Clay County, Missouri
Land Survey Document

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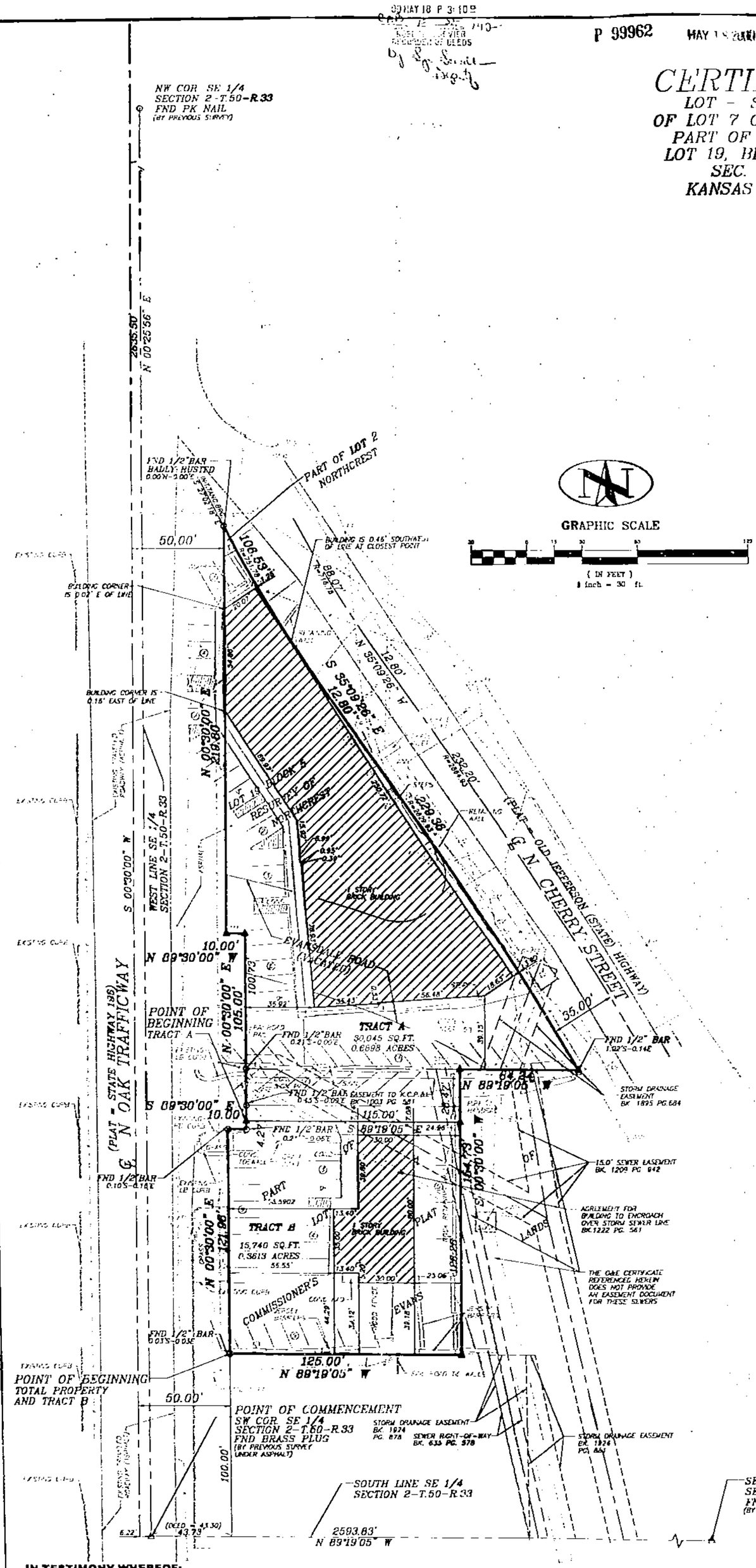
CERTIFICATE OF SURVEY

LOT - SPLIT TRACT "A" AND TRACT "B"
OF LOT 7 COMMISSIONER'S PLAT OF EVANS LAND,
PART OF LOT 2, BLOCK 5, NORTHCREST AND
LOT 19, BLOCK 5, RESURVEY OF NORTHCREST
SEC. 2, TWP. 50 N., RGE. 33 W.
KANSAS CITY, CLAY COUNTY, MISSOURI



