Clay County, Missouri
Land Survey Document

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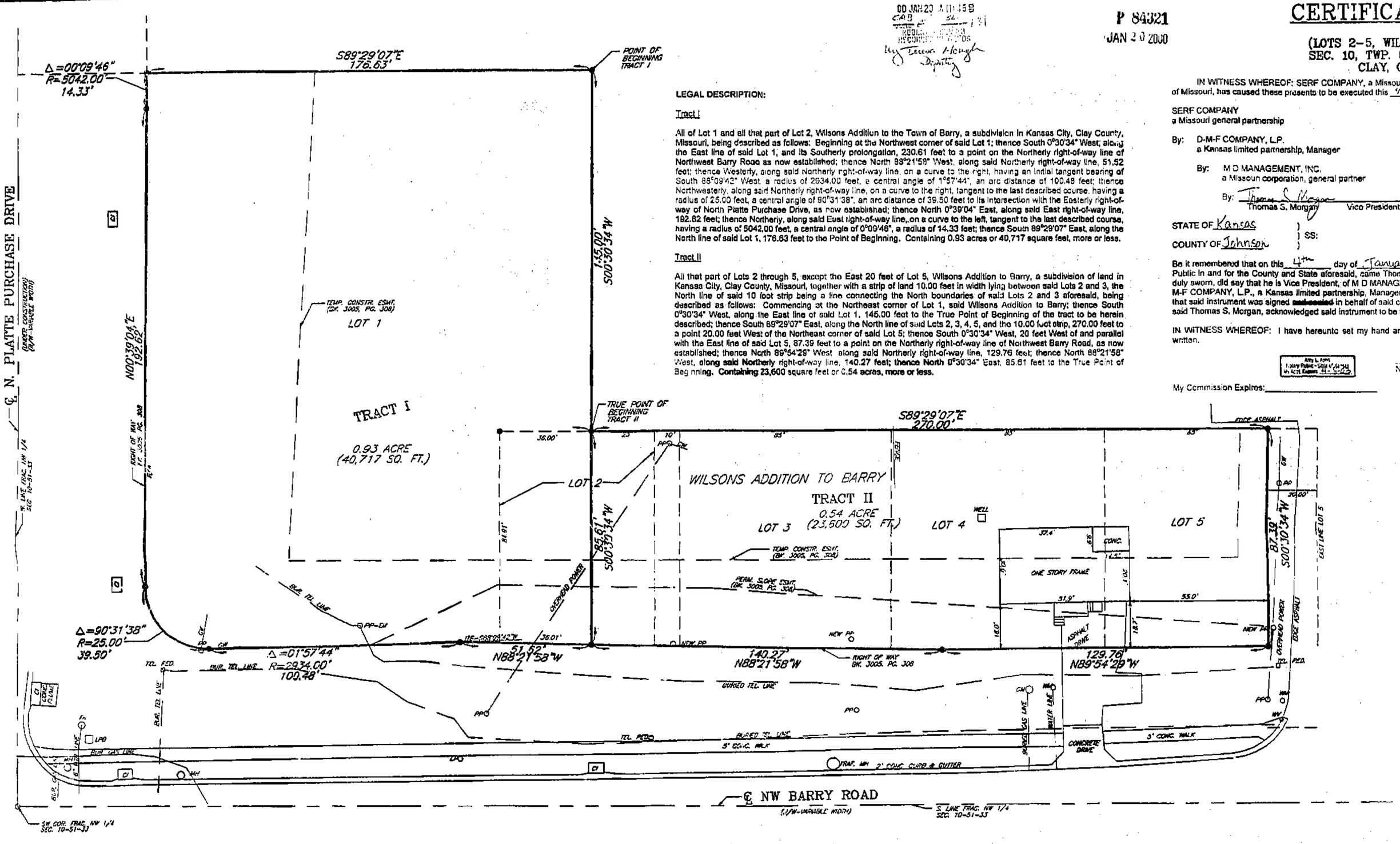
COUNTY RECORDER
RECORDED
DEPUTY

P 84321
JAN 20 2000

CERTIFICATE OF SURVEY

(LOTS 2–5, WILSONS ADDITION TO BARRY, SEC. 10, TWP. 51, RGE. 33, KANSAS CITY, CLAY, COUNTY, MISSOURI)



LEGAL DESCRIPTION:

Tract I

All of Lot 1 and all that part of Lot 2, Wilsons Addition to the Town of Barry, a subdivision in Kansas City, Clay County, Missouri, being described as follows: Beginning at the Northwest corner of said Lot 1; thence South 0°30'34" West, along the East line of said Lot 1, and its Southerly prolongation, 230.61 feet to a point on the Northerly right-of-way line of Northwest Barry Road as now established; thence North 88°21'58" West, along said Northerly right-of-way line, 51.52 feet; thence Westerly, along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 88°09'42" West, a radius of 2934.00 feet, a central angle of 1°57'44", an arc distance of 100.48 feet; thence Northwesterly, along said Northerly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, a central angle of 90°31'38", an arc distance of 39.50 feet to its intersection with the Easterly right-of-way of North Platte Purchase Drive, as now established; thence North 0°39'04" East, along said East right-of-way line, 192.62 feet; thence Northerly, along said East right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 5042.00 feet, a central angle of 0°09'46", a radius of 14.33 feet; thence South 89°29'07" East, along the North line of said Lot 1, 176.63 feet to the Point of Beginning. Containing 0.93 acres or 40,717 square feet, more or less.

