Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 07/08/2005 at 03:46:52 PM
Instrument Number: 2005031636
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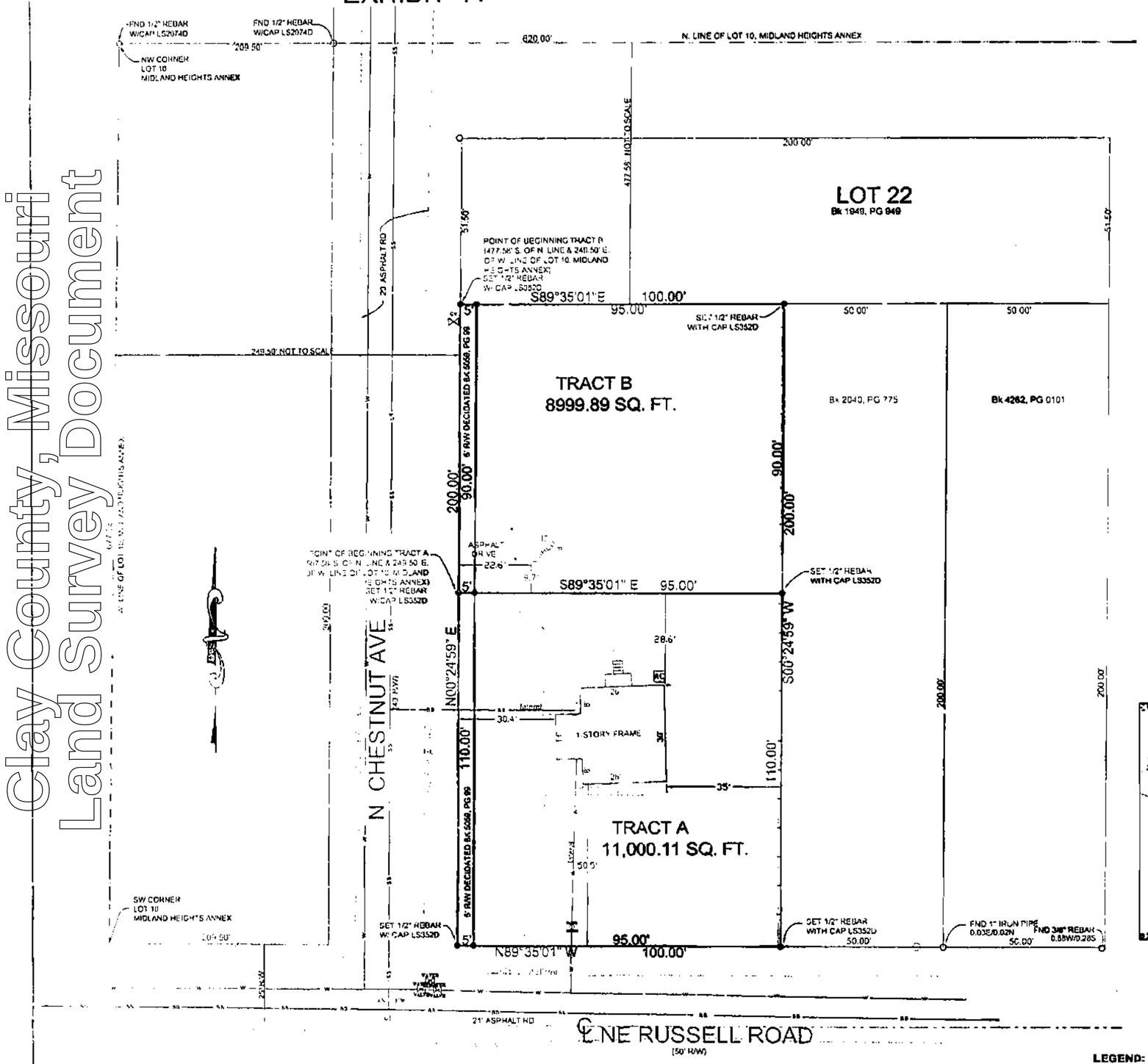
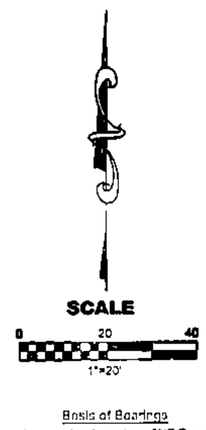
Page Count: 1
Recording Fee: $69.00 S
Grantor THIEL, JOHN E
Grantee MIDLAND HEIGHTS ANNEX
Robert T Sevier, Recorder

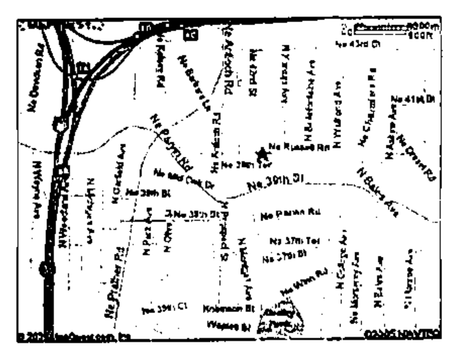
CERTIFICATE OF SURVEY
PART OF LOT 10, MIDLAND HEIGHTS ANNEX
KANSAS CITY, CLAY COUNTY, MISSOURI
SW 1/4 SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST

EXHIBIT "A"





Basis of Bearings
Held with the North right of way line of NE Russell Road as: N88°35'01"W



VICINITY MAP N.T.S.

