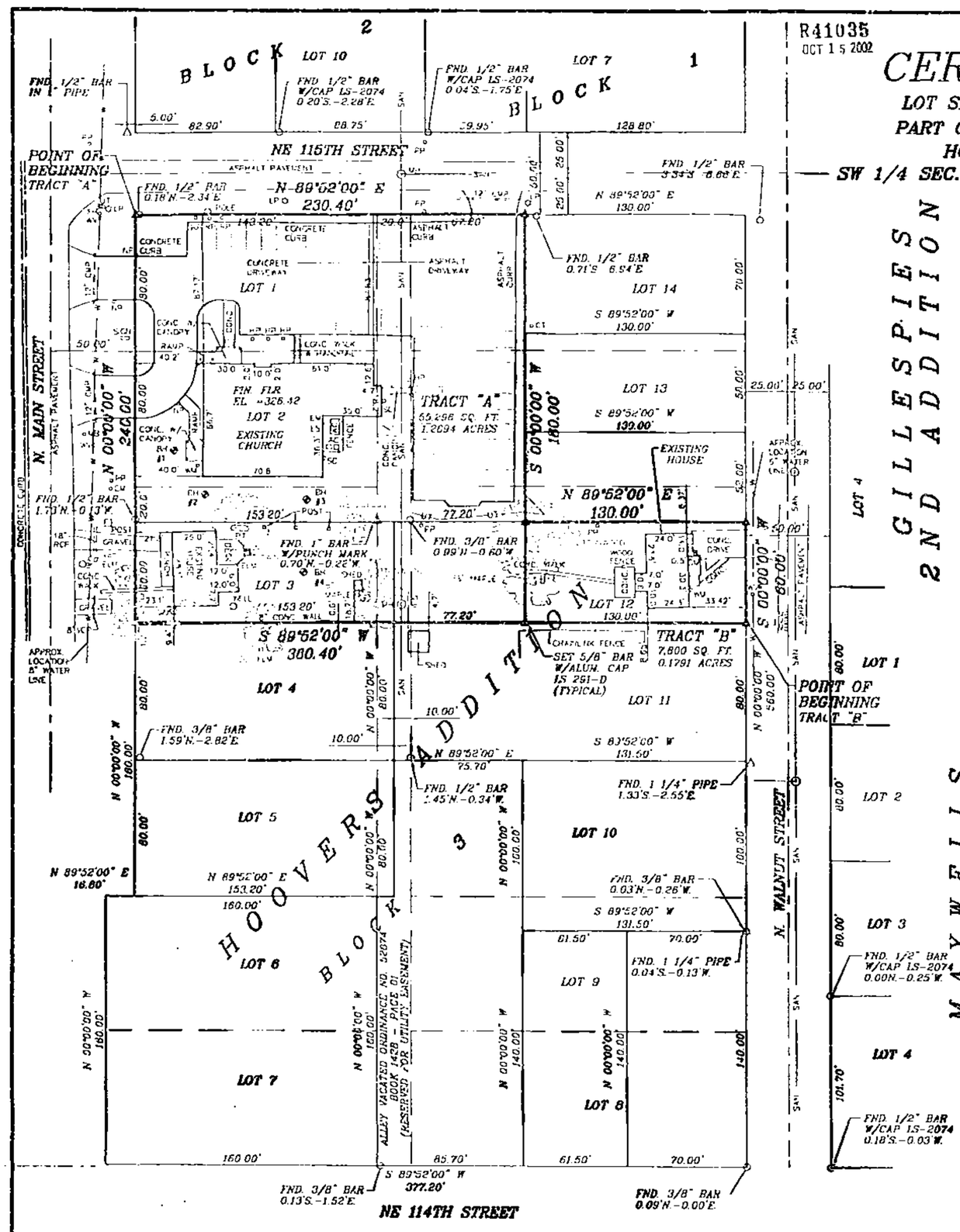
Clay County, Missouri
Land Survey Document

