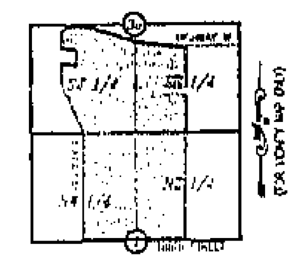
Clay County, Missouri
Land Survey Document

# LOT SPLIT

## PART OF THE S 1/2 OF SECTION 36, TOWNSHIP 54 NORTH, RANGE 33 WEST & PART OF THE N 1/2 OF SECTION 1, TOWNSHIP 53 NORTH, RANGE 33 WEST SMITHVILLE, CLAY COUNTY, MISSOURI


SECTION 36, T54N, R33W
SECTION 1, T53N, R33W
VICINITY MAP

Recorded in Clay County, Missouri
Date and Time: 04/22/2008 at 02:03:38 PM
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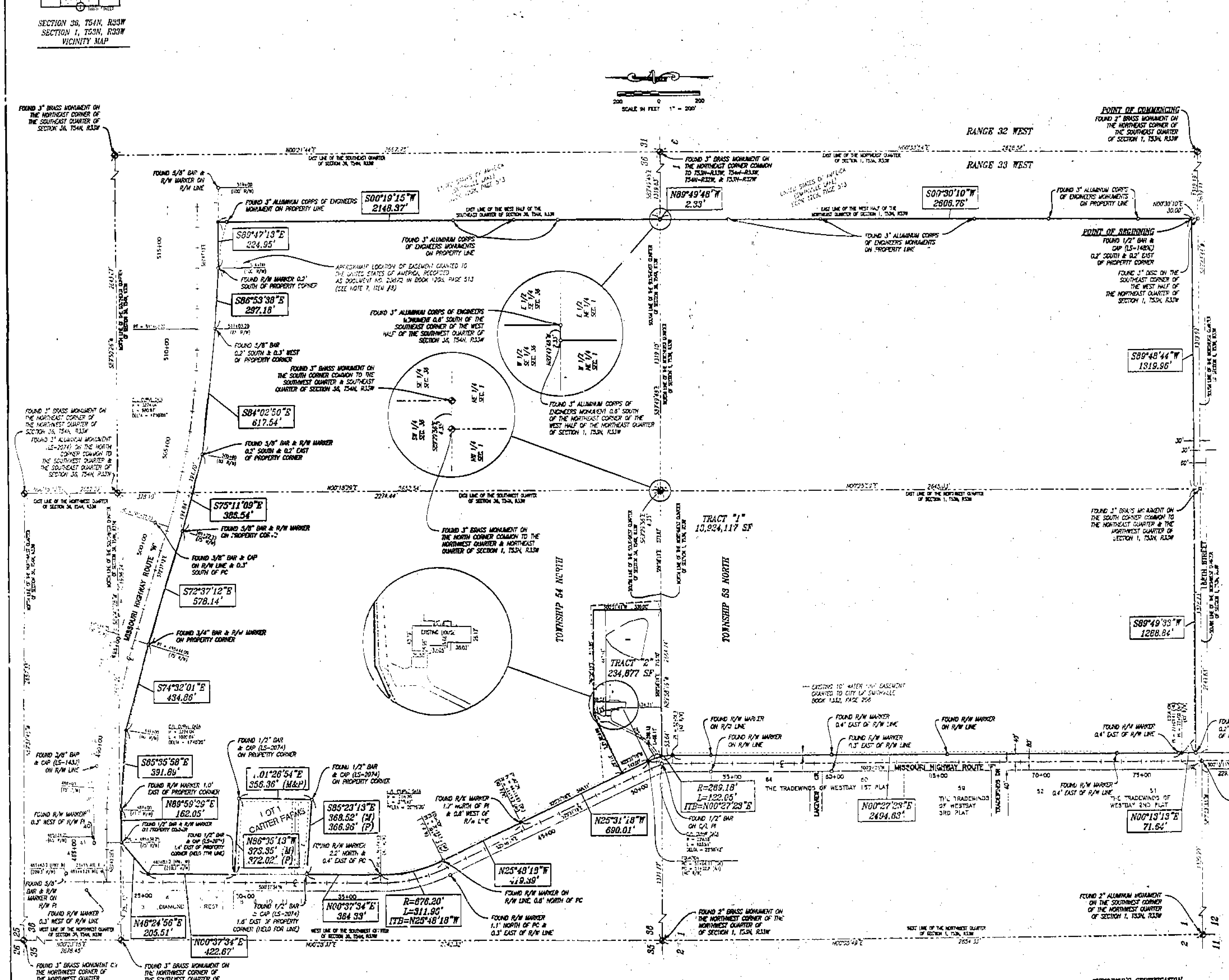
Grantor: RYMED DEVELOPMENT INC
Grantee: RYMED DEVELOPMENT INC
Robert T Sevier, Recorder