Property Description: (TRACT A)
A part of Lot 10, MIDLAND HEIGHTS ANNEX, a subdivision in Kansas City, Clay County, Missouri described as follows:
Beginning at a point 607.50 feet South of the North line and 249.50 feet East of the West line of said Lot 10, also being the East right of way line of N. Chestnut Avenue (as now established);
Thence S89°35'01"E, a distance of 100.00 feet;
Thence S00°24'59"W parallel to the West line of said Lot 10, a distance of 110.00 feet to a point on the North right of way line of NE Russell Road (as now established);
Thence N89°35'01"W along said North right of way line, a distance of 100.00 feet to a point on said East right of way line;
Thence N00°24'59"E along said East right of way line and parallel to the West line of said Lot 10, a distance of 110.00 feet to the Point of Beginning.
Containing 11,000.11 square feet more or less.

Property Description: (TRACT B)
A part of Lot 10, MIDLAND HEIGHTS ANNEX, a subdivision in Kansas City, Clay County, Missouri described as follows:
Beginning at a point 477.50 feet South of the North line and 249.50 feet East of the West line of said Lot 10, also being the East right of way line of N. Chestnut Avenue (as now established);
Thence S89°35'01"E, a distance of 100.00 feet;
Thence S00°24'59"W parallel to the West line of said Lot 10, a distance of 90.00 feet;
Thence N89°35'01"W, a distance of 100.00 feet to a point on said East right of way line;
Thence N00°24'59"E along said East right of way line and parallel to the West line of said Lot 10, a distance of 90.00 feet to the Point of Beginning.
Containing 8,999.89 square feet more or less.

Surveyor's General Notes:

1. Information shown on this survey was taken from Thomson Title Corporation, Title Commitment No. L22325-0, dated April 1, 2005 at 8:00 AM.

2. This survey meets or exceeds the accuracy standards of a (URBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3. Flood Plain information found on Flood Insurance Rate Map (FIRM) Community Panel Number 290173 0060B Rev. August 5, 1988, Panel 60 of 145, City of Kansas City, Missouri

4. Lot Split Number: LS0552

5. Property Address: 2800 NE Russell Rd, Kansas City, Missouri, 64117

In Testimony Whereof:
John E. Thiel Jr., a Single Person has caused these presents to be executed this 8th day of July, 2005.

STATE OF MISSOURI)
(SS
COUNTY OF CLAY)

Be it remembered this 8th day of July, 2005, before me, a Notary Public in and for the County and State last above written, came John E. Thiel JR., to me personally known to be the same person, who signed and acknowledged the within instrument as their free act and deed.

In Witness Whereof,
I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expires:
STANLEY HARRIS EILER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Aug. 21, 2006

NOTARY PUBLIC

APPROVED
NO PLAT REQUIRED
CITY PLANNING COMMISSION
File No. LS 0552 Date 7-8-05

LEGEND:
- ○ = FOUND MONUMENTATION (AS NOTED ON DRAWING)
- ● = SET 1/2" REBAR W/ CAP LS 352D
- —SS—SS— = SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- —W—W— = WATER LINE
- = GAS VALVE
- AC = AIRCONDITIONER PAD

REVISED PER CITY COMMENTS 7-8-05 BWS

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY that this survey was executed by me or under my direct supervision in accordance with the current Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, to the best of my professional information, knowledge and belief.

Date 7-8-05
Robert W. Hinrichs
Professional Land Surveyor
Missouri No. 2369

THIS SURVEY PREPARED FOR:
JOHN E. THIEL
2800 NE RUSSEL ROAD
KANSAS CITY, MISSOURI

Certificate of Survey
PART OF LOT 10, MIDLAND HEIGHTS ANNEX

SW 1/4 SECTION 6, TWP 50 RANGE 32
KANSAS CITY, CLAY COUNTY, MISSOURI

OGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
6607 Royal, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7026
Fax (816) 781-7433

Job No: 05-0801
DRAWING NAME: 05-0801.DWG
Scale: 1"=20'
Drawn By: Date 6-14-05 DWG
Check By: Date: DATE CHECK SAE
Sheet No. 1 OF 1

LS 0552

http://www.ClayGov.com