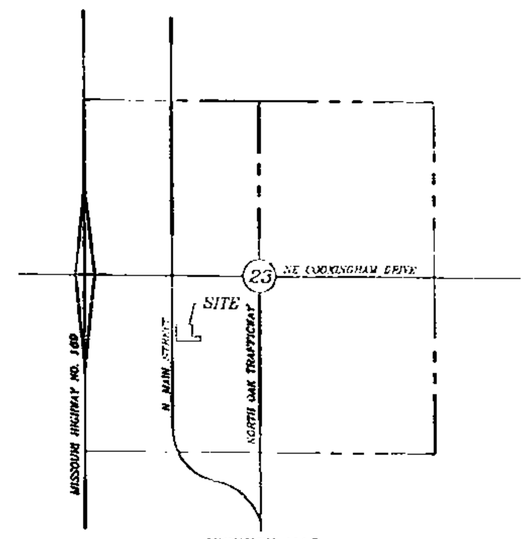
R41035
OCT 15 2002

CERTIFICATE OF SURVEY

LOT SPLIT – TRACT "A" AND "B" OF LOTS 1 – 3 AND PART OF LOTS 12 – 14 AND VACATED ALLEY, BLOCK 3, HOOVERS ADDITION TO THE TOWN OF NASHUA

SW 1/4 SEC. 23–T.52–R.33, KANSAS CITY, CLAY COUNTY, MISSOURI





VICINITY MAP
SECTION 23–T.52–R.33

LEGEND:

BH - BORE HOLE
CT - CABLE TELEVISION PEDESTAL
EM - ELECTRIC METER
ES - ELECTRIC SERVICE
FH - FIRE HYDRANT
GM - GAS METER
HP - HANDICAP PARKING SIGN
LP - LIGHT POLE
MB - MAIL BOX
MH - SANITARY SEWER MANHOLE
NP - NO PARKING SIGN
PP - POWER POLE
PT - PROPANE TANK
RP - RESERVED PARKING SIGN
SO - SEWER CLEANOUT
UT - UNDERGROUND TELEPHONE LINE MARKER
WM - WATER METER
WV - WATER VALVE
▲ - SET 5/8" IRON BAR/ALUM. CAP STAMPED LS 291-D

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET 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 " Δ " OR " O ", IF NOT THE 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 SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF HOOVERS ADDITION TO THE TOWN OF NASHUA, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING SYSTEM RESULTING IN A BEARING OF S 00°-00'-00" E ON THE EAST LINE OF BLOCK 3, HOOVERS ADDITION TO THE TOWN OF NASHUA, 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: 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. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT FOR THIS SURVEY.

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 KNOWLEDGE 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".

10. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 25 OF 145, COMMUNITY-PANEL NUMBER 290173 0025 B, REVISED AUGUST 5, 1986, THE SUBJECT PROPERTY IS IN ZONE C, AN AREA OF MINIMAL FLOODING.

11. THERE ARE NO PLATTED BUILDING SET BACK LINES ON THE SUBJECT REAL ESTATE.

12. THE SUBJECT REAL ESTATE HAS ACCESS TO N. MAIN STREET AND NE 115TH STREET.

13. THE WATERLINE INFORMATION SHOWN HEREON IS APPROXIMATE, BASED ON INFORMATION OBTAINED FROM KANSAS CITY, MISSOURI WATER SERVICES.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PROPERTY DESCRIPTION:
TRACT "A"

CONTAINING 55,296 SQ. FT. OR 1.2694 ACRES.

ALL OF LOTS 1, 2, 3, 12, 13 AND 14, BLOCK 3, HOOVERS ADDITION TO THE TOWN OF NASHUA, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, AND THE ALL OF THE VACATED ALLEY LYING BETWEEN SAID LOTS, EXCEPT THE EAST 130.00 FEET OF SAID LOTS 12, 13 AND 14 ALL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE N 89°-52'-00" E, ALONG THE NORTH LINE OF SAID LOT 1 AND 14, 230.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14, SAID POINT BEING S 89°-52'-00" W, ALONG SAID LINE, 130.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 14; THENCE S 00°-00'-00" W, 240.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12, SAID POINT BEING S 89°-52'-00" W, ALONG SAID LINE, 130.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 12; THENCE S 89°-52'-00" W, ALONG SAID LINE AND THE SOUTH LINE OF SAID LOT 3, 230.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 00°-00'-00" W, ALONG THE WEST LINE OF SAID LOTS 1, 2, AND 3, 240.00 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