### BOUNDARY DESCRIPTION OF OVERALL TRACT:

The West Half of the Northeast Quarter, and the East Half of the Northwest Quarter, all in Section 1, Township 53 North of the Baseline, Range 33 West of the 5th Principal Meridian, together with that part of the West Half of the Southeast Quarter lying South of the centerline of Missouri Route W, and that part of the West Half lying East of the centerline of Route F and South of the centerline of Route W, all in Section 36, Township 54 North of the Baseline, Range 33 West of the Fifth Principal Meridian, all in Smithville, Clay County, Missouri, EXCEPT Lot 1, "CARTER FARMS", a Subdivision recorded in Plat Cabinet F, Slot 9 in the Clay County Recorder's Office, and EXCEPT that part in Street or Highway Right-of-Way, more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of said Section 1; THENCE South 89°48'44" West on the South Line of said Northeast Quarter, 1319.19 feet to the East Line of the West Half of said Northeast Quarter; THENCE North 00°30'10" East on said East Line, 30.00 feet to the North Right-of-Way Line of 188th Street, also being the POINT OF BEGINNING; THENCE South 89°48'44" West on said North Right-of-Way Line, being 30 feet North of, and parallel with the South Line of said Northeast Quarter, 1319.96 feet to the East Line of the Northwest Quarter of said Section 1; THENCE South 89°49'33" West on said North Right-of-Way Line, being 30 feet North of, and parallel with the South Line of said Northwest Quarter, 1288.84 feet to the East Right-of-Way Line of Missouri Highway Route F; THENCE North 00°13'13" East on said East Right-of-Way Line, 71.64 feet to an Angle Point in said East Right-of-Way Line; THENCE North 00°27'23" East on said East Right-of-Way Line, 2494.63 feet to a Point of Curvature; THENCE Northerly on a Curve to the Left on said East Right-of-Way Line, (said Curve having a Radius of 269.18 feet, an Initial Tangent Bearing of North 00°27'23" East), a Length of 122.05 feet to a point of Tangency; THENCE North 25°31'18" West on said East Right-of-Way Line, 690.01 feet to an Angle Point in said East Right-of-Way Line; THENCE North 25°48'18" West on said East Right-of-Way Line, 419.39 feet to a Point of Curvature; THENCE Northerly on a Curve to the Right on said Right-of-Way Line, (said Curve having a Radius of 676.20 feet, an Initial Tangent Bearing of North 25°48'18" West), a Length of 311.96 feet to a Point of Tangency; THENCE North 00°37'34" East on said East Right-of-Way Line, 384.33 feet to the Southwest Corner of Lot 1, "CARTER FARMS", a Subdivision recorded in Plat Cabinet F, Slot 9 in the Clay County Recorder's Office; THENCE South 85°23'13" East on the South Line of said Lot 1, 368.52 feet (366.96 feet Plat) to the Southeast Corner of said Lot 1; THENCE North 01°26'54" East on the East Line of said Lot 1, 356.36 feet to the Northeast Corner of said Lot 1; THENCE North 86°05'13" West on the North Line of said Lot 1, 373.35 feet (372.02 feet Plat) to said East Right-of-Way Line; THENCE North 00°37'34" East on said East Right-of-Way Line, 422.67 feet to the South Right-of-Way Line of Missouri Highway Route W; THENCE North 48°24'56" East on said South Right-of-Way Line, 205.51 feet to an Angle Point in said South Right-of-Way Line; THENCE North 89°59'29" East on said South Right-of-Way Line, 162.05 feet to an Angle Point in said South Right-of-Way Line; THENCE South 85°35'58" East on said South Right-of-Way Line, 391.89 feet to an Angle Point in said South Right-of-Way Line; THENCE South 74°32'01" East on said South Right-of-Way Line, 434.86 feet to an Angle Point in said South Right-of-Way Line; THENCE South 72°37'12" East on said South Right-of-Way Line, 578.14 feet to an Angle Point in said South Right-of-Way Line; THENCE South 75°11'09" East on said South Right-of-Way Line, 385.54 feet to an Angle Point in said South Right-of-Way Line; THENCE South 84°02'50" East on said South Right-of-Way Line, 617.54 feet to an Angle Point in said South Right-of-Way Line; THENCE South 86°53'38" East on said South Right-of-Way Line, 297.18 feet to an Angle Point in said South Right-of-Way Line; THENCE South 89°47'13" East on said South Right-of-Way Line, 224.95 feet to the East Line of the West Half of the Southeast Quarter of said Section 36; THENCE South 00°19'15" West on said East Line, 2148.37 feet to the South Line of the Southeast Quarter of said Section 36; THENCE North 89°49'48" West on said South Line, 2.33 feet to the Northeast Corner of the West Half of the Northeast Quarter of said Section 1; THENCE South 00°30'10" West on the East Line of the West Half of said Northeast Quarter, 2606.76 feet to the POINT OF BEGINNING, containing 319.63 acres.

