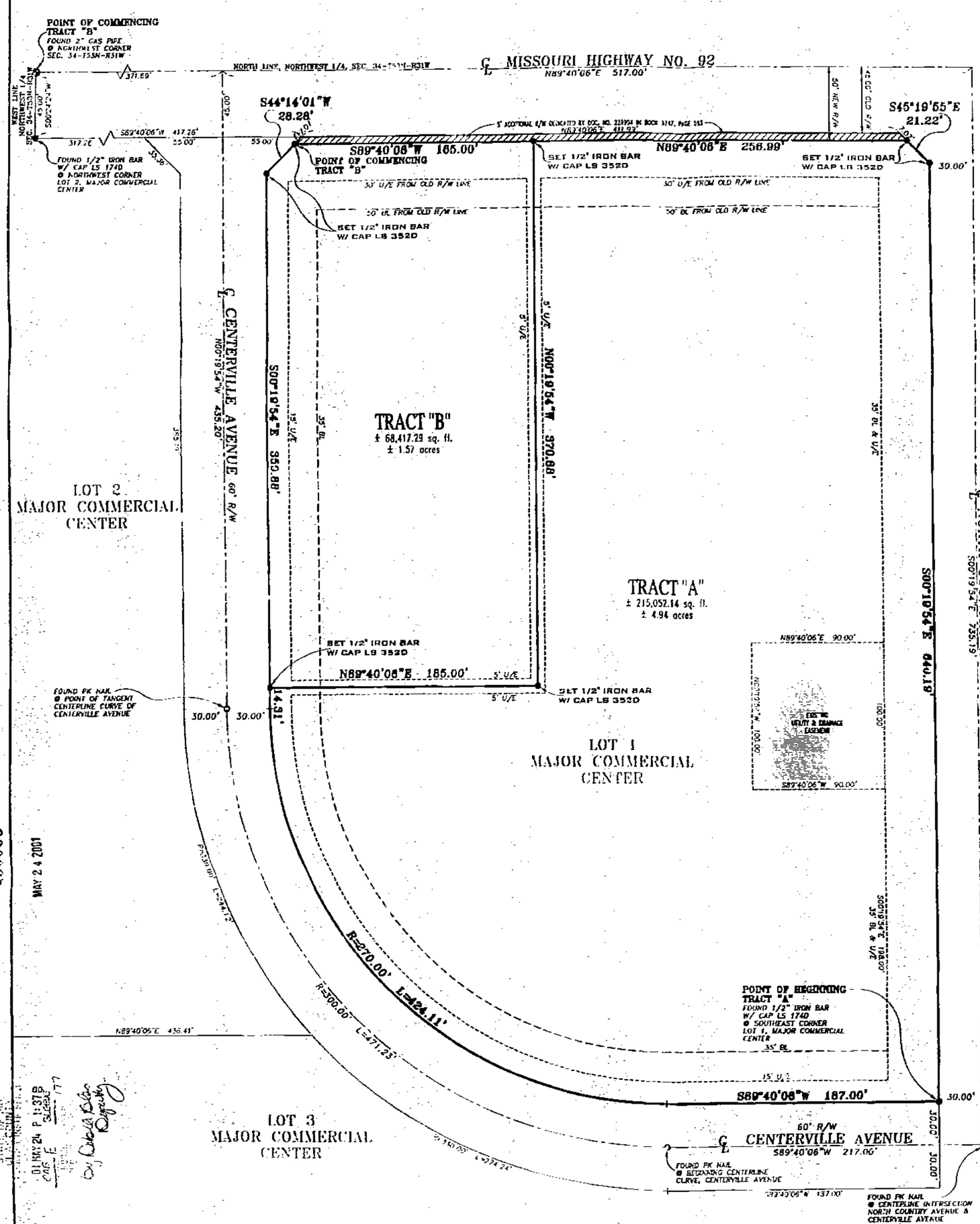
Clay County, Missouri
Land Survey Document

FINAL PLAT/LOT SPLIT SURVEY

LOT 1, MAJOR COMMERCIAL CENTER

a subdivision in Kearney, Clay County, Missouri
a part of the Northwest Quarter, Section 34, Township 53 North, Range 31 West



LEGAL DESCRIPTION (TRACT "A")

All that part of Lot 1, MAJOR COMMERCIAL CENTER, a subdivision of land located in the City of Kearney, Clay County, Missouri, and a part of the Northwest Quarter of Section 35, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 1 of said Major Commercial Center, said point being at the intersection of the Westerly right of way line of North Country Avenue and the Northerly right of way line of Centerville Avenue as established by said Plat;
thence South 89°40'06" West along the Northerly right way line of said Centerville Avenue, a distance of 187.00 feet to the beginning of a curve tangent to the last described course;
thence along said curve to the right, having a radius of 270.00 feet, an arc length of 424.11 feet
thence North 00°19'54" West along the Easterly right of way line of said Centerville Avenue, a distance of 14.31 feet;
thence North 89°40'06" East and parallel to the North line of said Lot 1, a distance of 185.00 feet;
thence North 00°19'54" West and parallel to the West line of said Lot 1, a distance of 370.88 feet to a point on the Southerly right of way line of Missouri Highway No. 92 as established by deed recorded as Document No. 229904 in Book 3247 at Page 593 in the Office of the Recorder of Deeds for Clay County, Missouri;
thence North 89°40'06" East and parallel to the North line of the Northwest Quarter of said Section 34, a distance of 256.99 feet to a point of intersection of the Westerly right of way line of said North Country Avenue and the Southerly right of way line of said Missouri Highway No. 92;
thence South 45°19'55" East along the Westerly right of way line of said North Country Avenue, a distance of 21.22 feet;
thence South 00°19'54" East along the Westerly right of way line and the East Line of said Lot 1, a distance of 640.19 feet to the Point of Beginning.

