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Clay County, Missouri
Land Survey Document

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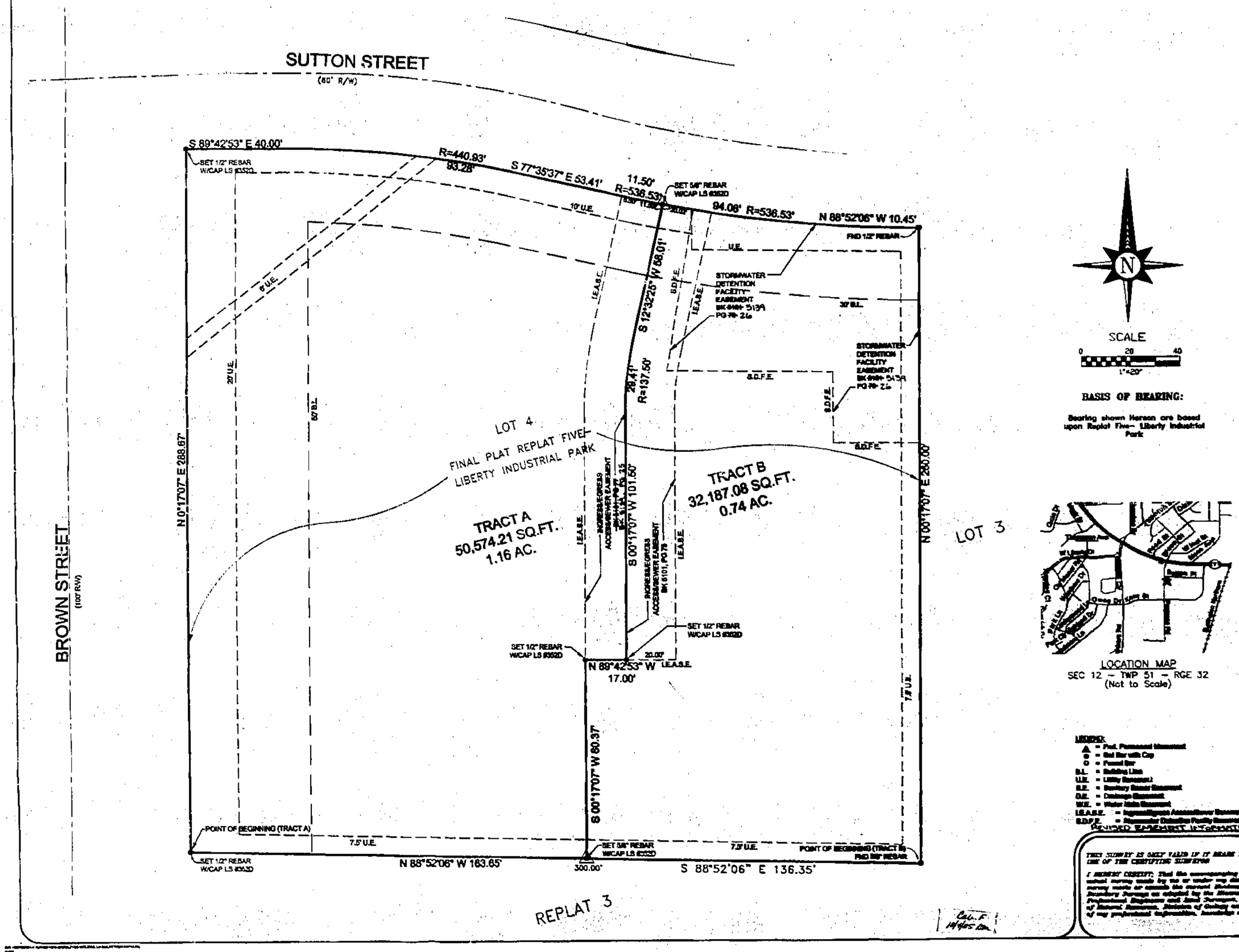
Grantor CROWLEY, ROGER
Grantee CROWLEY, ROGER
Robert T Sever, Recorder

LOT SPLIT SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 31 WEST LIBERTY, CLAY COUNTY, MISSOURI



SCALE
0 20 40
1"=20'

BASIS OF BEARING:

Bearing shown Hereon are based upon Replat Five– Liberty Industrial Park

LOCATION MAP
SEC 12 – TWP 51 – RGE 32
(Not to Scale)

LEGAL DESCRIPTION FOR TRACT A:

Part of Lot 4 of REPLAT FIVE-LIBERTY INDUSTRIAL PARK, a resurvey of Tract 2 in Resurvey of Tracts 2, 3, 8, Liberty Industrial Park-First Plat, Section 18, Township 51, Range 31, being described as follows:

Beginning at the Southwest corner of said Lot 4 and a point on the Easterly right-of-way line of Brown Street (as now established);
Thence North 00° 17' 07" West along the West line of said Lot 4 and said Easterly right-of-way, a distance of 288.67 feet to the Northwest corner of said Lot 4 and the Southerly right-of-way of Sutton Street (as now established);
Thence South 89° 42' 53" East along said Southerly right-of-way, a distance of 40.00 feet to a curve to the right having a radius of 440.93 feet and tangent to the last described course;
Thence continuing along said Southerly right-of-way and said curve to the right, a distance of 83.28 feet;
Thence South 77° 35' 37" East along said Southerly right-of-way, a distance of 53.41 feet to a curve to the left having a radius of 536.53 feet and tangent to the last described course;
Thence continuing along said southerly right-of-way and said curve to the left a distance of 11.50 feet;
Thence South 12° 32' 25" West, a distance of 58.01 feet to a curve to the left having a radius of 137.50 feet and tangent to the last described course;
Thence continuing along said curve to the left, a distance of 28.41 feet;
Thence South 00° 17' 07" West parallel to the West line of said Lot 4, a distance of 101.50 feet;
Thence North 89° 42' 53" West, a distance of 17.00 feet;
Thence South 00° 17' 07" West, parallel to the West line of said Lot 4 a distance of 60.37 feet to a point on the South line of said Lot 4;
Thence North 89° 52' 06" West along the South line of said Lot 4, a distance of 163.65 feet to the point of beginning;

Containing 50,574.21 square feet, more or less.

LEGAL DESCRIPTION FOR TRACT B:

Part of Lot 4 of REPLAT FIVE-LIBERTY INDUSTRIAL PARK, a resurvey of Tract 2 in Resurvey of Tracts 2, 3, 8, Liberty Industrial Park-First Plat, Section 18, Township 51, Range 31, being described as follows:

Beginning at the SE corner of said lot 4;
Thence North 0° 17' 07" East along the East lot line of said lot 4, a distance of 280.00 feet to the Northeast corner of said lot 4, and the Southerly right-of-way of Sutton Place (as now established);
Thence South 89° 52' 06" West along said right-of-way, a distance of 10.45 feet to a curve to the right having a radius of 536.53 feet and tangent to the last described course;
Thence continuing along said right-of-way and said curve to the right, a distance of 94.06 feet; Thence South 12° 32' 25" West, a distance of 58.01 feet to a curve to the left having a radius of 137.50 feet and tangent to the last described course;
Thence along said curve to the left, a distance of 28.41 feet; Thence South 0° 17' 07" West parallel to the East line of said lot 4, a distance of 101.50 feet;
Thence North 89° 42' 53" West, a distance of 17.00 feet;
Thence South 0° 17' 07" West parallel to the East line of said lot 4, a distance of 60.37 feet to a point on the South line of said lot 4;
Thence North 89° 52' 06" East along said South line, a distance of 136.35 feet to the point of beginning.

Containing 32,187.08 square feet, more or less.

INGRESS/EGRESS ACCESS/SEWER EASEMENT

An easement of ingress is hereby granted to lot's A and B of Lot 4 of Replat Five-Liberty Industrial Park to locate, establish, and maintain, or to authorize in location, construction, and maintenance of conduits, water, gas and sewer pipes, manholes, poles, wires and surface drainage, or drainpipe across through the strips of land.

SURVEYOR'S GENERAL NOTES:

1). This drawing does not constitute a Boundary Survey. No property corners where set nor were any existing property corners verified.
2). No Title Report was furnished by the client for this survey.
3). Utility locations shown were located from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

IN TESTIMONY WHEREOF: Roger Crowley & Linda Ebanks husband and wife, and Richard Adams, owner Adams Mother and Sister, has caused these presents to be executed this 2 day of September, 2005.

Roger Crowley, husband
Richard Adams, owner
Linda Ebanks, wife

NOTARY CERTIFICATION:

State of Missouri)
SS
County of Clay)

Be it remembered that on this 2 day of September 2005, before me the undersigned, a Notary Public and for the county and state above mentioned, came before me, Roger Crowley and Linda Ebanks, husband and wife, and Richard Adams, owner Adams Mother and Sister, known to me to be the persons who executed the within instrument of writing and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal, at my office in the City of Liberty, Missouri, the day and year last above written.

My commission expires: 11-22-05
Notary Public
Notary Public Seal
Clay County
Commission Expires
November 22, 2005

CITY OF LIBERTY, CLAY COUNTY, MISSOURI:
Approved by the Director of Public Works/Development Services, under the authority of the Mayor and the City Council of the City of Liberty, Clay County, Missouri.

Date: 9-15-05
Steven Anderson
Director of Planning and Development

LEGEND:
▲ = Prof. Permanent Monument
● = Set Iron with Cap
○ = Found Iron
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
I.E.A.S.E. = Ingress/Egress Access/Sewer Easement
S.D.F.E. = Stormwater Detention Facility Easement

REVISED EASEMENT INFORMATION 9/15/05 VCR

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

I HEREBY CERTIFY: That the accompanying survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri 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 information, knowledge and belief.

THIS SURVEY PREPARED FOR:
ROGER CROWLEY
2005 SUTTON
LIBERTY, MO 64068

LOT SPLIT SURVEY
SW 1/4, SEC. 18-51-31

SEC. 18, T51N, R31W
LIBERTY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
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(816) 781-7600
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Job No: 05-1873-Crowley
Date: 05-1873
Scale: 1"=20'
Drawn By: Date: 8-2-05
Check By: Date: 8-5-05
Sheet No.
1 OF 1