### NOTES:

1. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY AND THE LAND REFERRED TO IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 27276, EFFECTIVE MAY 14, 2004 AT 8:00 AM, ISSUED BY CLINTON COUNTY LAND TITLE COMPANY.

2. BEARINGS ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE BY USE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES METRO CONTROL MONUMENTS CL-74 AND CL-75

3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF UNINCORPORATED CLAY COUNTY, MISSOURI COMMUNITY PANEL NUMBER 290086 0025 A, DATED MARCH 18, 1980.

4. ITEM NO. 5 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO A 10-FOOT WIDE WATER LINE EASEMENT GRANTED TO THE CITY OF SMITHVILLE, MISSOURI, RECORDED AS DOCUMENT NO. B0386 IN BOOK 1332, PAGE 206. SAID EASEMENT CROSSES THE SUBJECT TRACT AND IS SHOWN HEREON.

5. ITEM NO. 6 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO 5-FOOT WIDE ELECTRIC LINE EASEMENT GRANTED TO MISSOURI PUBLIC SERVICE COMPANY, RECORDED AS DOCUMENT NO. 3406 IN BOOK 1381, PAGE 845. SAID EASEMENT DOES NOT CROSS THE SUBJECT TRACT AND IS THEREFORE NOT SHOWN.

6. ITEM NO. 7 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO A 40-FOOT WIDE HIGHWAY RIGHT-OF-WAY GRANTED TO THE STATE OF MISSOURI, RECORDED IN BOOK 308, PAGE 943. SAID RIGHT-OF-WAY GRANT IS FOR THE PORTION OF HIGHWAY F ADJOINING THE SUBJECT PROPERTY AND IS SHOWN HEREON.

