Clay County, Missouri
Land Survey Document

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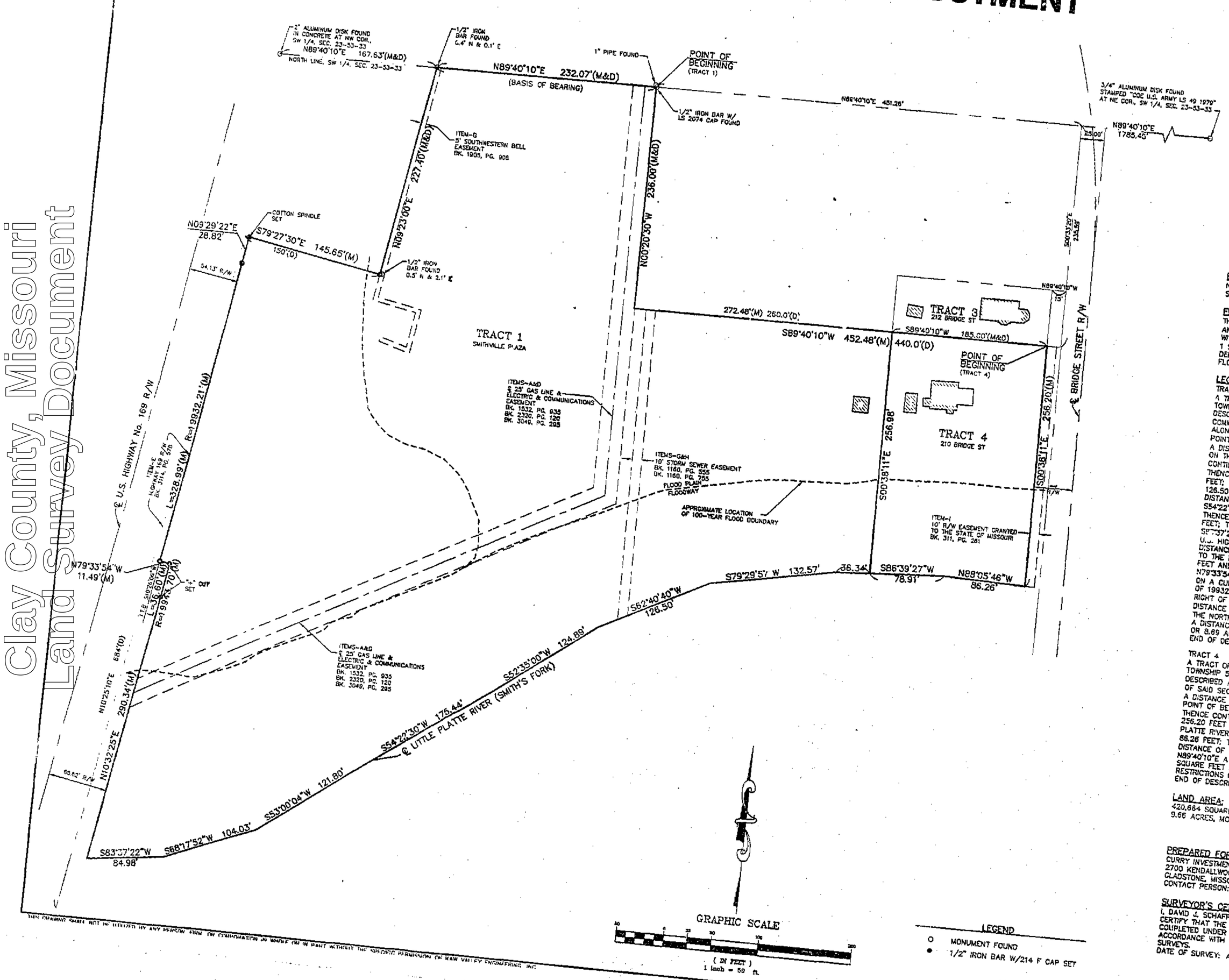
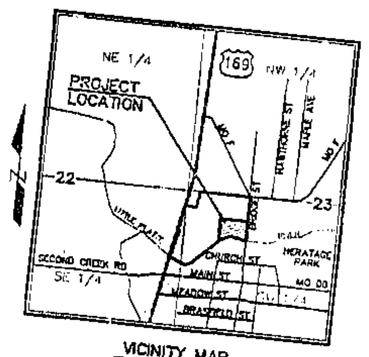
Grantor: CURRY INVESTMENT CO
Grantee: CURRY INVESTMENT CO
RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sanier, Recorder

BOUNDARY LINE ADJUSTMENT





VICINITY MAP
SEC. 23-53-33
NOT TO SCALE

BASIS OF BEARING:
N89°40'10"E ALONG THE NORTH LINE OF THE SW 1/4, SEC. 23-53-33.

