Clay County, Missouri
Land Survey Document

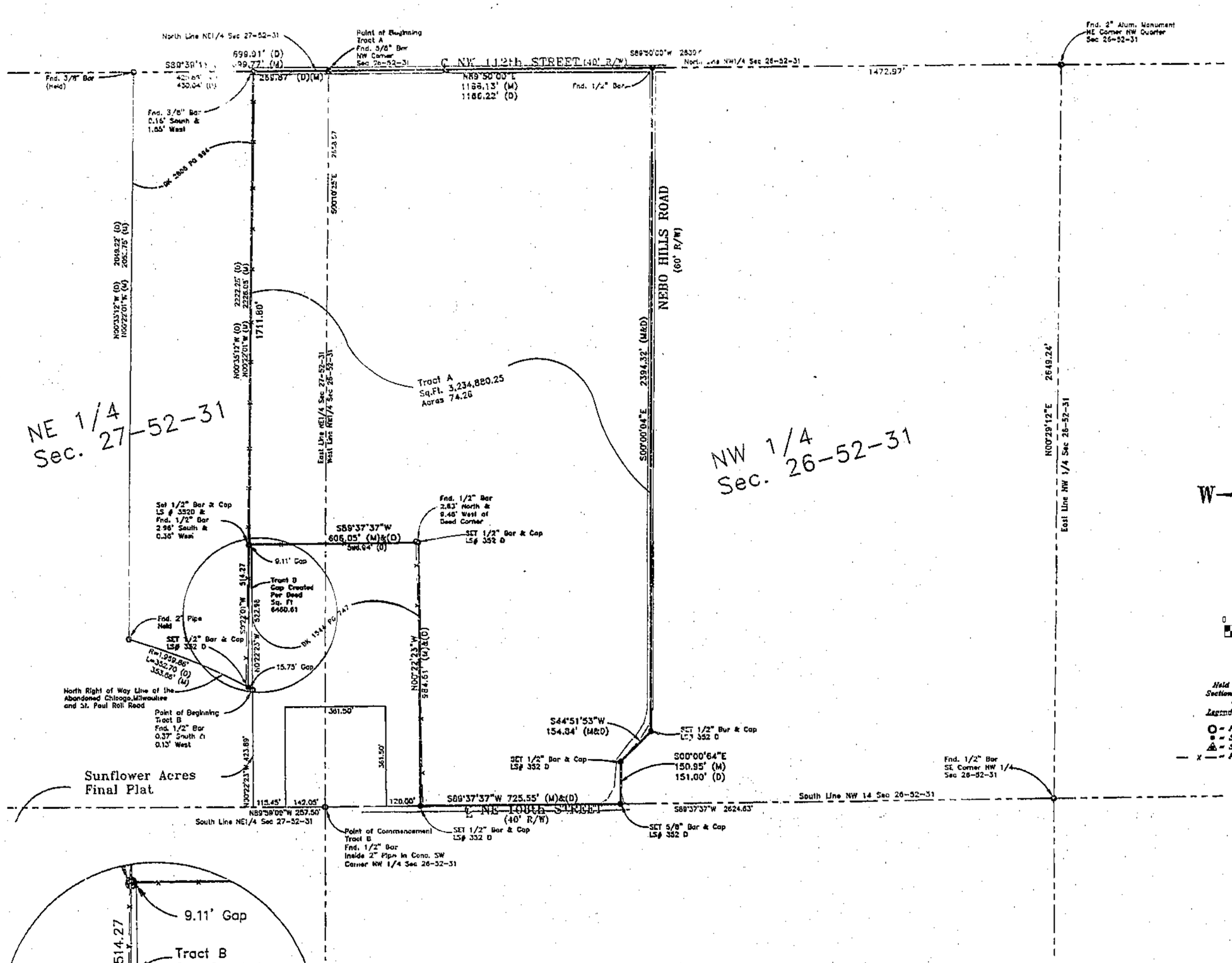
http://www.ClayCoGov.com

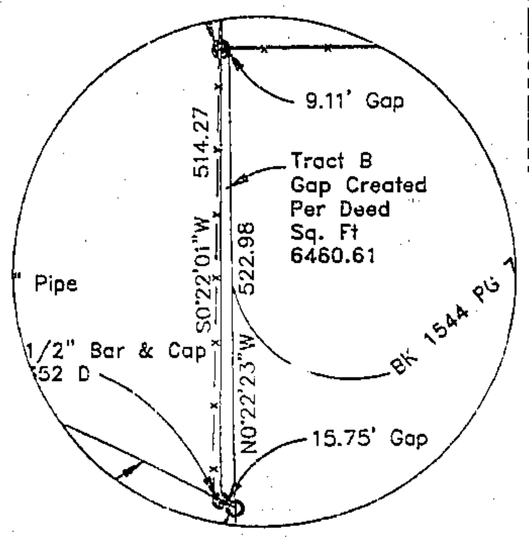
R84336

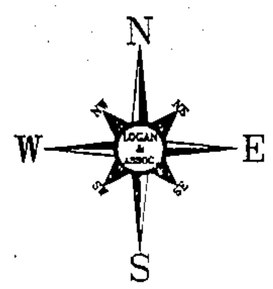
STATE OF MO
CLAY COUNTY
LOBBY RECORDER'S REC'D
2003 APR 18 AM 10:58
BOOK F PAGE 73
ROBERT T. SMITH
RECORDER OF DEEDS