NASHUA CHURCH OF CHRIST, A NOT FOR PROFIT MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10 DAY OF OCTOBER, 2002

NASHUA CHURCH OF CHRIST

RAY HOLLOWAY BUILDING COMMITTEE CHAIRMAN

NOTARY CERTIFICATION:

STATE OF MISSOURI)
} SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 10 DAY OF OCTOBER, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME Ray Holloway AND _____, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT THEY ARE Building Committee Chairman AND _____, RESPECTIVELY, OF NASHUA CHURCH OF CHRIST, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THAT SAID Ray Holloway AND _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

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

8-2-04
MY COMMISSION EXPIRES

NOTARY PUBLIC

LARRY V. DROTTZ
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 2, 2004

PROPERTY DESCRIPTION:
TRACT "B"

CONTAINING 7,600 SQ. FT. OR 0.1791 ACRES.

ALL OF THE EAST 130.00 FEET OF THE SOUTH 60.00 FEET OF LOT 12, BLOCK 3, HOOVERS ADDITION TO THE TOWN OF NASHUA, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE S 89°-52'-00" W, ALONG THE SOUTH LINE OF SAID LOT 12, 130.00 FEET; THENCE N 00°-00'-00" E, 60.00 FEET; THENCE N 89°-52'-00" E, 130.00 FEET TO THE EAST LINE OF SAID LOT 12; THENCE S 00°-00'-00" W, ALONG SAID LINE 25.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF NORTH WALNUT STREET, 60.00 FEET TO THE POINT OF BEGINNING.

IN TESTIMONY WHEREOF:

DAVID R. CONE AND CAROLYN A. CONE, HUSBAND AND WIFE HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10 DAY OF OCTOBER, 2002.

DAVID R. CONE — CAROLYN A. CONE

NOTARY CERTIFICATION:

STATE OF MISSOURI)
} SS:
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 10 DAY OF OCTOBER, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DAVID R. CONE AND CAROLYN A. CONE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME, DID ACKNOWLEDGE THAT THEY ARE HUSBAND AND WIFE, RESPECTIVELY, AND THAT THIS INSTRUMENT WAS SIGNED AND SEALED IN THEIR BEHALF AND THAT SAID INSTRUMENT IS 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.

8-2-04
MY COMMISSION EXPIRES

NOTARY PUBLIC

LARRY V. DROTTZ
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 2, 2004

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.

CHARLES E. KUTZ, PLS-2379

STATE OF MISSOURI — CHARLES E. KUTZ — NUMBER LS-2379 — LICENSED LAND SURVEYOR

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By _____
Pl. No. LS 0243 Date 10/11/02

OCT 9 2002

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MASTER: HOOVERS - ADD DWG
DSC: CLAY CO. SUB. CD #1
FILE: L02084.DWG

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING – DEVELOPMENT CONSULTANTS
8500 NW RIVER PARK DRIVE, PILLAR # 231-A, PARKVILLE, MO. 64152 (816) 741-6152

SEC.–TWP.–RGE.	COUNTY	JOB NO.	DATE	FIELD BOOK	PAGE	DRAWN BY
23-52-33	CLAY	L-02084	05/24/2002			D.R.G.

REV. 10/09/2002 – REMOVED SHED FROM DRAWING–SHED HAS BEEN DEMOLISHED – R.L.B.
REV. 09/04/2002 – ADDED MANHOLES AND SEWER LINE ON N. WALNUT – E.L.M.
REV. 08/14/2002 – REVISED DRAWING PER CITY COMMENTS – E.L.M.
REV. 06/25/2002 – ADDED CONE PROPERTY – D.R.G.

http://www.ClayCoGov.com