7. ITEM NO. 8 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO EASEMENTS GRANTED TO THE UNITED STATES OF AMERICA, RECORDED IN BOOK 1208 AT PAGE 513. ONE OF SAID EASEMENTS IS A RIGHT-OF-WAY GRANT FOR THE PORTION OF HIGHWAY W ADJOINING THE SUBJECT PROPERTY AND IS SHOWN HEREON. THE SECOND SAID EASEMENT IS DESCRIBED AS THAT PART OF THE SUBJECT TRACT IN THE SOUTHEAST QUARTER OF SECTION 36 LYING BELOW ELEVATION 881.2 (M.S.L.) FOR THE OPERATION AND MAINTENANCE OF SMITHVILLE LAKE. SAID EASEMENT CROSSES THE SUBJECT PROPERTY AND THE APPROXIMATE LIMITS ARE SHOWN HEREON. ACCORDING TO THE TERMS AND CONDITIONS OF SAID EASEMENT, CONSTRUCTION OF ANY IMPROVEMENTS WITHIN SAID EASEMENT MUST BE APPROVED BY THE UNITED STATES OF AMERICA. THE SUBJECT PROPERTY IS AFFECTED BY THE TERMS, CONDITIONS, AND PROVISIONS OF SAID DOCUMENTS.

8. ITEM NO. 9 OF SCHEDULE B-2 OF THE ABOVE REFERENCED TITLE COMMITMENT REFERS TO EXCEPTED PORTIONS OF THE SUBJECT PROPERTY DESCRIBED AS CEMETERY, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS, REFERENCED BY THE DEED RECORDED IN BOOK 825 AT PAGE 437. SAID DEED MAKES NO REFERENCE TO ANY SPECIFIC EXCEPTED CEMETERY OR INGRESS/EGRESS RIGHTS OR EXACT LOCATION.

9. THE SUBJECT TRACT CONTAINS 319.63 ACRES.

10. ACCESS TO AND FROM THE SUBJECT TRACT IS PROVIDED BY HIGHWAY F, HIGHWAY W, AND 188TH STREET.

IN TESTIMONY WHEREOF: Robert Schmidt, of RYMED Development, Inc. has caused these presents to be signed this 22nd day of April 2005.

RYMED Development, Inc.
BY: Robert Schmidt

STATE OF MISSOURI )
) SS
COUNTY OF )

BE IT REMEMBERED that on this 22nd day of April 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Robert Schmidt of RYMED Development, Inc. known to me to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as his and RYMED Development, Inc.'s free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

Notary Public in and for said County and State — 9-6-07 — My commission expires

Notary Public – Notary Seal, State of Missouri, Clay County, My Commission Expires Sept. 6, 2007.

ACKNOWLEDGMENTS

The Lot Split has been submitted to and approved by the Planning Commission of Smithville, Missouri, this 3 day of February 2005.

CHAIRMAN — SECRETARY

The Lot Split has been approved by the Board of Aldermen of Smithville, Missouri, this 15 day of February 2005.

MAYOR — Attest: CITY CLERK

Entered on transfer record this ____ day of ____ 20__

County Recorder

### LEGEND:

- ○ = FOUND SURVEY MONUMENT AS NOTED
- ● = SET 5/8" BAR & ALUMINUM CAP
- (M) = MEASURED DIMENSION
- (P) = PLAT DIMENSION
- R = RADIUS
- L = ARC LENGTH
- ITB = INITIAL TANGENT BEARING
- R/W = RIGHT-OF-WAY
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- —x— = EXISTING WIRE FENCE

PREPARED FOR:
RYMED Inc.
15401 Harold Drive
Belton, MO 64012
(816) 679-5238

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY, that this map or plat, 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 knowledge and belief.

Walley Scroghan, as agent of Phoenix Engineering & Surveying LLC (MO 2000151303)

July 16, 2004
Date of Survey

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERS | SURVEYORS | PLANNERS
7035 S. NORTHERN BLVD. INDEPENDENCE, MO 64052
(816) 743-9000 FAX (816) 743-9700

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|---|---|
| PROJECT NO. 04032 | LAST REVISION: 04/12/05 |
| DAVENPORT FARMS LOT SPLIT | ISSUED: 12/14/04 |
| S:/PROJECTS/04032/DWG/04032-LOT SPLIT.DWG | |

M5433-36

SHEET 1 OF 1

RECEIVED APR 1 9 2005

http://www.ClayCoGov.com