Tract II

All that part of Lots 2 through 5, except the East 20 feet of Lot 5, Wilsons Addition to Barry, a subdivision of land in Kansas City, Clay County, Missouri, together with a strip of land 10.00 feet in width lying between said Lots 2 and 3, the North line of said 10 foot strip being a line connecting the North boundaries of said Lots 2 and 3 aforesaid, being described as follows: Commencing at the Northeast corner of Lot 1, said Wilsons Addition to Barry; thence South 0°30'34" West, along the East line of said Lot 1, 145.00 feet to the True Point of Beginning of the tract to be herein described; thence South 89°29'07" East, along the North line of said Lots 2, 3, 4, 5, and the 10.00 foot strip, 270.00 feet to a point 20.00 feet West of the Northeast corner of said Lot 5; thence South 0°30'34" West, 20 feet West of and parallel with the East line of said Lot 5, 87.39 feet to a point on the Northerly right-of-way line of Northwest Barry Road, as now established; thence North 89°54'29" West along said Northerly right-of-way line, 129.76 feet; thence North 88°21'58" West, along said Northerly right-of-way line, 140.27 feet; thence North 0°30'34" East, 85.61 feet to the True Point of Beginning. Containing 23,600 square feet or 0.54 acres, more or less.

IN WITNESS WHEREOF: SERF COMPANY, a Missouri general partnership, licensed to do business in the State of Missouri, has caused these presents to be executed this 4th day of January, 1999. 2000

SERF COMPANY
a Missouri general partnership

By: D-M-F COMPANY, L.P.
a Kansas limited partnership, Manager

By: M D MANAGEMENT, INC.
a Missouri corporation, general partner

By: Thomas S. Morgan
Thomas S. Morgan Vice President

STATE OF Kansas }
COUNTY OF Johnson } SS:

Be it remembered that on this 4th day of January, 2000 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas S. Morgan, to me personally known, who being by me duly sworn, did say that he is Vice President, of M D MANAGEMENT, INC., a Missouri corporation, general partner of D-M-F COMPANY, L.P., a Kansas limited partnership, Manager of SERF COMPANY, a Missouri general partnership, and that said instrument was signed ~~sealed~~ in behalf of said corporation by the authority of its Board of Directors and that said Thomas S. Morgan, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Amy L. Fox
Notary Public-State of Kansas
My Appt. Expires 8-5-2000

Notary Public

My Commission Expires:

GENERAL NOTES:

1. Information for this survey was taken from Stewart Title Guaranty Company Report Number 99110064, dated October 15, 1999 at 8:00 a.m.
2. Roadway easement granted to Kansas City, as recorded in Book 2450 at Page 625, does not affect this tract.
3. Storm Drainage Easement granted to Kansas City, Missouri, as recorded in Book 2504 at Page 264, does not affect this tract.
4. Road easement granted to Kansas City, Missouri, as recorded in Book 2521 at Page 220, does not affect this tract.
5. Easement granted to Kansas City Power and Light Company, as recorded in Book 120 at Page 48, does not affect this tract.
6. Easement for highway construction, as recorded in Book 704 at Page 519, does not affect this tract.
7. Terms and provisions of Pilots Agreement, as recorded in Book 2485 at Page 379 and as amended in Book 2581 at Page 642, does affect this tract.
8. Terms and provisions of waiver, as recorded in Book 2932 at Page 646, does affect this tract.
9. Terms and provisions of the covenants and restrictions as recorded in Book 2842 at Page 423, does affect this tract.

LEGEND
● – SET 1/2" REBAR
LP – LIGHT POLE
PP – POWER POLE
GV – GAS METER
WV – WATER VALVE
WM – WATER METER
CI – CURB INLET
GW – GUY WIRE
LPB – LIGHT POLE BASE

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. LS 2000-01-00

CERTIFICATION:

I HEREBY CERTIFY: that Lot Split #9995 of the WILSONS ADDITION to Barry subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have compiled with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Date: 12-29-99

Signed: W. James Schowe
W. James Schowe, RLS 1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
5500 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1283

DATE: 11-15-99 | JOB NO. – 99.503 | FILE NAME–CHURCHES

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