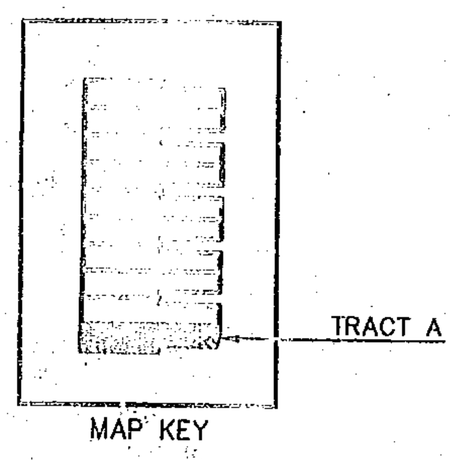
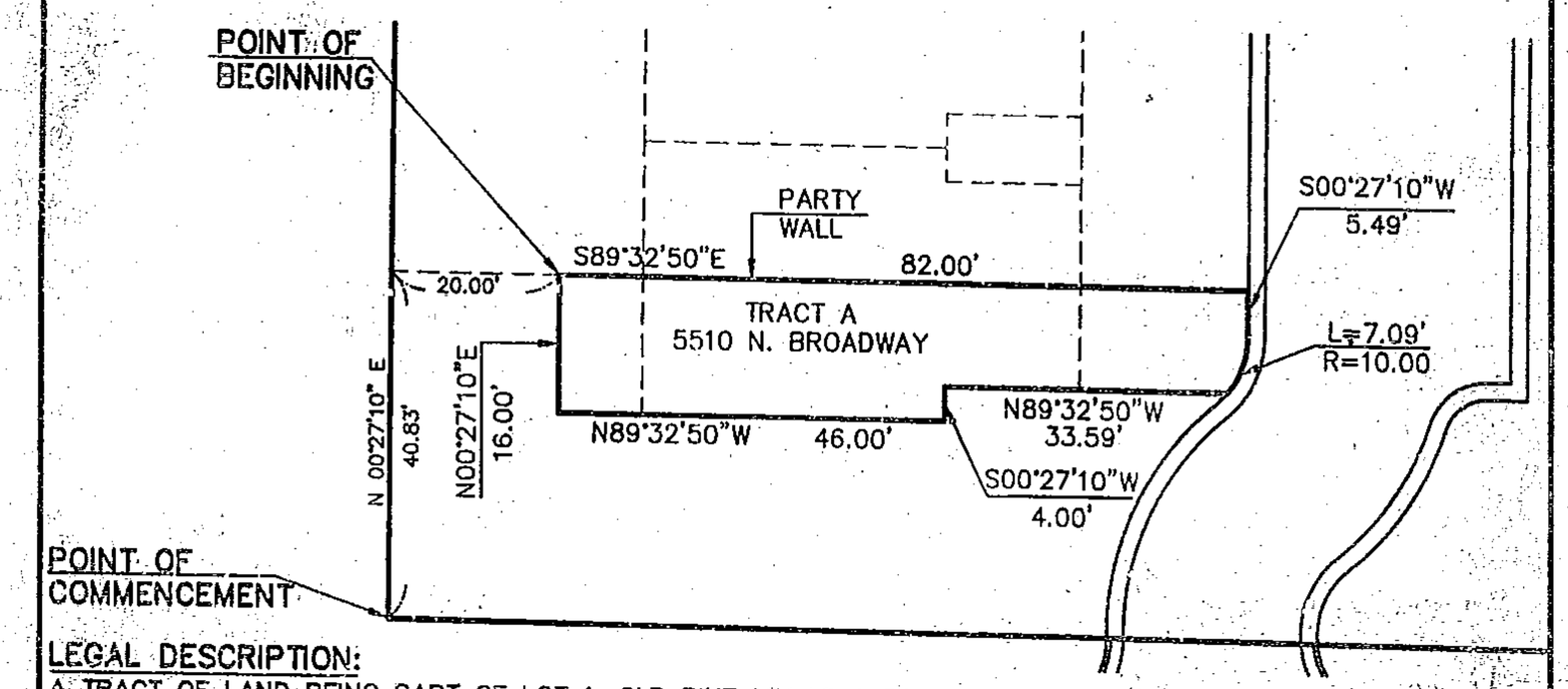
Clay County, Missouri
Land Survey Document

BOUNDARY SURVEY

TRACT A

Recorded in Clay County, Missouri
Date and Time: 04/23/2005 at 03:30:39 PM
Instrument Number: 2005018664
Book: D Page: 161
Instrument Type: SURV
Page Count: 1
Recording Fee: $44.00 S
Grantor: SCHAFFER, DAVID J
Grantee: OLD PIKE VILLAS
RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sayler, Recorder





LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 1, OLD PIKE VILLAS A REPLAT OF LOTS 3 AND 4, OLD PIKE RIDGE, ACCORDING TO THE RECORDED PLAT THEREOF, A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 33 WEST, GLADSTONE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°27'10"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE 40.83 FEET; THENCE S89°32'50"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED SAID POINT ALSO BEING ON THE CENTERLINE OF AN EXISTING PARTY WALL AND EXTENSIONS THEREOF; THENCE CONTINUING S89°32'50"E ON SAID PARTY WALL CENTERLINE AND EXTENSIONS THEREOF, A DISTANCE OF 82.00 FEET; THENCE S00°27'10"W, A DISTANCE OF 5.49 FEET; THENCE ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 10.00 FEET AND AN ARC LENGTH OF 7.09 FEET; THENCE N89°32'50"W, A DISTANCE OF 33.59 FEET; THENCE S00°27'10"W, A DISTANCE OF 4.00 FEET; THENCE N89°32'50"W, A DISTANCE OF 46.00 FEET; THENCE N00°27'10"E , A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1163 SQUARE FEET, MORE OR LESS.
END OF DESCRIPTION.

SURVEYOR'S CERTIFICATE:
I, DAVID J. SCHAFFER, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY COMPLETED UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: MARCH 3, 2005

STATE OF MISSOURI
DAVID J. SCHAFFER
NUMBER LS-2696
PROFESSIONAL LAND SURVEYOR

DAVID J. SCHAFFER, LS-2696 — 4/22/05

SCALE: 1"=20'

NO.	DATE	REVISION	BY

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JUNCTION CITY, KS 66441
785-762-5040

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS

PROJ. NO.	BC4_0609
DATE	MARCH 03,2005
DESIGNER	JOM
DRAWN BY	MCD
CHECKED BY	
CFN	065 XB
SHEET	1 OF 1

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5/3/05

4/22/2005 11:38:56 AM, Melton