LOCATION SURVEY PLAT
FOR EXCESS RIGHT-OF-WAY

TO SET A NEW 1.5 ACRE PARCEL FROM PARENT TRACT FILED IN CLAY COUNTY RECORDER OF DEEDS BOOK 915, PAGE 591

PART OF THE WEST 1/2 SECTION 27, TOWNSHIP 51 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

Clay County, Missouri

LEGEND

- SET 5/8" IRON BAR WITH 2" ALUM. CAP
- SECTION CORNER
- FOUND RIGHT-OF WAY MONUMENT
- ℄ OF ROADWAY
- NEW BOUNDARY LINE
- PUBLIC LAND LINE
- EXISTING PROPERTY LINE

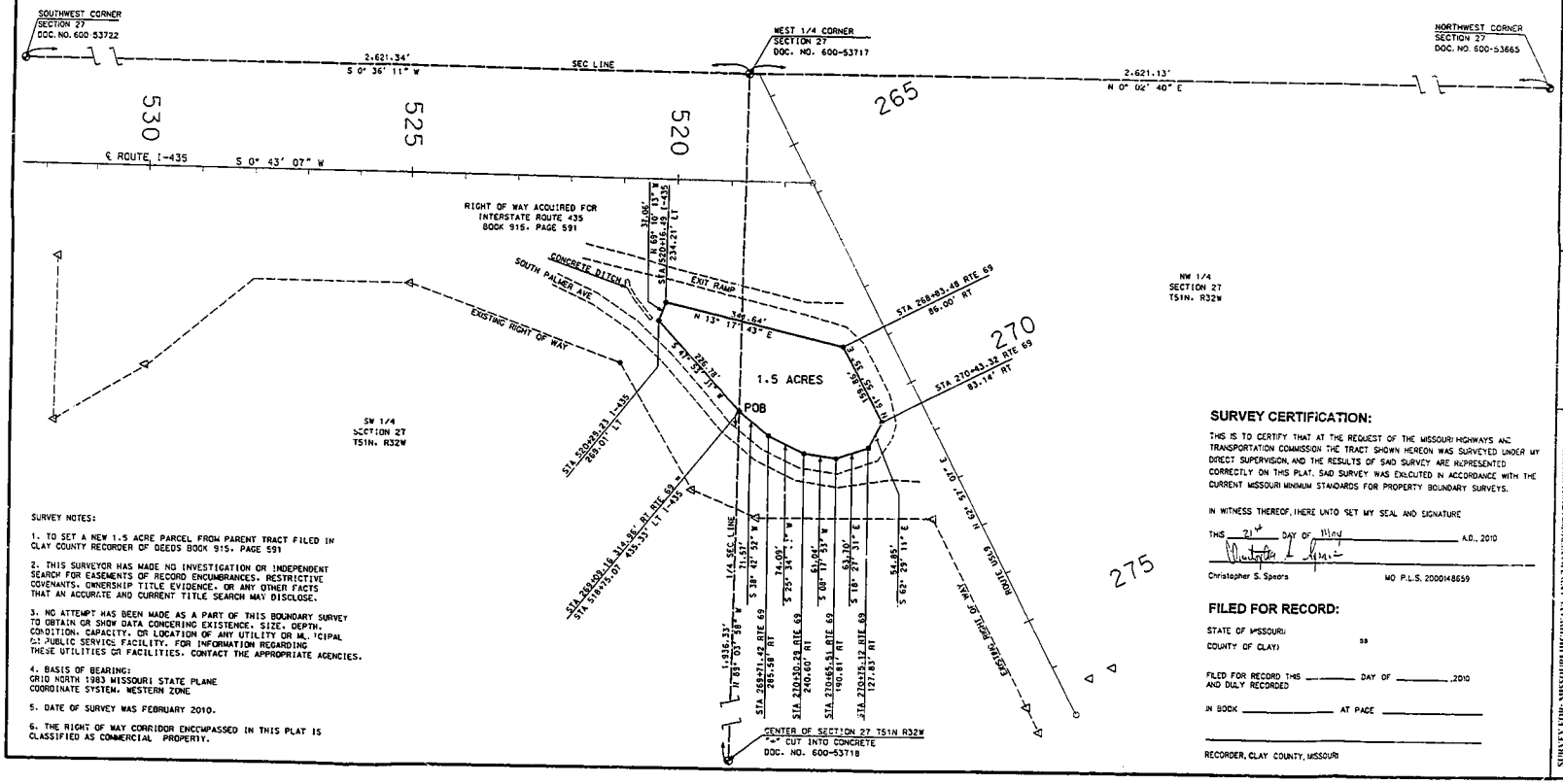
GRID NORTH

SCALE (FEET) 1" = 100'
0 100 200 300 400 500

A TRACT OF LAND LYING AND BEING SITUATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CLAYCOMO, COUNTY OF CLAY, STATE OF MISSOURI.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A "+" CUT IN CONCRETE AT THE CENTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 32 WEST, THENCE N 69 DEG. 03 MIN. 58 SEC. W A DISTANCE OF 1936.33 FEET TO A SET 5/8" IRON PIN WITH CAP, 314.96 FEET RIGHT OF ROUTE 69 CENTERLINE STATION 269+09.16/435.33 LEFT OF I-435 CENTERLINE MEDIAN STATION 516+75.07, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 47 DEG. 53 MIN. 31 SEC. W A DISTANCE OF 226.78 FEET TO A SET 5/8" IRON PIN WITH CAP, 269.01 FEET LEFT OF I-435 CENTERLINE MEDIAN STATION 520+29.23; THENCE N 69 DEG. 13 MIN. 13 SEC. W A DISTANCE OF 37.06 FEET TO A SET 5/8" IRON PIN WITH CAP, 234.21 FEET LEFT OF I-435 CENTERLINE MEDIAN STATION 520+16.49; THENCE N 13 DEG. 17 MIN. 43 SEC. E A DISTANCE OF 341.64 FEET TO A SET 5/8" IRON PIN WITH CAP, 86.00 FEET RIGHT OF ROUTE 69 CENTERLINE STATION 268+83.48; THENCE N 61 DEG. 55 MIN. 35 SEC E A DISTANCE OF 159.86 FEET TO A SET 5/8" IRON PIN WITH CAP, 83.14 FEET RIGHT OF ROUTE 69 CENTERLINE STATION 270+43.32; THENCE S 62 DEG. 29 MIN. 11 SEC. E A DISTANCE OF 54.85 FEET TO A SET 5/8" IRON PIN WITH CAP, 127.83 FEET RIGHT OF ROUTE 69 CENTERLINE STATION 270+75.12; THENCE S 18 DEG. 27 MIN. 31 SEC. E A DISTANCE OF 63.70 FEET TO A SET 5/8" IRON PIN WITH CAP, 190.81 FEET