY.

ELEV=1033.52(NGVD)

PREPARED FOR:

UNITED STATES POSTAL SERVICE
6800 W 64TH STREET
OVERLAND PARK, KANSAS 66202

PROPERTY OWNER:

ROGER KEMP
3601 W 122ND STREET
LEAWOOD, KANSAS 66209

SURVEYOR'S CERTIFICATE:

I JOHN L. SHEETS, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE OF SURVEY: 2-5-98

23 SEPT 1998
DATE

STATE OF MISSOURI
JOHN L. SHEETS
NUMBER
LS-2253
REGISTERED LAND SURVEYOR

REVIEWED
This Lot Split has been approved by the City of Smithville as of June 10, 1998.
Ron VanHoudt, Mayor

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
122 N.W. PARKWAY
KANSAS CITY, MISSOURI 64150
816-587-6033 FAX 816-587-0139
14834 W. 66TH STREET
SHAWNEE, KANSAS 66216
913-631-5150 FAX 913-631-6977
8319 NORTH JACKSON
GLADSTONE, MISSOURI 64141
816-452-5040 FAX 816-452-7744

UNITED STATES POSTAL SERVICE
SMITHVILLE, MISSOURI 64089
BOUNDARY & TOPOGRAPHIC SURVEY

JOB NO.	814250
DATE	06-08-98
DRAWN BY	JDM
CHECKED BY	JLS
DWG	250TOPO
SHEET	1 OF 1

Clay County, Missouri
Land Survey Document