Clay County, Missouri
Land Survey Document

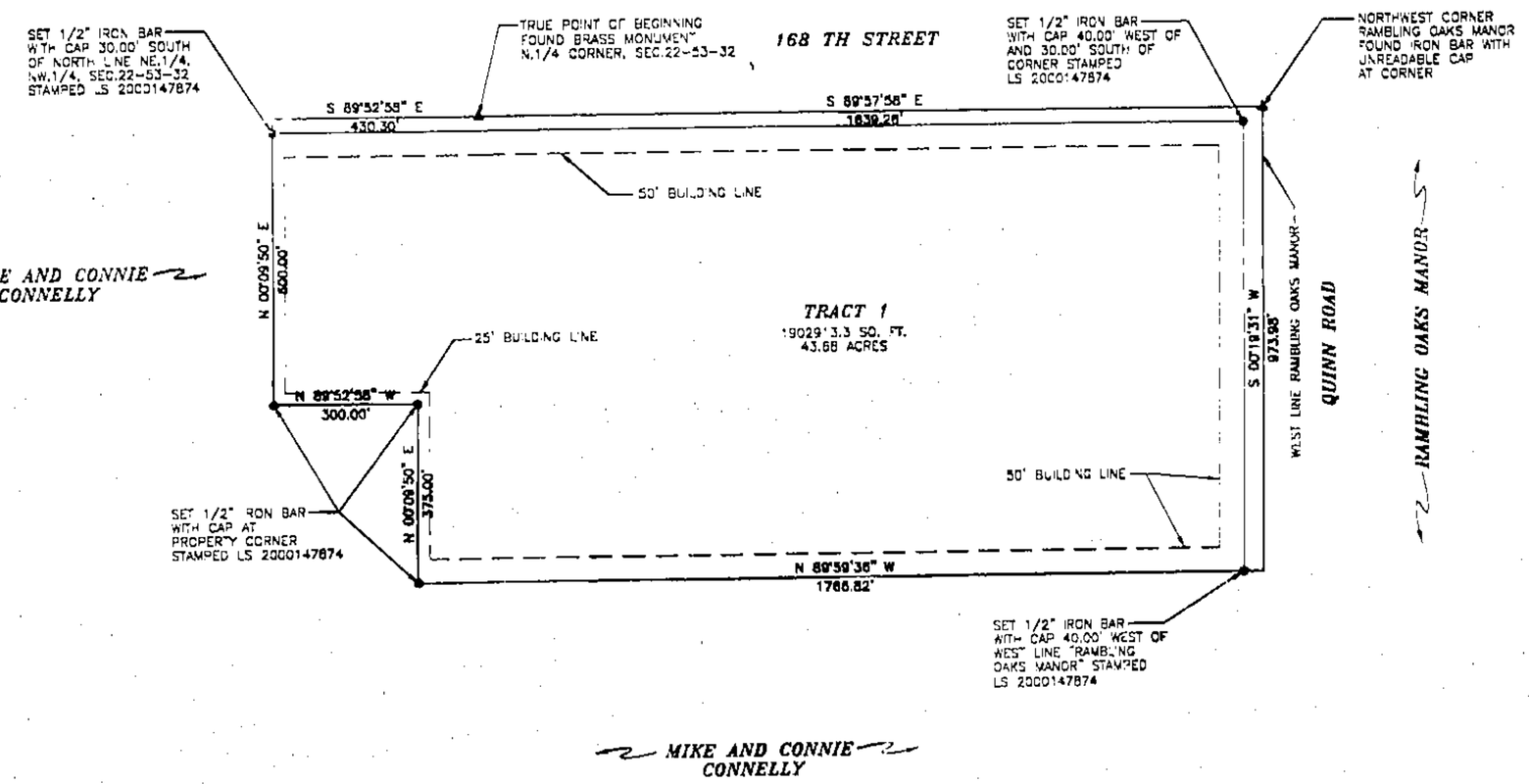
http://www.ClayCoGov.com

R72687

CERTIFICATE OF SURVEY

0' 180' 360' 540'

PROPERTY DESCRIPTION:
ALL THAT PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 22, TOWNSHIP 53, RANGE 32, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE: SOUTH 89°57'58" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1639.28 FEET TO THE NORTHEAST CORNER OF RAMBLING OAKS MANOR, A SUBDIVISION IN CLAY COUNTY, MISSOURI; THENCE SOUTH 00°18'31" WEST ALONG SAID WEST LINE, A DISTANCE OF 973.98 FEET; THENCE NORTH 89°59'36" WEST, A DISTANCE OF 1766.82 FEET; THENCE NORTH 00°09'50" EAST, A DISTANCE OF 375.00 FEET; THENCE NORTH 89°52'58" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°05'50" EAST, A DISTANCE OF 600.00 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER, NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°52'58" EAST, A DISTANCE OF 430.30 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THAT PART IN ROADWAY.



NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HERTON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

AS OF FEBRUARY 26, 2003 WE HAVE MADE NO INVESTIGATION FOR, OR LOCATIONS OF, POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE LAND OR PUBLIC WAYS.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS SURVEY
NO ATTEMPT WAS MADE TO LOCATE ANY SUBSURFACE UTILITIES

NO TITLE COMMITMENT PROVIDED.
ALL INFORMATION PROVIDED BY THE CLIENT.

BASIS OF BEARINGS: RAMBLING OAKS MONOR, A SUBDIVISION IN CLAY COUNTY, MISSOURI

MICHAEL A. NELSON, MO. L.S. NO. 2000147874

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000, 4 CSR 30-16.030

Prepared By
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Email address: nelsonlandsurveying@email.com

Cab. F
11/1/03 DK

CERTIFICATE OF SURVEY		
DRAWN MAN	DATE 02/26/03	FOR: MIKE AND CONNIE CONNELLY
APPROVED NLS	DATE 02/27/03	
SCALE 1" = 180'	SHEET 1	PROJECT NO. 2003015