Clay County, Missouri
Land Survey Document

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APR 15 2003
CITY PLANNING AND DEVELOPMENT

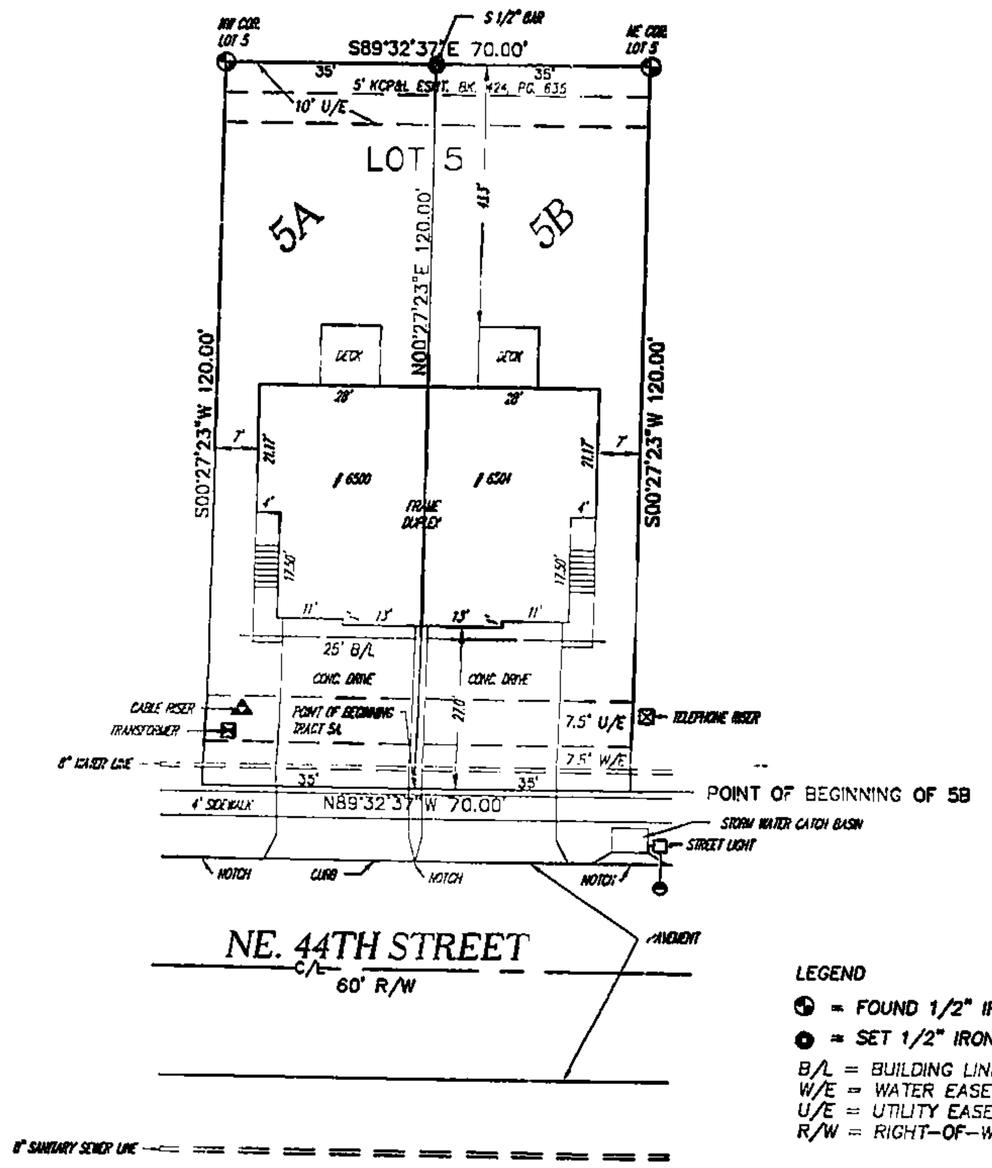
CERTIFICATE OF SURVEY

NW. 1/4 of Section 4, Township 50, Range 32

KANSAS CITY, CLAY COUNTY, MISSOURI

R85894

STATE OF MO.
CLAY COUNTY
I CERTIFY, INSTR. REC'D
2003 APR 24 P 3:21
BOOK# D PAGE# 145
ROBERT L. SEVIER
RECORDER OF DEEDS
By: Wenda Watson
Deputy