The above described tract contains, 4.94 Acres, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT "B")

All that part of Lot 1, MAJOR COMMERCIAL CENTER, a subdivision of land located in the City of Kearney, Clay County, Missouri, and a part of the Northwest Quarter of Section 35, Township 53 North of the Baseline, Range 31 West of the Fifth Principal Meridian, and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 34;
thence South 00°24'24" West along the West line of said Northwest Quarter a distance of 45.00 feet to the Northwest corner of Lot 2 of said Major Commercial Center;
thence North 89°40'06" East along the North line of said Lot 2 and parallel to the North line of said Northwest Quarter, a distance of 417.26 feet to a point of intersection of the Southerly right of way line of Missouri Highway No. 92 and the Easterly right of way line of Centerville Avenue as established by said plat;
thence South 44°40'06" West along the Westerly right of way line of said Centerville Avenue, a distance of 7.07 feet to the Point of Beginning of the tract of land herein described;
thence continuing South 44°40'06" West along said Westerly right of way line, a distance of 28.28 feet;
thence South 00°19'54" East along said Westerly right of way line and the East line of said Lot 1, a distance of 350.88 feet;
thence North 89°40'06" East and parallel to the North line of said Lot 1, a distance of 185.00 feet;
thence North 00°19'54" West and parallel to the West line of said Lot 1, a distance of 370.88 feet to a point on the Southerly right of way line of Missouri Highway No. 92 as established by deed recorded as Document No. 229904 in Book 3247 at Page 593 in the Office of the Recorder of Deeds for Clay County, Missouri;
thence South 89°40'06" West along said Southerly right of way line and parallel to the North line of said Lot 1, a distance of 165.00 feet to the Point of Beginning.

The above described tract contains, 1.57 Acres, more or less, and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any.

IN TESTIMONY WHEREOF:
Gary Wade Shanks has caused these presents to be signed this 2 day of March, 2001.

Gary Wade Shanks

NOTARY CERTIFICATION:

State of Missouri)
) SS
County of Clay)

Be it remembered that on this 2 day of March, 2001, before me, the undersigned, a notary public in and for the county and state above written, came Gary Wade Shanks, who is personally known to me to be the same person who executed the within instrument of writing and acknowledged that he executed the same as his own free act and deed.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expires: [illegible]

SUSAN HEISER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Jun 11 [illegible]

Susan Heiser
Notary Public

CITY OF KEARNEY, CLAY COUNTY, MISSOURI PLANNING AND ZONING COMMISSION

Approved by the City of Kearney Planning and Zoning Commission, this 8th day of January, 2001.

Mayor: David Pence

Alan Gustin
Planning and Zoning Chairman

SURVEYOR'S GENERAL NOTES:

1) This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.

2). This survey meets or exceeds the accuracy standards of a (URBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). The Title report was furnished by (First American Title Company of Kansas City, Inc.) Commitment No. 1201212, Dated: December 7, 2000 @ 8:00 A.M.

4). The subject property surveyed does not lie within a regulatory flood zone per F.E.M.A. Map, Community Panel No. 290095 0005 B, Dated: July 17, 1978.

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That this Final Plat/Lot Split survey of Lot 1, Major Commercial Center, a 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 Standard for Property Boundary Surveys as established by the Department of Natural Resources, division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri Board of Architects, Professional Engineers and Land Surveyors to the best of my professional knowledge and belief.

Date: [illegible]

[illegible] 2337
Bob W. Stevens, MO LS 2349 KS LS 1138
Logan & Associates, Corporate LS 352D

LOGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7828
Fax (816) 781-7452

Job No: 01-0103
Drawing Name: 01-0103.DWG
Scale: 1"=40'
Drawn By: K. SALDANA, EST Date: 1/22/2001
Check By: B. STEVENS, PLS Date: 1/23/2001
Sheet No. 1 OF 1

FINAL PLAT/LOT SPLIT SURVEY
LOT 1, MAJOR COMMERCIAL CENTER
SECTION 34, TOWNSHIP 53 NORTH, RANGE 31 WEST
KEARNEY, CLAY COUNTY, MISSOURI

THIS SURVEY PREPARED FOR:
COBALT CONSTRUCTION
[illegible] E. 12th STREET
KANSAS CITY, MO 64106

REV. NO.	REVISION DESCRIPTION	DATE	REV. BY

http://www.ClayCoGov.com