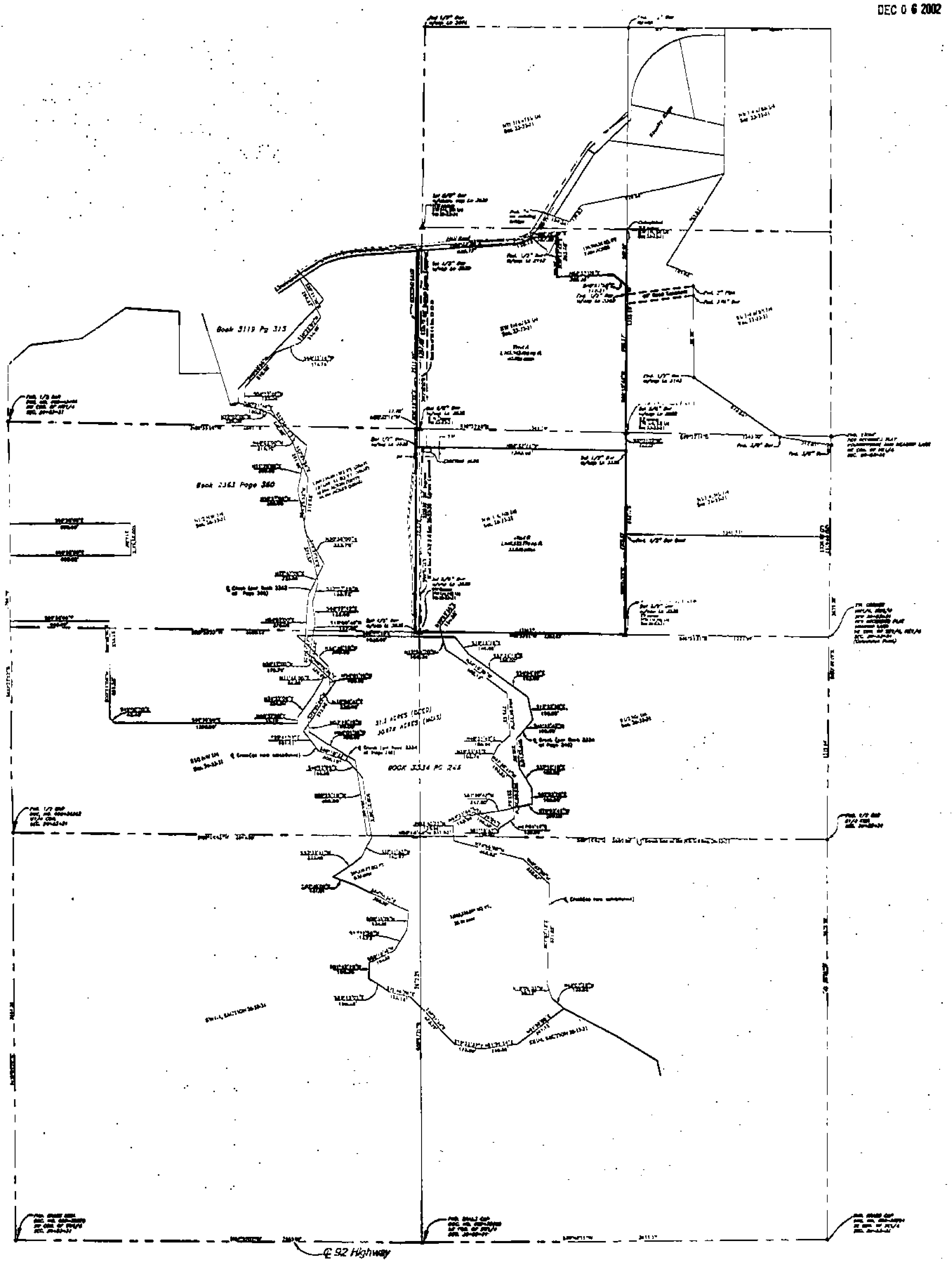
Clay County, Missouri
Land Survey Document

R53707
DEC 06 2002

Certificate of Survey

Southwest 1/4, of Southeast 1/4, of Section 23, Township 53N, Range 31W Parts of Section 26, Township 53N, Range 31W Clay County, Missouri



