Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

P 74785
OCT 29 1999

By Winda Watson
Deputy

SHAFER, KLINE & WARREN, P.A.

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CIVIL ENGINEERS – ELECTRICAL ENGINEERS – MECHANICAL ENGINEERS – LANDSCAPE ARCHITECTS – LAND SURVEYORS – LAND PLANNERS
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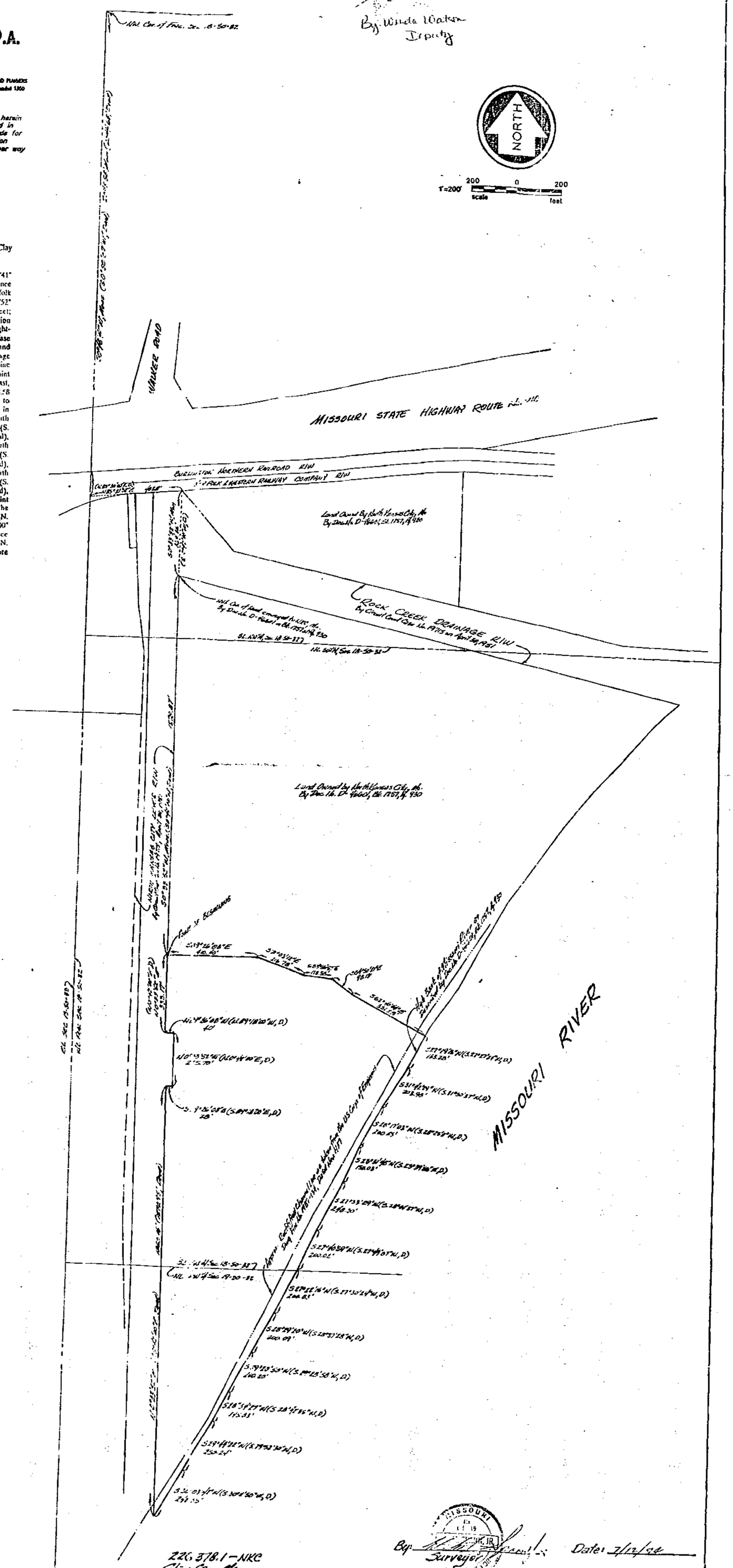
THIS IS TO CERTIFY that we have this day made a survey of premises herein described and to the best of my knowledge, information and belief, and in my professional opinion that it meets or exceeds the minimum standards for Property Survey of the Missouri Department of Natural Resources, Division of Geology and Land Survey, and that there are no encroachments either way across property lines, except as shown, noted and described hereon.

