Clay County, Missouri
Land Survey Document

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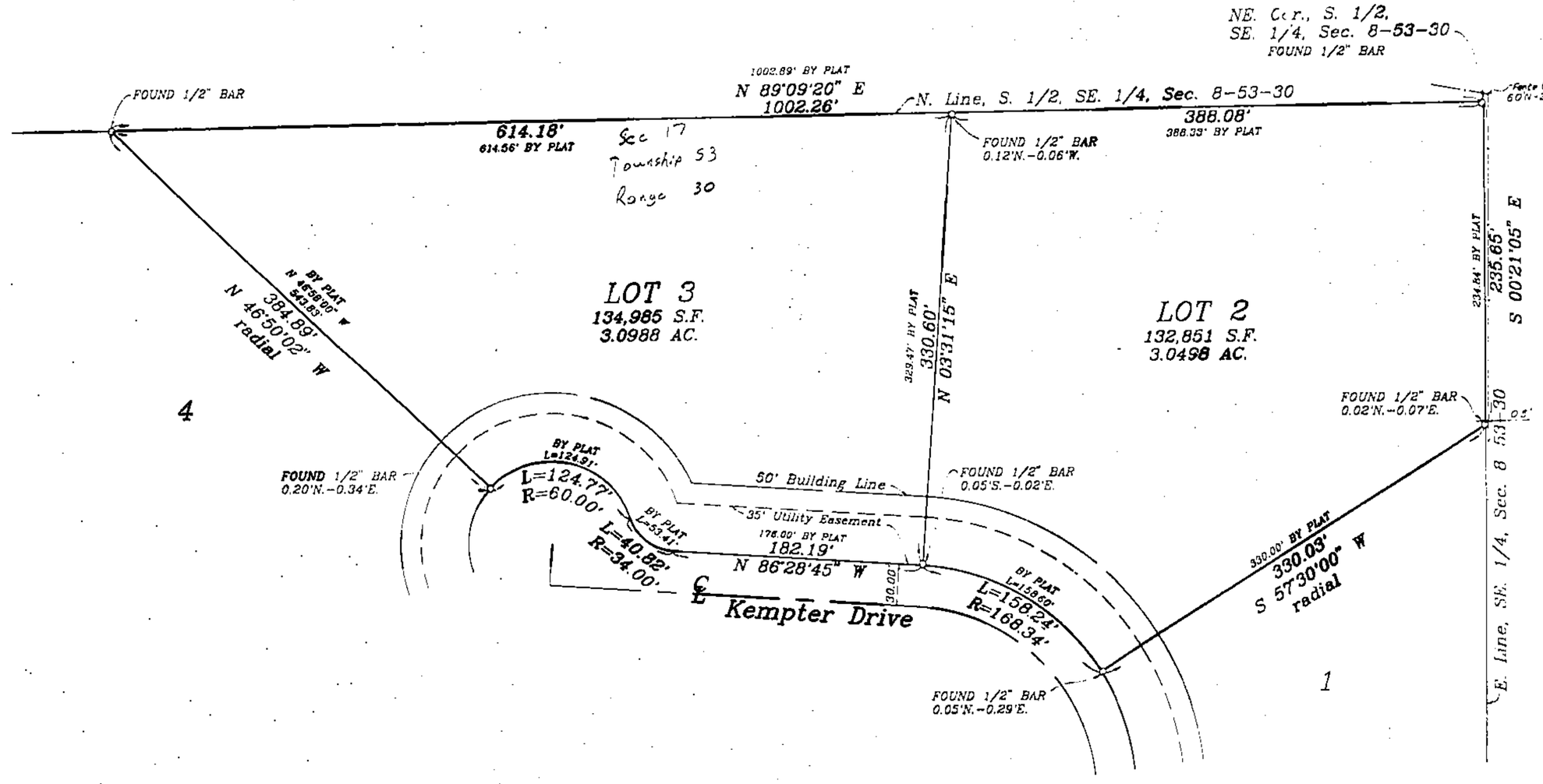
STATE OF MO
CLAY COUNTY
FILED FOR RECORD
03 MAY -1 A 11:36
ROBERT T. SEVIER
RECORDER OF DEEDS
By Deputy Clerk

P 07625

MAY 01 2003



LEGAL DESCRIPTION:

ALL OF LOT 2 AND 3, WOODHAVEN, A SUBDIVISION IN CLAY COUNTY, MISSOURI.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATIONS UNLESS INDICATED OTHERWISE ON THIS DRAWING.
   SEMI-PERMANENT MONUMENTATION:
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-1449" SET AT BOUNDARY CORNERS MARKED " ● ".
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "R.L. BUFORD LS-1449" SET AT BOUNDARY CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR " A " IF NOT TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLATTED BEARINGS OF WOODHAVEN.

4. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; UTILITY LINES, RIVERS, STREAMS, LAKES, OR OTHER STORM DRAINAGE FACILITIES; BUILDINGS OR OTHER IMPROVEMENTS; SUBSURFACE CONDITIONS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5. NO TITLE REPORT WAS PROVIDED BY THE CLIENT FOR THIS SURVEY.

6. THIS SURVEY IS BASED ON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. RECORD DOCUMENTS, OTHER THAN THOSE PROVIDED, MAY AFFECT THIS TRACT.

7. THE LOCATION OF STRUCTURES, IF ANY, WAS NOT REQUESTED FOR THIS SURVEY.

8. THIS DRAWING IS VALID ONLY IF IT BEARS THE ORIGINAL EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN W. GARD, PLS-1449

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Robert L. Buford • Land Surveyors

7211 N. W. BIRD ST. • SUITE 150 • KANSAS CITY, MO. 64151 • (816) 741-6152

FOR GARY BUTTS	SEC.-TWP.-RGE. 8-53-30	COUNTY CLAY	JOB NO. L-81103
	DATE 5/20/81	FIELD BOOK WOODHAVEN	PAGE 55-56
Boundary Survey			DRAWN BY JLL

RC-E
4/7/00 CP