Clay County, Missouri
Land Survey Document

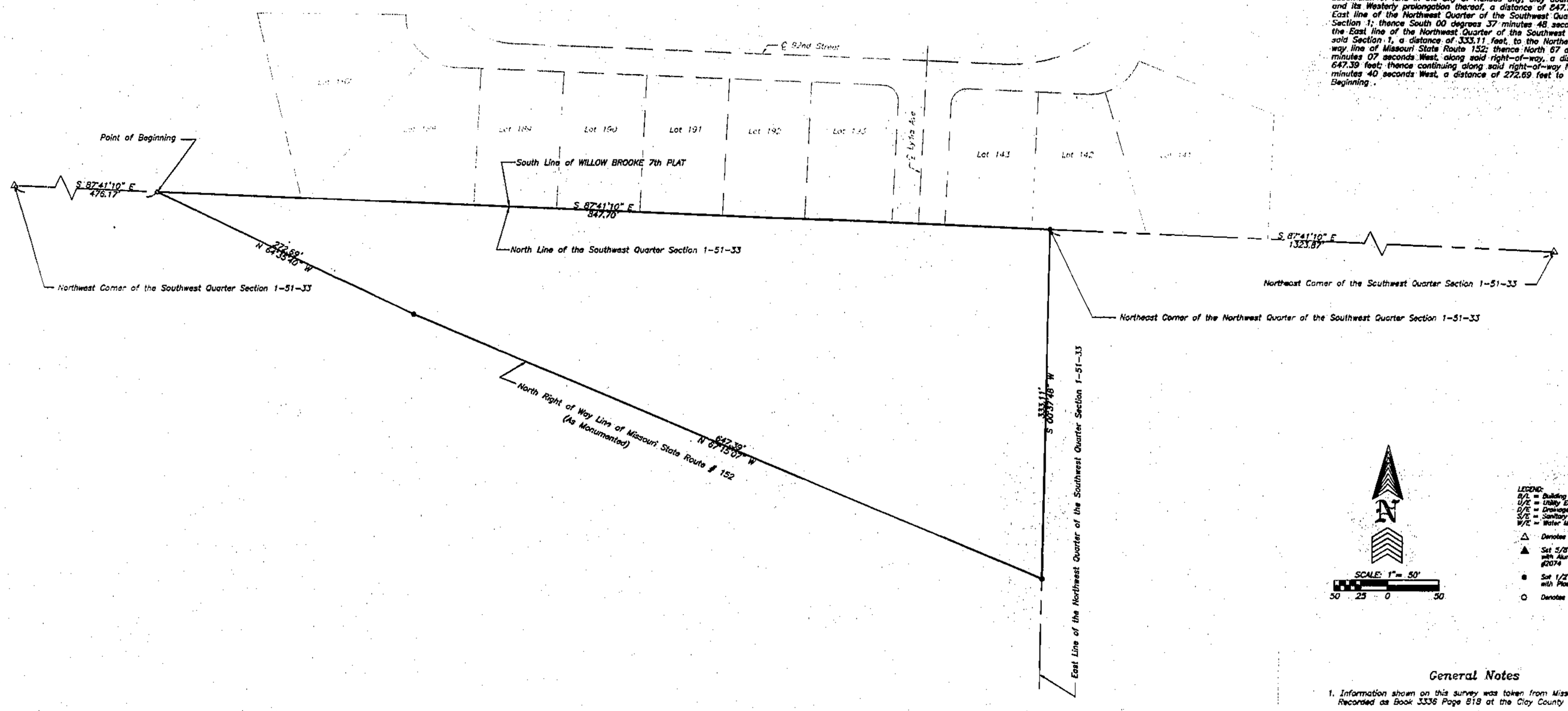
CERTIFICATE OF SURVEY

R17955
JUN 14 2002

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
02 JUN 14 A 8:42 P
CAB F Sleeve 20
ROBERT T. SEVIER
RECORDER OF DEEDS
By: Wenda Watson
Deputy

JOB NO. 39986
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

Legal Description:
All that part of the Southwest Quarter of Section 1, Township 51, Range 33, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 1; thence South 87 degrees 41 minutes 10 seconds East, along the North line of the Southwest Quarter of said Section 1, a distance of 476.17 feet to the Point of Beginning of the tract of land herein to be described; thence continuing South 87 degrees 41 minutes 10 seconds East, along the North line of the Southwest Quarter of said Section 1, also being the Southerly line of WILLOW BROOKE 7TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, and its Westerly prolongation thereof, a distance of 847.70 feet to the East line of the Northwest Quarter of the Southwest Quarter of said Section 1; thence South 00 degrees 37 minutes 48 seconds West, along the East line of the Northwest Quarter of the Southwest Quarter of said Section 1, a distance of 333.11 feet, to the Northerly right-of-way line of Missouri State Route 152; thence North 67 degrees 15 minutes 07 seconds West, along said right-of-way, a distance of 647.39 feet; thence continuing along said right-of-way North 64 degrees 35 minutes 40 seconds West, a distance of 272.69 feet to the Point of Beginning.



LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
△ Denotes Existing Monument
▲ Set 5/8" Iron Bar with Aluminum Monument #2074
● Set 1/2" Iron Bar with Plastic Cap #2074
○ Denotes Existing Bar

General Notes

1. Information shown on this survey was taken from Missouri Warranty Deed Recorded as Book 3336 Page 818 at the Clay County Recorder of Deeds Office.
2. This tract contains 145,223 square feet or 3.33 Acres, more or less.
3. Bearing System is based on the Missouri State Plane Coordinate System.

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 Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and 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: 5-8-02

STATE OF MISSOURI
SAM A. AYLETT
LS-2074
REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

Prepared For:
Gard Gibson
DATE: 5/8/02

JOB NUMBER
39986
39986DNA.DWG(DCV)

Cab. F
7/2/02 DM

http://www.ClayCoGov.com