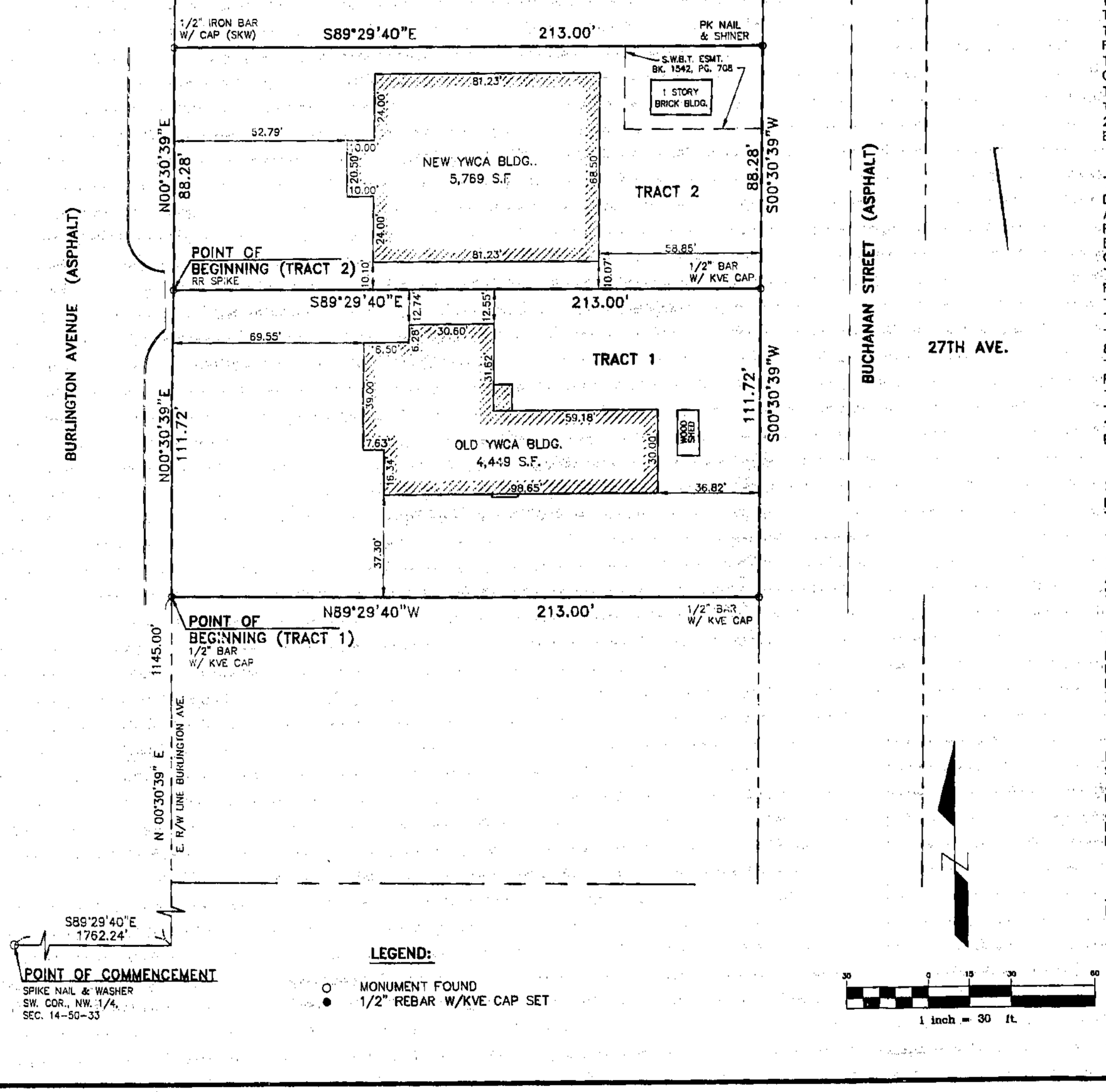
Land Survey Document
Clay County, Missouri

Old Republic Title Company of Kansas City, Inc.
913-788-9800
1202 North 79th Street
Kansas City, KS 66112

APR 9 1999 P 43569

STATE OF MO
CLAY COUNTY
I CERTIFY INSTR. REC'D
99 APR -9 P 2:48 PM
CAB D Steve 103
ROBERT T. SEVIER
RECORDER OF DEEDS
By: Wenda Watson
Deputy

CERTIFICATE OF SURVEY



TRACT 1
DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 50, RANGE 33, NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE S 89°29'40" E A DISTANCE OF 1762.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF BURLINGTON AVENUE AS IT IS NOW ESTABLISHED;
THENCE N 00°30'39" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1145.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED;
THENCE CONTINUING N 00°30'39" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 111.72 FEET;
THENCE S 89°29'40" E A DISTANCE OF 213.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BUCHANAN STREET AS IT IS NOW ESTABLISHED;
THENCE S 00°30'39" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 111.72 FEET;
THENCE N 89°29'40" W A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING. CONTAINS 23,795.97 SQUARE FEET OR 0.546 ACRES MORE OR LESS.
END OF DESCRIPTION.

TRACT 2
DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 50, RANGE 33, NORTH KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;
THENCE S 89°29'40" E A DISTANCE OF 1762.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF BURLINGTON AVENUE AS IT IS NOW ESTABLISHED;
THENCE N 00°30'39" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1256.72 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED;
THENCE CONTINUING N 00°30'39" E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 88.28 FEET;
THENCE S 89°29'40" E A DISTANCE OF 213.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BUCHANAN STREET AS IT IS NOW ESTABLISHED;
THENCE S 00°30'39" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 88.28 FEET;
THENCE N 89°29'40" W A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING. CONTAINS 18,804 SQUARE FEET OR 0.431 ACRES MORE OR LESS.
END OF DESCRIPTION.

SURVEY REFERENCE:
LEGAL DESCRIPTION AS PROVIDED BY CLIENT
TITLE WORK NOT PROVIDED

BASIS OF BEARING:
ASSUMED (N 89°29'40" W) ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 50, RANGE 33

PREPARED FOR:
NKC DEVELOPMENT
P.O. BOX 12740
NORTH KANSAS CITY, MO. 64116
ATTN: JIM GOODWIN/GREG PATTERSON

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 CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1-20-99
DATE

JOHN L. SHEETS, LS-2253

STATE OF MISSOURI
NUMBER LS-2253
REGISTERED LAND SURVEYOR
1-20-99

YWCA – LOT SPLIT

122 N.W. PARKWAY
KANSAS CITY, MISSOURI
64150
816-587-5033
FAX 816-587-0129

14631 W. 95TH STREET
LENEXA, KS. 66215
913-894-5150

P.O. BOX 1304
2319 NORTH JACKSON
JUNCTION CITY, KS 66441
785-762-5049

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS

PROJ. #	B11583
DATE:	01-18-99
CAD BY:	HFB
CHECKED BY:	
C.F.N.	583CS
SHEET	1 OF 1

Plat Cab D
4/2/99 cp

http://www.ClayCoGov.com