Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

P 60104 JUL 20 1999

SURVEY

IN THE S.E. 1\4 OF SEC. 25-52-32
KANSAS CITY & LIBERTY, CLAY COUNTY, MO.

FOR: F & F MANAGEMENT

99 JUL 20 4:49
CARLOT E. SCOTT
RECORDER OF DEEDS
By: Wanda Watson
Deputy

N

SCALE 1" = 40'

BEARINGS ARE BASED ON THE 1996 SURVEY, BY OTHERS, OF THE PARENT TRACT THAT THIS SURVEY IS CUT OUT OF.

LEGEND

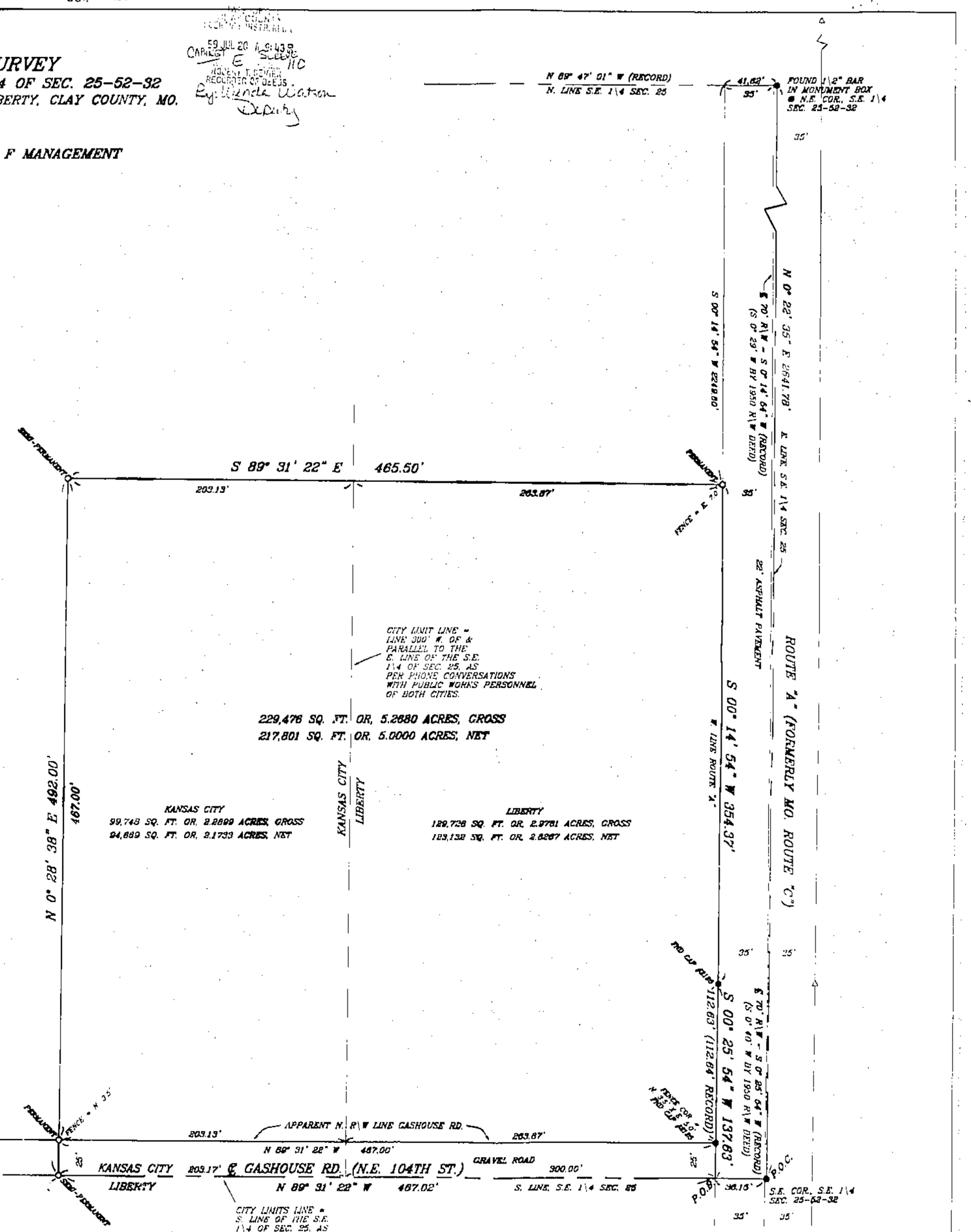
- ● = FOUND BRASS CAP IN MONUMENT BOX, UNLESS NOTED
- ○ = SET MONUMENT AS NOTED
- △ = FOUND R\W MARKER

SURVEYOR'S NOTE: NO EASEMENT INFORMATION WAS FURNISHED FOR THIS SURVEY.

Legal Description

A tract of land in the Southeast Quarter of Section 25, Township 52, Range 32, lying partially in Kansas City, and partially in Liberty, and all in Clay County, Missouri, being more particularly described as follows:
Commencing at the Southeast corner of said Southeast Quarter of said Section 25; thence North 89 degrees 31 minutes 22 seconds West (Bearings are by Deed recorded in Book 2602, Page 611) along the South line of said Southeast Quarter, being also the centerline of Gashouse Road, also known as N.E. 104th Street, a distance of 36.15 feet to a point on the West Right-of-Way line of Route "A", also known as Missouri Route "C", as established, 35 feet from the centerline of said Right-of-Way, said point being also the True Point of Beginning of this tract; thence continuing along the last described course, a distance of 467.02 feet; thence North 0 degrees 28 minutes 38 seconds East at right angles to the last described course, a distance of 492.00 feet; thence South 89 degrees 31 minutes 22 seconds East and parallel to the South line of said Southeast Quarter, a distance of 465.50 feet to a point on the West Right-of-Way line of said Route "A", said line being 35 feet West of the Centerline of said Right-of-Way; thence South 0 degrees 14 minutes 54 seconds West along said West line, a distance of 354.37 feet to an angle point in said Right-of-way line; thence continuing along said West line, South 0 degrees 25 minutes 54 seconds West, a distance of 137.63 feet to the point of beginning, containing 229,476 square feet, or, 5.2680 acres, more or less, gross, and 217,801 square feet, or, 5.0000 acres, more or less, net, to the apparent North Right-of-way line of said Gashouse Road (a.k.a., N.E. 104th Street), said North line lying 25 feet North of, and parallel to, the South line of said Southeast Quarter.

Note: For information purposes; the areas lying within the City limits of Liberty and Kansas City are as follows:
Liberty
129,728 square feet, or, 2.9781 acres gross, and 123,132 square feet, or, 2.8267 acres net
Kansas City
99,748 square feet, or, 2.2899 acres gross, and 94,669 square feet, or, 2.1733 acres net



ROARK SURVEYING
9414 GREENWAY LN.
LENEXA, KS. 66215
888-8289

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE REPRESENTATION OF A FIELD SURVEY BY ME, THIS 20TH DAY OF MARCH, 1999.
DANIEL R. ROARK L.S. 1995

STATE OF MISSOURI
DANIEL R. ROARK
NUMBER LS-2019B
REGISTERED LAND SURVEYOR

PC-E
4th of