Certificate of Survey

Section 26 & 27, Township 52, Range 31
Liberty, Clay County, Missouri







SCALE

0 200 400

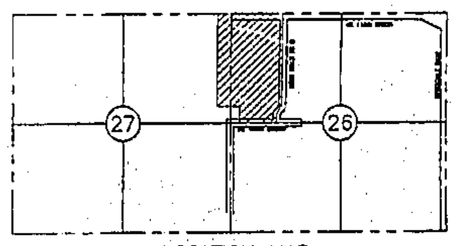
1"=200'

Basis of Bearing

Held the North line of NW 1/4 Section 26-52-31 as N89°50'00"E Per Deed of Property

Legend

O = Found Instrument as noted
● = Set 1/2" Bar w/cap LS 352 D
⊗ = Set 5/8" Bar w/ 2" Alum. Cap LS# 352 D
— X — = Fence



LOCATION MAP
SEC. 26, T52N, R31W
SEC. 27, T52N, R31W
(Not to Scale)

Legal Description Tract A

All of the Northwest Quarter of Section 26 and the Northwest Quarter of Section 27, Township 52, Range 31, in Clay County, Missouri, described as follows:
Beginning at the Northwest Corner of said Section 26, also being the centerline of NW 112th Street (as now established);

Thence N89°50'00"E along the North line of said Section 26 and said NW 112th Street, a distance of 1166.22 feet;
Thence S00°39'00"E along the centerline of a Nebo Hills Road (as now established), a distance of 2594.32 feet;
Thence S44°51'53"W along said Nebo Hills Road, a distance of 154.84 feet;
Thence S00°00'04"E along said Nebo Hills Road to a point on the South line of the North-west Quarter of said Section 26, a distance of 150.95 feet;
Thence S89°37'37"W along the South line of the Northwest Quarter of said Section 26 and the centerline of NIS 130th Street (as now established) to the Southeast Corner of a Deed recorded in Bk 1544 Pg 747, in the Clay County Recorder's Office located in Liberty, Clay County, Missouri, a distance of 725.55 feet;
Thence N00°22'23"W along the East line of said Deed to the Northeast corner of said Deed, a distance of 984.61 feet;
Thence S89°37'37"W along the North line of said Deed, a distance on 605.05 feet;
Thence N00°22'01"W, a distance of 1711.80 feet;
Thence N89°39'11"E, along the North line of the Northwest Quarter of said section 27, a distance of 268.87 feet to the Point of Beginning.
Except that part in the Roadways.
Containing 3,234,880.25 Sq. Ft. or 74.26 acres more or less.

Surveyor's General Notes:

1) The Legal Description was argued variation from information furnished by the client as required by the Missouri Standards for Property Boundary Surveys.
2) This survey meets or exceeds the accuracy standards of a (RURAL) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3) This company assumes no responsibility to the location of existing utilities within the subject premises. It is the owners responsibility to have an accurate and complete utility locate performed prior to any construction or excavation on the subject premises.

Legal Description Tract B

A tract of land located in Section 27, Township 52, Range 31, in Clay County, Missouri described as follows:
Commencing at the Southeast Corner of the Northeast Quarter of said Section 27;
Thence N89°39'00"W, along the South line of said Northeast Quarter, a distance of 257.50 feet;
Thence N00°22'23"W, a distance of 423.89 feet to the Point of Beginning;
Thence continuing N00°22'23"W, along the West line of a Deed recorded in Book 1554 at page 747, at the Clay County Recorder's Office located in Liberty, Clay County, Missouri, a distance of 522.98 feet to the Northwest corner of said Deed;
Thence N89°37'37"E, a distance of 3.11 feet to a point on the East line of a Deed recorded in Book 2806 at Page 984, at the Clay County Recorder's Office located in Liberty, Clay County, Missouri;
Thence S00°22'01"W, along said East line a distance of 514.27 feet to a point on a curve to the right having an Initial Tangent Bearing of S6°51'47"E and a radius of 1428.86 feet;
Thence along said curve to the right having an arc length of 18.02 feet to the Point of Beginning.
Containing 6,460.61 Square Feet, more or less.

THIS SURVEY PREPARED FOR:
BASIC HARDIES
323 N. FRANKLIN
LIBERTY, MO 64068

CERTIFICATE OF SURVEY

SEC. 26-52-31
LIBERTY, CLAY COUNTY, MISSOURI

Revised 4-17-03 WJN

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 Missouri 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.

CGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
500 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7687

Job No:	03-0439
Filename:	03-0439.dwg
Scale:	1"=200'
Drawn By:	Date: 4-1-03
Check By:	Date: 4-4-03
Sheet No.	1 OF 1