LEGAL DESCRIPTION:

All that part of Fractional Section 18, Township 50, Range 32 in North Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northwest corner of said Fractional Section 18; thence South 0°46'41" West (S. 0°50'07" W., Deed) along the West line of said Fractional Section 18, a distance of 2045.58 feet (2044.65', Deed) to a point on the South right-of-way line of the Norfolk & Southern Railway (formerly the Wabash Railroad Company); thence North 85°21'52" East (N. 85°30'00" E., Deed) along said South right-of-way line, a distance of 402.11 feet; thence South 0°33'52" West (S. 0°42'00" W., Deed), 364.36 feet to the point of intersection of the East right-of-way line of the North Kansas City Levee District with the South right-of-way line of the Rock Creek Drainage right-of-way, as established by Circuit Court Case No. 19715 on April 30, 1951 and the Northwest corner of that certain tract of land conveyed to North Kansas City, Missouri by Document No. D-46601 in Book 1257 at Page 930; thence South 0°33'52" West (S. 0°42'00" W., Deed) along said East right-of-way line and the West line of said North Kansas City tract, a distance of 1578.87 feet to the Point of Beginning of the parcel of land to be herein described; thence South 89°26'08" East, 410.40 feet; thence South 71° 03'12" East, 216.78 feet; thence South 83°56'57" East, 128.58 feet; thence South 54°50'21" East, 98.13 feet; thence South 62°40'44" East, 321.28 feet to a point on the high bank of the Missouri River as described in Document No. D 46601 in Book 1257 at Page 928; thence the following courses along said high bank; thence South 27°19'16" West (S. 27°27'24" W., Deed), 163.28 feet; thence South 31°42'29" West (S. 31°50'37" W., Deed), 203.98 feet; thence South 28°17'03" West (S. 28°25'11" W., Deed), 200.83 feet; thence South 23°31'48" West (S. 23°39'56" W., Deed), 150.03 feet; thence South 27°53'29" West (S. 28°01'37" W., Deed), 248.30 feet; thence South 27°40'59" West (S. 27°49'07" W., Deed), 200.02 feet; thence South 27°22'16" West (S. 27°30'24" W., Deed), 200.83 feet; thence South 28°29'20" West (S. 28°37'28" W., Deed), 200.09 feet; thence South 29°20'50" West (S. 29°28'58" W., Deed), 200.20 feet; thence South 28°34'27" West (S. 28°42'35" W., Deed), 145.83 feet; thence South 29°44'22" West (S. 29°52'30" W., Deed), 250.24 feet; thence South 30°03'42" West (S. 30°11'50" W., Deed), 242.55 feet to a point on the West line of that certain tract of land conveyed to North Kansas City; thence the following courses and distances along said West line; thence North 0°33'52" East (N. 0°42'00" E., Deed), 1860.16 feet (1870.95', Deed); thence South 89°26'08" East (S. 89°18'00" E., Deed), 28 feet; thence North 0°33'52" East (N. 0°42'00" E., Deed), 225.70 feet; thence North 89°26'08" West (N. 89°18'00" W., Deed), 40 feet; thence North 0°33'52" East (N. 0°42'00" E., Deed), 333.17 feet to the Point of Beginning. Containing 32.427 acres, more or less.



FOR:
NORTH KANSAS CITY, MISSOURI
December 8, 1993
Revised: 1-24-94 Chged Dim. 3317' to 333.17'

By: Surveyor Date: 7/12/99

http://www.ClayCoGov.com