Legal Description Tract "A"

All that portion of the Southeast Quarter of Section 23 and a portion of the Northwest Quarter of the Northeast Quarter of Section 26, all in Township 53, Range 31 Being described as follows:
Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 23;
Thence South 00°21'23" West along the East line of the Northwest Quarter of the Northeast Quarter of said Section 26, a distance of 122.25 feet;
Thence North 88°33'14" West parallel with the North line of said Section 26, a distance of 1363.40 feet to a point on a line lying East of the Homestead and dower tract of Esther J. Brown, also said line is West and parallel to a line running from the center of said Section 23 and from the center of said Section 26;
Thence North 00°19'39" East along said line lying East of Homestead and dower tract of Esther J. Brown, a distance of 1297.48 feet to a point on the South right-of-way line of Hall Road (as now established);
Thence North 86°23'28" East along said right-of-way, a distance of 626.17 feet to a curve to the left having a radius of 260.00 feet and tangent to the last described course;
Thence along said curve to the left a arc length of 120.13 feet;
Thence North 86°28'38" East, a distance of 167.00 feet;
Thence South 00°13'43" East, a distance of 265.08 feet;
Thence North 88°32'09" East, a distance of 368.83 feet;
Thence South 49°51'58" East, a distance of 112.21 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 23;
Thence South 00°19'44" West, along said East line, a distance of 968.57 feet to the Point of Beginning.
Containing 40 acres more or less.

Legal Description Tract "B"

All that portion of the Northwest Quarter of the Northeast Quarter of Section 26 Township 53, Range 31 described as follows:
Beginning at the Southeast corner of the Northwest Quarter of the Northeast Quarter of said Section 26;
Thence North 88°53'51" West along the South line of said Northwest Quarter, a distance of 1362.05 feet to a point on a line lying East of the Homestead and dower tract of Esther J. Brown, also said line being West of and parallel to a line running from the center of said Section 23 and from the center of said Section 26;
Thence North 00°19'39" East along said line lying East of the Homestead and dower tract of Esther J. Brown, a distance of 1213.72 feet.
Thence South 88°33'14" East, a distance of, a distance of 1363.40 feet to a point on the East line of the Northwest Quarter of the Northeast Quarter of said Section 26;
Thence South 00°21'23" West along said East line, a distance of 1205.53 feet to the Point of Beginning.
Containing 37.64 acres more or less.

Legal Description (Creek)

Part of the Southwest Quarter of Section 23, and Part of the Northwest Quarter of Section 26; all in Township 53, Range 31, Clay County, Missouri, described as follows,
Beginning at the Northwest corner of said Section 26; thence South along the Section line (being also the West line of the Northwest Quarter of said Section 26) and along County Road (Grove Street) a distance of 671.4 feet;
Thence South 89 degrees, 38 minutes, East, a distance of 830 feet;
Thence South 214 feet;
Thence North 89 degrees, 38 minutes, West 800 feet to the West line of the said Northwest Quarter;
Thence South, along the said West line a distance of 428 feet, more or less, to the Northwest corner of tract of land conveyed to Kenneth L. Degley and Jewell G. Degley, husband and wife, through deed recorded in the Clay County Recorder of Deeds' Office in Book 437, at Page 583;
Thence South, 89 degrees, 38 minutes East, along the North line of the aforesaid Degley Tract in Book 437, at Page 583 a distance of 660 feet, to the Northeast corner of the said Degley Tract;
Thence South, along the East line of the Degley Tract a distance of 233.125 feet to the Southeast corner of the Degley Tract in Book 437, at Page 583; being also the Northeast corner of Cemetery;
Thence South 0 degrees, 21 minutes West, along the East line of Cemetery Tract, a distance of 401.3 feet to the Northeast corner of tract of land conveyed to the City of Kearney in Deed recorded on the Clay County Deed Records in Book 776, at Page 76;
Thence South 43 degrees East, 42.43 feet;
Thence South 89 degrees, 30 minutes East, a distance of 1208.9 feet to the middle of Clear Creek (both of the last two bearings and distances being along the Northerly boundary of tract conveyed to the City of Kearney in Book 776, at Page 76 of the Clay County Deed Records).
Thence along the meanderings of said Clear Creek the following bearings and distances:
North, 0 degrees, 37 minutes West, a distance of 35.1 feet;
Thence North 34 degrees, 22 minutes East, 248.8 feet;
Thence North 11 degrees, 46 minutes East, 84.8 feet;
Thence North 50 degrees, 17 minutes West, 179.7 feet;
Thence North 4 degrees, 07 minutes East, 375 feet,
Thence North 27 degrees, 47 minutes East, 223 feet;
Thence North 30 degrees, 36 minutes West, 222.7 feet,
Thence North 10 degrees, 27 minutes West, 300 feet;
Thence North 11 degrees, 20 minutes East, 300 feet;
Thence North 48 degrees, 02 minutes West, 316.7 feet;
Thence North 72 degrees, 01 minutes West, 225 feet,
Thence leaving the meanderings of said Clear Creek and continuing South 73 degrees, 59 minutes West, 30.5 feet to a point;
Thence North, 16 degrees, 46 minutes West, a distance of 222.70 feet, more or less, to a point which is South, 16 degrees, 46 minutes East of centerline of County Road, (as now established), a distance of 419.1 feet;
Thence West 271.4 feet;
Thence North 414 feet to the centerline of County Road (as now established);
Thence Continuing along said centerline of County Road; the following bearings and distances:
North 85 degrees, 17 minutes West, a distance of 331.8 feet;
Thence South 55 degrees, 01 minutes West, 348 feet;
Thence South 83 degrees, 31 minutes West, 343.6 feet;
Thence South 48 degrees, 17 minutes West, 193.6 feet to the West line of the Southwest Quarter of said Section 23;
Thence South, along the said West line, 357 feet to the Point of Beginning.