PROPERTY DESCRIPTION

TOTAL PROPERTY
45,785 SQ.FT OR 1.0511 ACRES

PART OF LOT 7, COMMISSIONER'S PLAT OF EVANS LAND, ALL OF LOT 19 BLOCK 5, RESURVEY OF NORTHCREST AND AND PART OF LOT 2, BLOCK 5, NORTHCREST ALL SUBDIVISIONS IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND ALL THAT PART OF THE VACATED EVANSDALE ROAD LYING SOUTH OF SAID LOT 19 BLOCK 5, RESURVEY OF NORTHCREST DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SECTION 2-T.50-R.33 IN SAID KANSAS CITY; THENCE S 89°-19'-05" E, ALONG THE SOUTH LINE OF SAID SE 1/4, 43.78 FEET (DEED = 43.30 FEET) TO THE EAST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY; THENCE N 00°-30'-00" E, ALONG SAID EAST RIGHT-OF-WAY LINE 50.00 FEET FROM AND PARALLEL WITH THE CENTERLINE THEREOF, 100.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 121.96 FEET; THENCE S 89°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 105.00 FEET; THENCE N 89°-30'-00" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 219.80 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH CHERRY STREET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 751.78 FEET AND AN INITIAL TANGENT BEARING OF S 27°-02'-18" E, AN ARC DISTANCE OF 106.53 FEET; THENCE S 35°-09'-26" E, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 12.80 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2829.93 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 229.36 FEET; THENCE N 89°-19'-05" W, 64.24 FEET; THENCE S 00°-30'-00" W, 154.73 FEET; THENCE N 89°-19'-05" W, 125.00 FEET TO THE **POINT OF BEGINNING.**

PROPERTY DESCRIPTION

TRACT A
30,045 SQ.FT OR 0.6898 ACRES

PART OF LOT 7, COMMISSIONER'S PLAT OF EVANS LAND, ALL OF LOT 19 BLOCK 5, RESURVEY OF NORTHCREST AND PART OF LOT 2, BLOCK 5, NORTHCREST ALL SUBDIVISIONS IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND ALL THAT PART OF THE VACATED EVANSDALE ROAD LYING SOUTH OF SAID LOT 19 BLOCK 5, RESURVEY OF NORTHCREST DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SECTION 2-T.50-R.33 IN SAID KANSAS CITY; THENCE S 89°-19'-05" E, ALONG THE SOUTH LINE OF SAID SE 1/4, 43.78 FEET (DEED = 43.30 FEET) TO THE EAST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY; THENCE N 00°-30'-00" E, ALONG SAID EAST RIGHT-OF-WAY LINE 50.00 FEET FROM AND PARALLEL WITH THE CENTERLINE THEREOF, 221.96 FEET; THENCE S 89°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 4.27 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 100.73 FEET, THENCE N 89°-30'-00" W, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 219.80 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID NORTH OAK TRAFFICWAY AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH CHERRY STREET; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 751.78 FEET AND AN INITIAL TANGENT BEARING OF S 27°-02'-18" E, AN ARC DISTANCE OF 109.53 FEET; THENCE S 35°-09'-26" E, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 12.80 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2829.93 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 229.36 FEET; THENCE N 89°-19'-05" W, 64.24 FEET; THENCE **S 00°-30'-00" W**, 28.47 FEET; THENCE N 89°-19'-05" W, 115.00 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION

TRACT B
15,740 SQ.FT OR 0.3613 ACRES

PART OF LOT 7, COMMISSIONER'S PLAT OF EVANS LAND, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS; COMMENCING AT THE SW CORNER OF THE SE 1/4, OF SECTION 2-T.50-R.33 SAID KANSAS CITY; THENCE S 89°-19'-05" E, ALONG THE SOUTH LINE OF SAID SE 1/4, 43.78 FEET (DEED = 43.30 FEET) TO THE EAST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY; THENCE N 00°-30'-00" E, ALONG SAID EAST RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 121.96 FEET; THENCE S 89°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 10.00 FEET; THENCE N 00°-30'-00" E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 4.27 FEET; THENCE S 89°-19'-05" E, 115.00 FEET; THENCE S 00°-30'-00" W, 126.26 FEET; **THENCE N 89°-19'-05" W, 125.00 FEET TO THE POINT OF BEGINNING.**

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION WILL BE SET **UPON COMPLETION** OF CONSTRUCTION BUT NOT TO EXCEED 12 MONTHS AFTER THE FILING OF THIS **PLAT AT THE NOTED LOCATION** UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED "▲".

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

3. **THE** SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS **DERIVED FROM** A CORRECTION **WARRANTY** DEED RECORDED IN BOOK 2591 AT PAGE 269 AT THE **CLAY COUNTY** RECORDER'S OFFICE, **THE** PLAT OF NORTHCREST AND RESURVEY OF NORTHCREST **BOTH SUBD**IVISIONS IN KANSAS CITY, CLAY **COUNTY**, MISSOURI.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON A **CORRECTION** WARRANTY DEED RECORDED IN BOOK 2591 AT PAGE 269 AT THE CLAY COUNTY RECORDER'S **OFFICE**, AND THE PLAT OF NORTHCREST, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND THE **PLAT** OF RESURVEY OF NORTHCREST, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

5. THIS SURVEY DOES NOT 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 DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; UTILITY LINES; RIVERS, SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; **SUBDIVISION** RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER **FACTS WHICH** AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. **CERTAIN** INFORMATION SHOWN HEREON WAS OBTAINED FROM AN OWNERS AND ENCUMBRANCE CERTIFICATE **BY FIRST** TITLE INC. CASE NUMBER 00040352 REVISED, CERTIFIED THROUGH APRIL, 14, 2000, AT 8:00 AM.