RIGHT OF ROUTE 69 CENTERLINE STATION 270+65.61; THENCE S 08 DEG. 17 MIN. 53 SEC. W A DISTANCE OF 61.04 FEET TO A SET 5/8" IRON PIN WITH CAP, 240.60 FEET RIGHT OF ROUTE 69 CENTERLINE STATION 270+30.29; THENCE S 25 DEG. 34 MIN. 32 SEC. W A DISTANCE OF 74.09 FEET TO A SET 5/8" IRON PIN W.TH CAP, 285.58 FEET RIGHT OF ROUTE 69 CENTERLINE STATION [illegible]; THENCE S 38 DEG. 42 MIN. 52 SEC. W A DISTANCE OF 71.57 FEET TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES, [illegible] OR LESS.



SURVEY NOTES:

1. TO SET A NEW 1.5 ACRE PARCEL FROM PARENT TRACT FILED IN CLAY COUNTY RECORDER OF DEEDS BOOK 915, PAGE 591

2. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.

4. BASIS OF BEARING:
GRID NORTH 1983 MISSOURI STATE PLANE
COORDINATE SYSTEM, WESTERN ZONE

5. DATE OF SURVEY WAS FEBRUARY 2010.

6. THE RIGHT OF WAY CORRIDOR ENCOMPASSED IN THIS PLAT IS CLASSIFIED AS COMMERCIAL PROPERTY.

SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION THE TRACT SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS THEREOF, I HERE UNTO SET MY SEAL AND SIGNATURE

THIS 21st DAY OF May A.D., 2010

Christopher S. Spears MO P.L.S. 2000148659

FILED FOR RECORD:

STATE OF MISSOURI)
) SS
COUNTY OF CLAY)

FILED FOR RECORD THIS _____ DAY OF _____, 2010
AND DULY RECORDED

IN BOOK _____ AT PAGE _____

RECORDER, CLAY COUNTY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER S. SPEARS
NUMBER
LS-2000148659
PROFESSIONAL LAND SURVEYOR
7/2/10

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
MoDOT
105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)

ROUTE:	I435 & US69	DISTRICT: 4	
PROJECT:		SCALE: 1" = 100'	
COUNTY: CLAY	SEC: 27	DATE PREPARED: 5/20/2010	
TOWNSHIP: 51N	RANGE: 32W	SHEET: 1 OF 1	
PROJECT SURVEYOR: CHRISTOPHER S. SPEARS LS NO. 2000148659			

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

Date and Time 06/28/2010 at 03:06:00 PM
Instrument Number 2010017476
Book 19 Page 8
Recorded in Clay County, Missouri
Recorder of Deeds