Legal Description (60' Ingress-Egress Easement) Tract A

A 60.00 Foot Ingress-egress easement located in Section 23 and 26, Township 53, Range 31, Clay County, Missouri lying East of the Homestead and dower tract of Esther J. Brown, said line being west of and parallel to a line running from the center of said Section 23 and the center of said Section 26 described as follows:
Commencing at the South Quarter Corner of said Section 23;
Thence North 00°32'02" East, a distance of 1177.20 feet to a point on the South Right-of-way Line of Hall Road (as now established);
Thence South 86°23'28" West along said right-of-way, a distance of 23.62 feet to the Point of Beginning Ingress-Egress easement, lying 60.00 foot East of the following described line;
Thence South 00°19'39" West along said East line of Homestead and dower tract of Esther J. Brown, a distance of 1297.48 feet to the Point of Termination.

Legal Description (30' Ingress-Egress Easement) Tract B

A 30.00 Foot Ingress-egress easement located in Section 26, Township 53, Range 31, Clay County, Missouri lying East of the Homestead and dower tract of Esther J. Brown, said line being west of and parallel to a line running from the center of Section 23 and the center of said Section 26 described as follows:
Commencing at the North Quarter Corner of said Section 26;
Thence North 88°33'14" West, a distance of 17.78 feet;
Thence South 86°23'28" West along said East line of Homestead and dower tract of Esther J. Brown, a distance of 122.25 feet to the Point of Beginning Ingress-Egress easement, lying 30.00 foot East of the following described line;
Thence South 00°19'39" West along said East line of Homestead and dower tract of Esther J. Brown, a distance of 1213.72 feet to the Point of Termination.

N W E S

SCALE
0 400 800
1"=400'

Basis of Bearing
Held the West line of the NE 1/4 of Section 26-53-31 as North 00°01'12" East

LEGEND
- △ = Set Permanent Monument
- ● = Set Bar with Cap
- ○ = Found Bar
- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement

THIS SURVEY PREPARED FOR:

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

I HEREBY CERTIFY: That the accompanying 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 adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief.

Certificate of Survey
Clay County, Missouri

Southwest 1/4 of Southeast 1/4 Section 23, Township 53N, Range 31W
Part of Section 26, Township 53N, Range 31W

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(816) 781-7628
Fax (816) 781-7483

Job No. 02-1961
Drawing Name: 02-1961.dwg
Scale: 1"=400'
Drawn By: WJS Date: 10-19-02
Check By: BWS Date: 10-22-02
Sheet No. 1 OF 3

http://www.ClayCoGov.com