Clay County, Missouri
Land Survey Document

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E 169
By Shawna Clutter
Deputy

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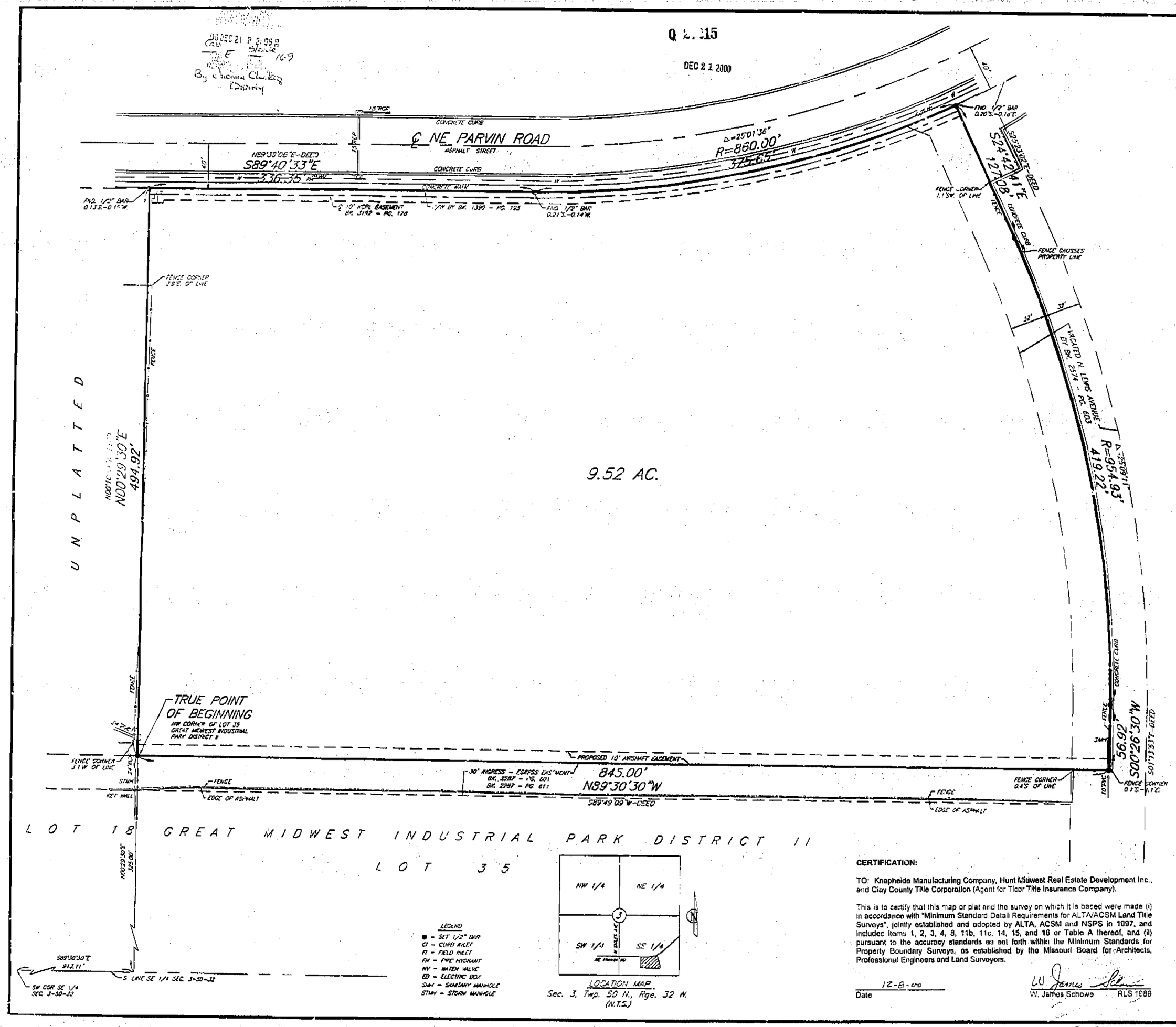
DEC 2 1 2000



ALTA/ACSM LAND TITLE SURVEY

SE 1/4 – SEC. 3 – TWP 50 N. – RGE. 32 W.

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 3, Township 50, Range 32, Kansas City, Clay County, Missouri, lying above the Winterset Ledge of Limestone, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence South 89°30'30" East, along the South line of said Southeast Quarter, 913.11 feet; thence North 0°29'30" East, 325.00 feet to the Northwest corner of Lot 35, Great Midwest Industrial Park District 11, a subdivision in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence North 0°29'30" East (Deed-N0°10'51"W), 494.92 feet to a point on the Southerly right-of-way line of Northeast Parvin Road, as established by the instrument recorded in Book 1390 at Page 195 as Document No. E-7381; thence South 89°40'33" East (Deed-N89°39'06"E) along said Southerly right-of-way line, 336.35 feet; thence Easterly, along said Southerly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 860.00 feet, a central angle of 25°01'36", an arc distance of 375.65 feet to a point on the Centerline of vacated North Lewis Avenue; thence South 24°42'41" East (Deed-S25°23'02"E) along said vacated Centerline, 127.08 feet; thence Southerly, along said vacated Centerline, on a curve to the right, tangent to the last described course, having a radius of 954.93 feet, a central angle of 25°09'11", an arc distance of 419.22 feet; thence South 0°28'30" West (Deed-S01°13'53"E) along said vacated Centerline, 56.92 feet to a point on the Easterly prolongation of the North line of said Lot 35; thence North 89°30'30" West (Deed-S89°49'09"W) along said North line and its Easterly prolongation, 845.00 feet to the True Point of Beginning.

GENERAL NOTES:

1. Information for this survey was taken from Clay County Title Corporation (Agent for Ticor Title Insurance Company) File Number 00-85104T, dated November 13, 2000 at 8:00a.m.
2. There are no buildings on this tract.
3. Area of tract is 414,691 square feet or 9.52 acres, more or less.
4. Declaration Regarding Rules, Regulations and Conditions with Respect to Dedication of Easements on subdivision Plat of Great Midwest Industrial Park District 11 recorded as Document Number E32288 in Book 19, Page 37 of the Public Records of Clay County, Missouri, as recorded in Book 2287 at Page 585, affects this tract to the West right-of-way line of vacated N. Lewis Avenue.
5. Declaration of Restrictions as recorded in Book 2361 at Page 158, does affect this tract.
6. Declaration of Covenants, Conditions and Restrictions as recorded in Book 2798 at Page 698, does affect this tract.
7. According to "Flood Boundary and Floodway Map" Community Panel Number 290173 0085 map revised August 5, 1986 as published by the Federal Emergency Management Agency, this property does not lie within a flood hazard area.
8. Bearings shown hereon are based on the Missouri State Plane Grid System, NAD 1983, West Zone.
9. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located all the underground utilities.

CERTIFICATION:

TO: Knapheide Manufacturing Company, Hunt Midwest Real Estate Development Inc., and Clay County Title Corporation (Agent for Ticor Title Insurance Company).

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1, 2, 3, 4, 8, 11b, 11c, 14, 15, and 16 of Table A thereof, and (ii) pursuant to the accuracy standards as set forth within the Minimum Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

12-8-00
Date

W. James Schowe RLS 1989

SCALE
0' 40' 80'

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DATE: 12-07-00 | Job No.- 00444 | File Name:- KNAPALTA

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