Clay County, Missouri
Land Survey Document

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Grantor: GREEN KEVIN DEVELOPMENT
Grantee: STALEY FARMS TOWNHOMES
Robert T Sevier, Recorder

CERTIFICATE OF SURVEY

STALEY FARMS TOWNHOMES

A Subdivision in the NE 1/4 and SE 1/4 of Section 25, Township 52 North, Range 33 West in Kansas City, Clay County, Missouri

APPROVED
Director of Public Works
Scott 4-7-05

LOT 11 CA
LEGAL DESCRIPTION

CONTAINING 10,125 SQUARE FEET OR 0.23 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 284.55 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N39°00'04"E, A DISTANCE OF 146.74 FEET TO A POINT ON THE NORTH LINE OF SAID LOT B, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF NE 107TH TERRACE; THENCE S49°03'29"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 94.53 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 27.78 FEET; THENCE S34°58'19"W, A DISTANCE OF 122.26 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B; THENCE N61°13'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 132.95 FEET TO THE POINT OF BEGINNING. EXCEPT LOT 11-A, 11-B, 11-C AND 11-D.

LOT 11 A
LEGAL DESCRIPTION

CONTAINING 1,792 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 284.55 FEET; THENCE N39°00'04"E, A DISTANCE OF 59.32 FEET; THENCE S49°16'16"E, A DISTANCE OF 9.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N40°43'44"E, A DISTANCE OF 13.00 FEET; THENCE N49°16'16"W, A DISTANCE OF 1.94 FEET; THENCE N40°43'44"E, A DISTANCE OF 4.92 FEET; THENCE S49°16'16"E, A DISTANCE OF 1.94 FEET; THENCE N40°43'44"E, A DISTANCE OF 6.55 FEET; THENCE N49°16'16"W, A DISTANCE OF 4.00 FEET; THENCE N40°43'44"E, A DISTANCE OF 4.92 FEET; THENCE S49°16'16"E, A DISTANCE OF 4.00 FEET; THENCE N40°43'44"E, A DISTANCE OF 3.45 FEET; THENCE S49°16'16"E, A DISTANCE OF 2.25 FEET; THENCE N40°43'44"E, A DISTANCE OF 15.64 FEET; THENCE N89°01'36"E, A DISTANCE OF 4.80 FEET; THENCE S49°16'16"E, A DISTANCE OF 0.57 FEET; THENCE N40°43'44"E, A DISTANCE OF 19.98 FEET; THENCE S49°16'16"E, A DISTANCE OF 19.95 FEET; THENCE S40°43'44"W, A DISTANCE OF 72.01 FEET; THENCE N49°16'16"W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

LOT 11 B
LEGAL DESCRIPTION

CONTAINING 1,789 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 284.55 FEET; THENCE N39°00'04"E, A DISTANCE OF 59.32 FEET; THENCE S49°16'16"E, A DISTANCE OF 35.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N40°43'44"E, A DISTANCE OF 73.00 FEET; THENCE S49°16'16"E, A DISTANCE OF 20.00 FEET; THENCE S40°43'44"W, A DISTANCE OF 31.90 FEET; THENCE S49°16'16"E, A DISTANCE OF 8.00 FEET; THENCE S40°43'44"W, A DISTANCE OF 41.10 FEET; THENCE N49°16'16"W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

LOT 11 C
LEGAL DESCRIPTION

CONTAINING 1,786 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 284.55 FEET; THENCE N39°00'04"E, A DISTANCE OF 59.32 FEET; THENCE S49°16'16"E, A DISTANCE OF 63.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N40°43'44"E, A DISTANCE OF 41.10 FEET; THENCE S49°16'16"E, A DISTANCE OF 8.00 FEET; THENCE N40°43'44"E, A DISTANCE OF 31.90 FEET; THENCE S49°16'16"E, A DISTANCE OF 19.92 FEET; THENCE S40°43'44"W, A DISTANCE OF 73.00 FEET; THENCE N49°16'16"W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

LOT 11 D
LEGAL DESCRIPTION

CONTAINING 1,689 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 284.55 FEET; THENCE N39°00'04"E, A DISTANCE OF 59.32 FEET; THENCE S49°16'16"E, A DISTANCE OF 91.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N40°43'44"E, A DISTANCE OF 72.04 FEET; THENCE S49°16'16"E, A DISTANCE OF 20.00 FEET; THENCE S40°43'44"W, A DISTANCE OF 20.00 FEET; THENCE S49°16'16"E, A DISTANCE OF 0.56 FEET; THENCE S02°47'05"W, A DISTANCE OF 4.37 FEET; THENCE S40°43'44"W, A DISTANCE OF 15.67 FEET; THENCE S49°16'16"E, A DISTANCE OF 2.25 FEET; THENCE S40°43'44"E, A DISTANCE OF 15.00 FEET; THENCE S49°16'16"E, A DISTANCE OF 2.00 FEET; THENCE S40°43'44"W, A DISTANCE OF 4.92 FEET; THENCE N49°16'16"W, A DISTANCE OF 2.00 FEET; THENCE S40°43'44"W, A DISTANCE OF 13.00 FEET; THENCE N49°16'16"W, A DISTANCE OF 25.50 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   CHISELED CROSS AT ALL CORNERS MARKED " ✚ "
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED " ● "
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " ⊕ " " O " OR " Δ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF STALEY FARMS TOWNHOMES, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF STALEY FARMS TOWNHOMES, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR: THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS

6. NO TITLE REPORT WAS PROVIDED BY OUR CLIENT FOR THIS SURVEY.

7. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

8. ALL VISIBLE UTILITIES SERVICING LOT 11 APPEAR TO BE WITHIN THE DESIGNATED UTILITY EASEMENTS.

9. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

10. ITEM NUMBER 5, PAGE 7 OF THE OWNERSHIP CERTIFICATE, (COMMITMENT NUMBER 04110924 FROM STEWART TITLE OF KANSAS CITY, INC.) DOES NOT APPEAR TO AFFECT THE SUBJECT LOTS.

IN WITNESS WHEREOF: KEVIN GREEN DEVELOPMENT, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 31st day of January, 2005.

KEVIN GREEN DEVELOPMENT, LLC
a Missouri limited liability company

Kevin Green, President

STATE OF Missouri
SS:
COUNTY OF Jackson

Be it remembered that on this 31st day of January, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Green, to me personally known, who being by me duly sworn, did say that he is President of KEVIN GREEN DEVELOPMENT, LLC, and that said instrument was signed and sealed in behalf of said company and that said Kevin Green, acknowledged said instrument to be the free act and deed of said company.
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Lorna C. Hookham
Notary Public

My Commission Expires: 11-13-07

Lorna C. Hookham
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: November 13, 2007

Cal-F 4/26/05

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Charles E. Kutz 1-31-05

CHARLES E. KUTZ PLS-2579 DATE

REVISED 01/31/2005 - PER CITY COMMENTS - R.G.Y.
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C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING - DEVELOPMENT CONSULTANTS
8500 NW RIVER PARK DRV., PILLAR # 231-A, PARKVILLE, MO. 64152 (816) 741-6152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
KEVIN GREEN	25-52-33	CLAY	L-04175
	DATE 12/15/2004	FIELD BOOK XXXXX	PAGE XXXX
CERTIFICATE OF SURVEY			DRAWN BY R.G.Y.