

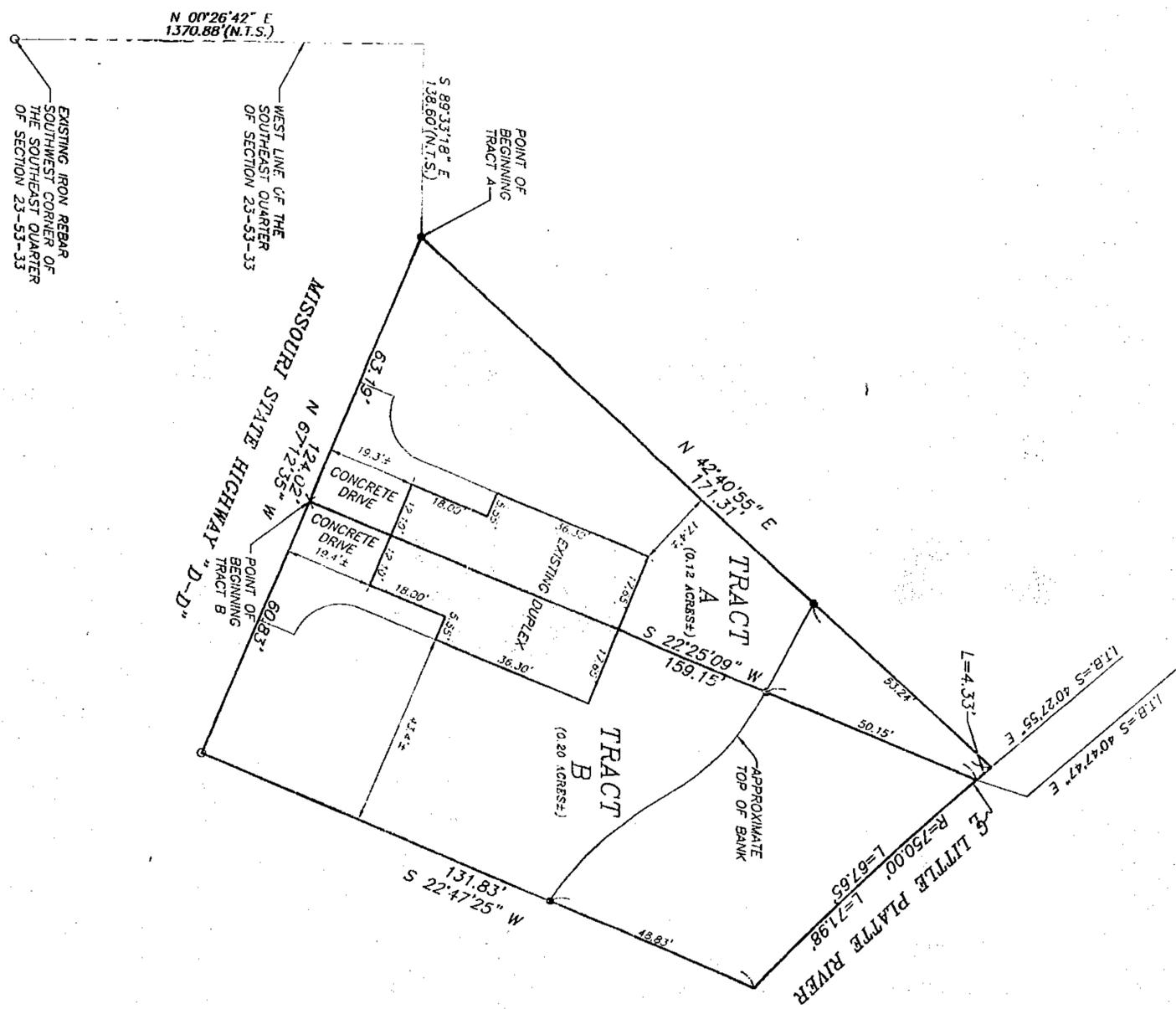
Clay County, Missouri Land Survey Document

CERTIFICATE OF SURVEY LOT SPLIT

STATE OF MO
CLAY COUNTY
RECORDS & CLERK'S OFFICE
00 MAR 20 A 10: 29 AM
MAR 20 11 19
Lyle Thomas Floyd
Deputy

P 91365
MAR 20 2000

JOB NO. 37139
Prepared By:
ALLETT SURVEY COMPANY
LAND SURVEYING & CIVIL ENGINEERING
201 NW 72ND STREET & CLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767



Prepared For:
Dolinger Construction Company
DATE: 03/09/00

JOB NUMBER
37139

37139bnc.dwg(9/11)

DESCRIPTION:

TRACT A:
All that part of the Southeast Quarter of Section 23, Township 53, Range 33, in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence North 0 degrees 26 minutes 42 seconds East, along the West line of the Southeast Quarter of said Section 23, a distance of 1370.88 feet; thence South 89 degrees 33 minutes 18 seconds East, a distance of 133.60 feet; to the Point of Beginning of the tract of land herein to be described, said point being on the Northernly right-of-way line of Missouri State Highway "D-D"; thence North 42 degrees 40 minutes 55 seconds East, a distance of 171.31 feet to the centerline of the Little Platte River; thence Southwesterly along the centerline of said river along a curve to the left having an initial tangent bearing of South 40 degrees 27 minutes 55 seconds East and a radius of 750.00 feet, on arc distance of 4.33 feet; thence South 22 degrees 25 minutes 09 seconds West, a distance of 159.15 feet to the Northernly right-of-way line of Missouri State Highway "D-D"; thence North 67 degrees 12 minutes 35 seconds West, along said right-of-way, a distance of 63.19 feet to the Point of Beginning.

TRACT B:
All that part of the Southeast Quarter of Section 23, Township 53, Range 33, in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 23; thence North 0 degrees 26 minutes 42 seconds East, along the West line of the Southeast Quarter of said Section 23, a distance of 1370.88 feet; thence South 89 degrees 33 minutes 18 seconds East, a distance of 133.60 feet; thence South 67 degrees 12 minutes 35 seconds East, a distance of 63.19 feet to the Point of Beginning of the tract of land herein to be described said point being on the Northernly right-of-way line of Missouri State Highway "D-D"; thence North 22 degrees 25 minutes 09 seconds East, a distance of 159.15 feet to the centerline of the Little Platte River; thence Southwesterly along the centerline of said river along a curve to the left having an initial tangent bearing of South 40 degrees 27 minutes 55 seconds East and a radius of 750.00 feet, on arc distance of 4.33 feet; thence South 22 degrees 25 minutes 09 seconds West, a distance of 131.83 feet to the Northernly right-of-way line of Missouri State Highway "D-D"; thence North 67 degrees 12 minutes 35 seconds West, along said right-of-way, a distance of 60.83 feet to the Point of Beginning.

- LEGEND**
- Set 1/2" Iron Bar with Plastic Cap #2074
 - Denotes Existing Bar
 - + Denotes Chisled Cross in Concrete



General Notes

1. No title report furnished.
2. This tract of land may lie within the 100 year Regulatory Floodplain.
3. Bearing System is based on the West Line of the Southeast Quarter of Section 23-53-33 having a bearing of N 00°26'42"E.

NOTE: This survey meets the accuracy requirements for a Suburban Class of Property. I hereby certify that this Certificate of Survey 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 Boundaries the Survey as established by the Missouri State Board of Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 3-09-00

 SKM A. ALLETT, LS-2074