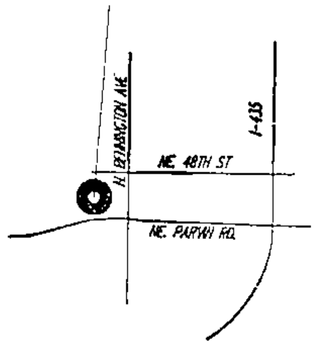
LEGEND
- = FOUND 1/2" IRON BAR
- = SET 1/2" IRON BAR
- B/L = BUILDING LINE
- W/E = WATER EASEMENT
- U/E = UTILITY EASEMENT
- R/W = RIGHT-OF-WAY

LEGEND
- = FOUND 1/2" IRON BAR
- = SET 1/2" IRON BAR

NOTES:
Gas– There is no gas service on this property
Telephone– Underground telephone runs East and West in utility easement.
Electric– Underground power runs East and West in utility easement.
Cable– Underground cable television lines East and West in utility easement.
Water– 8" water main runs East and West 3 feet North of the South property line.
Curbs, Sanitary Sewers and Storm Sewers–
Sanitary Sewer runs East and West on the South side of NE. 44th Street.
Storm Sewer runs East and West along curb to inlets.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By
File No. 50317 Date 4/21/03

PROJECT LOCATION



LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES, INC.
500 NE. 69TH STREET
GLADSTONE, MISSOURI 64118
TELEPHONE: 816-436-1905
FAX: 816-436-2521

ORDERED BY: ROBERTSON CONSTRUCTION LLC.

DESCRIPTIONS:

DESCRIPTION LOT 5A:

All that part of Lot 5, BENNINGTON PLACE, a subdivision in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeasterly corner of said Lot; thence North 89 degrees 32 minutes 37 seconds West, along the Southeasterly line of said Lot, 35.00 feet to the Point of Beginning; thence North 00 degrees 27 minutes 23 seconds East, along the centerline wall of an existing duplex and its prolongations, a distance of 120.00 feet, to a point on the Northerly of said Lot; thence North 89 degrees 32 minutes 37 seconds West, along the Northerly line of said Lot, 35.00 feet, to the Northwesterly corner of said Lot; thence South 00 degrees 27 minutes 23 seconds West, along the Westerly line of said Lot, a distance of 120.00 feet; thence South 89 degrees 32 minutes 37 seconds East, 35.00 feet to the Point of Beginning.

DESCRIPTION LOT 5B:

All that part of Lot 5, BENNINGTON PLACE, a subdivision in Kansas City, Clay County, Missouri, Described as follows: Beginning at the Southeasterly corner of said Lot; thence North 89 degrees 32 minutes 37 seconds West along the Southerly line of said Lot, a distance of 35.00 feet; thence North 00 degrees 27 minutes 23 seconds East, along the centerline line wall of an existing duplex and its prolongations, 120.00 feet, to a point on the Northerly line of said Lot; thence South 89 degrees 32 minutes 37 seconds East, along, said Northerly line, 35.00 feet, to the Northeasterly corner thereof; thence South 00 degrees 27 minutes 23 seconds West, along the Easterly line of said Lot, a distance of 120.00 feet to the Point of Beginning.

IN TESTIMONY WHEREOF: The undersigned proprietor, owner of the above described tract of land has hereunto subscribed his name this 15th day of April, 2003.

JAMES ROBERT ROBERTSON PRESIDENT

STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

BE IT REMEMBERED that on this 15th day of april, 2003, before me the undersigned, a Notary Public in and for the said County and State aforementioned, came James Robert Robertson, President of Robertson Construction LLC., owner of the above described tract of land, to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Holly Oldag
Notary Public in and for said County and State

My commission expires: 5-14-04

HOLLY OLDAG
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. MAY 14,2004

Cab. D.
6/3/03 DM

20 0 20
SCALE IN FEET

SCALE: 1" = 20'
DATE: March 17, 2002
REV DATE: 4-10-03
JOB #

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 established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional information, knowledge and belief.

LAND SURVEY COMPANY
A DIVISION OF MIGAR ENTERPRISES

David A. Dwyer
Professional Land Surveyor
L.S. 2567
REGISTERED LAND SURVEYOR

THOMSON TITLE CORP.