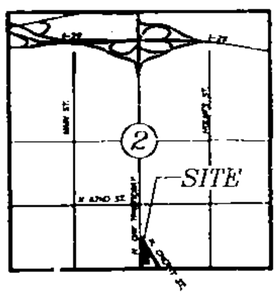
   A. THE EASEMENT LISTED AS DOCUMENT NO. B-2369 IN PARAGRAPH 8 OF THE OWNERS AND ENCUMBRANCE **CERTIFICATE** DOES NOT AFFECT THE SUBJECT PROPERTY.

7. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL **DESCRIPTIONS**, AND OTHER **INFORMATION** FURNISHED BY THE CLIENT PLUS OTHER **INFORMATION KNOWN** TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOW**LEDGE OF ANY OTHER** RECORD **DOCUMENTS WHICH** AFFECT THE SUBJECT REAL ESTATE.

8. THE LOCATION OF EXISTING STRUCTURES SHOWN HEREON **IS AT RIGHT ANGLES** (90°) TO STRAIGHT PROPERTY LINES OR RADIAL TO CURVED PROPERTY LINES.

9. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS **OF AN URBAN** PROPERTY SURVEY AS DEFINED BY THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

12. THE SUBJECT REAL ESTATE HAS ACCESS TO NORTH OAK TRAFFICWAY AND NORTH CHERRY STREET.



VICINITY MAP
SEC. 2-T.50-R.33
NOT TO SCALE

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
File No. LS-003C Date 5/15/00

IN TESTIMONY WHEREOF:

WILLIAM T. POTEET, JR. AND INGRID E. POTEET, HUSBAND AND WIFE AND WILLIAM T. POTEET JR. TRUSTEE OF THE WILLIAM T. POTEET JR. REVOCABLE TRUST HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 15 DAY OF May, 2000

WILLIAM T. POTEET, JR — HUSBAND INGRID E. POTEET — WIFE

WILLIAM T. POTEET, JR — TRUSTEE

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Jackson)

BE IT REMEMBERED THAT ON THIS 15 DAY OF May, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME WILLIAM T. POTEET, JR. AND INGRID E. POTEET, HUSBAND AND WIFE AND WILLIAM T. POTEET JR., TRUSTEE OF THE WILLIAM T. POTEET JR. REVOCABLE TRUST, TO ME KNOWN TO BE THE PEOPLE DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT SAID INSTRUMENT WAS AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

11-13-2003
MY COMMISSION EXPIRES

Lorna C. Hackham
NOTARY PUBLIC

LORNA C. HACKHAM
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires November 13, 2003

OWNER - DEVELOPER

WILLIAM T. POTEET, JR. AND INGRID E. POTEET AND WILLIAM T. POTEET, JR., TRUSTEE OF THE WILLIAM T. POTEET, JR. REVOCABLE TRUST
P.O. BOX 12434
NORTH KANSAS CITY, MISSOURI 64116

LEGEND

-P- = APPROXIMATE LOCATION OF POWER LINE
-W- = APPROXIMATE LOCATION OF WATER LINE
-S- = APPROXIMATE LOCATION OF SANITARY SEWER LINE
-T- = APPROXIMATE LOCATION OF TELEPHONE LINE
-G- = APPROXIMATE LOCATION OF GAS LINE
PP = POWER POLE
EM = ELECTRIC METER
GP = GUARD PIPE
LP = LIGHT POLE
WMH = WATER MANHOLE
WV = WATER VALVE
WM = WATER METER
TMH = TELEPHONE MANHOLE
SMH = SANITARY SEWER MANHOLE
FH = FIRE HYDRANT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, 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-1649 DATE

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DISC: CLAY CO. SUB.CD #1
FILE: L00047.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING - DEVELOPMENT CONSULTANTS
7211 N. W. 83RD ST. SUITE 180 KANSAS CITY, MO. 64152 (816) 741-8152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
BILL POTEET	2-50-33	CLAY	L-00047
	DATE 04/27/2000	FIELD BOOK 2-50-33 BK.2	PAGE 56-57
BOUNDARY SURVEY AND LOT SPLIT			DRAWN BY ELW

RC-E
4/1/00 CP