FLOOD STATEMENT:
THIS TRACT OF LAND LIES WITHIN "ZONE AE" (BASE FLOOD ELEVATIONS DETERMINED), AND WITHIN "ZONE X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AS DEPICTED ON COMMUNITY-PANEL #295271 0005 D, DATED APRIL 16, 2003, NATIONAL FLOOD INSURANCE PROGRAM - CITY OF SMITHVILLE, MISSOURI.

LEGAL DESCRIPTION:
TRACT 1
A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53, RANGE 33, SMITHVILLE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°40'10"W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 2236.71 FEET TO THE POINT OF BEGINNING; THENCE S00°20'30"W A DISTANCE OF 235.00 FEET; THENCE N89°40'10"E A DISTANCE OF 272.48 FEET; THENCE S00°38'11"E A DISTANCE OF 236.00 FEET; THENCE N89°40'10"E ON THE MEANDERING CENTER LINE OF SMITH FORK OF LITTLE PLATTE RIVER; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S86°39'27"W A DISTANCE OF 256.88 FEET TO A POINT
THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S79°29'57W A DISTANCE OF 36.34 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S62°40'40"W A DISTANCE OF 132.57 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S54°22'30"W A DISTANCE OF 124.89 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S62°35'00"W A DISTANCE OF 175.44 FEET; THENCE S53°00'04"W A DISTANCE OF 121.80 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S68°17'52"W A DISTANCE OF 104.03 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTERLINE S83°37'22"W A DISTANCE OF 84.98 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY No. 169; THENCE N10°32'25"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 290.34 FEET; THENCE CONTINUING ON SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 19943.20 FEET AND AN ARC LENGTH OF 36.00 FEET; THENCE CONTINUING ON SAID RIGHT OF WAY LINE N79°33'54"W A DISTANCE OF 11.49 FEET; THENCE CONTINUING ON SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S10°26'06"W A RADIUS OF 19932.21 FEET AND AN ARC LENGTH OF 328.99 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N09°29'22"E A DISTANCE OF 28.82 FEET; THENCE S79°27'30"E A DISTANCE OF 145.65 FEET; THENCE N09°23'00"E A DISTANCE OF 227.40 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N89°40'10"E ALONG SAID NORTH LINE A DISTANCE OF 232.07 FEET TO THE POINT OF BEGINNING. CONTAINS 376,638 SQUARE FEET OR 8.69 ACRES. SUBJECT TO EASEMENT RESTRICTIONS AND RESERVATION OF RECORD.
END OF DESCRIPTION.

TRACT 4
A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 53, RANGE 33, SMITHVILLE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°40'10"W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1799.55 FEET; THENCE S00°38'11"E A DISTANCE OF 236.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF BRIDGE STREET; THENCE CONTINUING S00°38'11"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 256.20 FEET TO A POINT ON THE MEANDERING CENTER LINE OF SMITHS FORK OF LITTLE PLATTE RIVER; THENCE N86°05'46"W ALONG SAID MEANDERING CENTER LINE A DISTANCE OF 86.26 FEET; THENCE CONTINUING ALONG SAID MEANDERING CENTER LINE A DISTANCE OF DISTANCE OF 78.91 FEET; THENCE THENCE N00°38'11"W A DISTANCE OF 256.98 FEET; THENCE N89°40'10"E A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; CONTAINS 42,026 SQUARE FEET 0.96 ACRES MORE OR LESS. SUBSECTION TO EASEMENT RESERVATIONS AND RESTRICTIONS NOW OF RECORD.
END OF DESCRIPTION.

LAND AREA:
420,664 SQUARE FEET OR
9.66 ACRES, MORE OR LESS

PREPARED FOR:
CURRY INVESTMENT COMPANY
2700 KENDALLWOOD PARKWAY, SUITE 208
GLADSTONE, MISSOURI 64119
CONTACT PERSON: KENT COLLIER

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: APRIL 20, 2005

DAVID J. SCHAFFER,
L.S. 2636

STATE OF MISSOURI
DAVID J. SCHAFFER
NUMBER LS-2636
PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION	DSN	DWN	CHK

KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS
Offices: Junction City, Ks. Kansas City, Mo. Lawrence, Ks.
1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-5558 816-468-6651
E-MAIL kcdrawing@kvengs.com
WEB SITE www.kvengs.com

SMITHVILLE PLAZA
U.S. HIGHWAY 169
SMITHVILLE, MISSOURI

BOUNDARY LINE ADJUSTMENT

PROJ. NO.	B05, 0835
DATE	JUNE 1, 2005
DESIGNER	
DRAWN BY	CCW
CH	MCD
DN	0835TOPO
REV	0
SHEET	1 OF 1

http://www.ClayCoGov.com