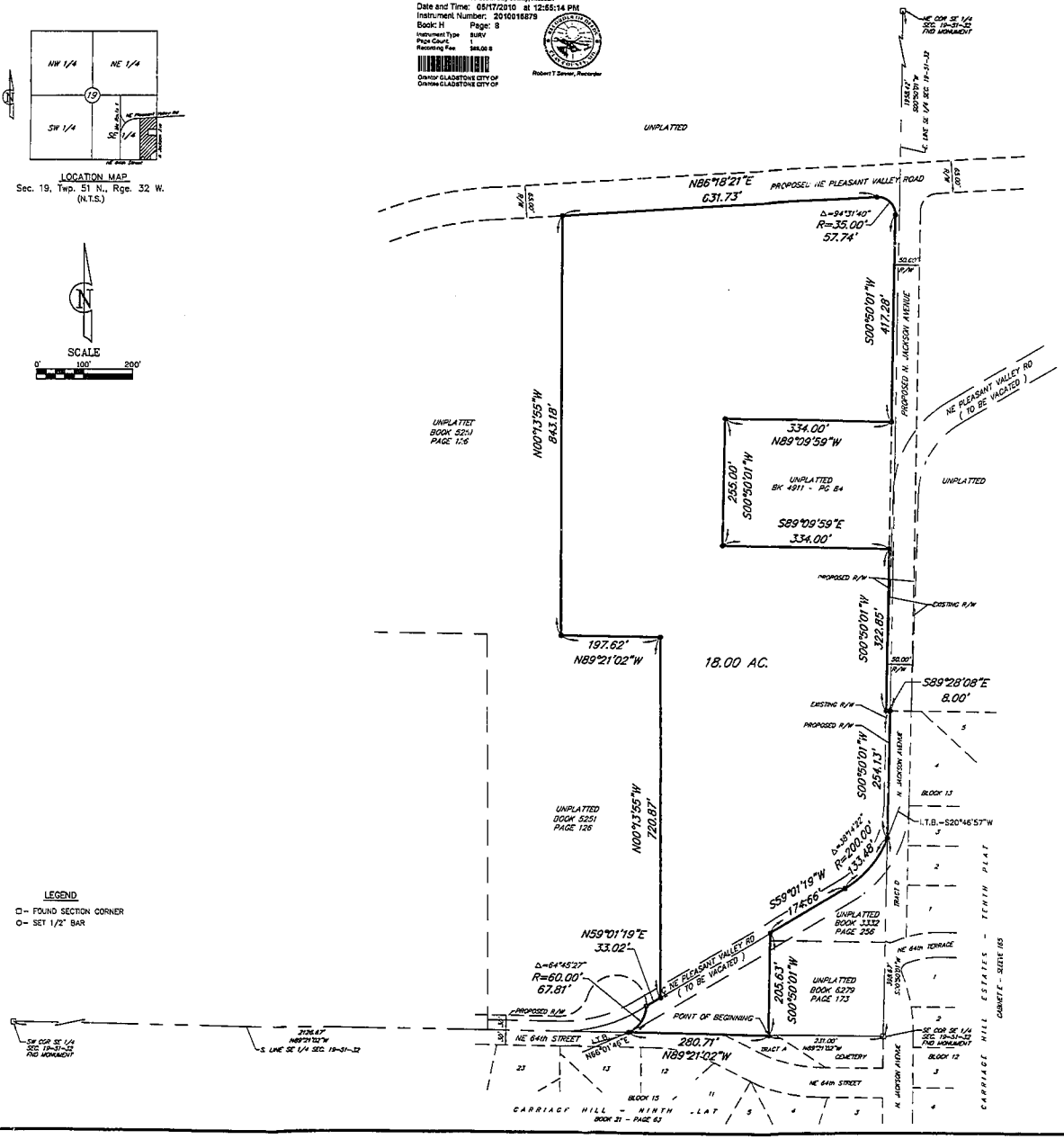
Recorded in Clay County, Missouri
Date and Time: 05/17/2010 at 12:55:14 PM
Instrument Number: 2010016879
Book: H Page: 8
Instrument Type: SURV
Page Count: 1
Recording Fee: $35.00 S
Grantor GLADSTONE CITY OF
Grantee GLADSTONE CITY OF
Robert T Sarver, Recorder

LOCATION MAP
Sec. 19, Twp. 51 N., Rge. 32 W.
(N.T.S.)

SCALE
0' 100' 200'



LEGEND
□ – FOUND SECTION CORNER
○ – SET 1/2" BAR

Property Description:

A tract of land in the Southeast Quarter of Section 19, Township 51 North, Range 32 West, of the 5th Principal Meridian in Gladstone, Clay County, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter said Section 19; thence North 89°21'02" West, along the South line of said Southeast Quarter, 231.00 feet to the Point of Beginning of the tract of land to be herein described; thence continuing North 89°21'02" West along said South line, 280.71 feet; thence Northwesterly, along a curve to the left, having an initial tangent bearing of North 66°01'46" East, with a radius of 60.00 feet, a central angle of 64°45'27" and an arc distance of 67.81 feet to a point on the centerline of Northeast Pleasant Valley Road, as now established; thence North 59°01'19" East, along said centerline, 33.02 feet; thence North 00°13'55" West, 720.87 feet; thence North 89° 21'02" West, 197.62 feet; thence North 00°13'55" West, 843.18 feet; thence North 86°18'21" East, 631.73 feet; thence Southeasterly, along a curve to the right, being tangent to the last described course, with a radius of 35.00 feet, a central angle of 94°31'40" and an arc distance of 57.74 feet; thence South 00°50'01" West, 417.28 feet; thence North 89°09'59" West, 334.00 feet; thence South 00°50'01" West, 255.00 feet; thence South 89°09'59" East, 334.00 feet; thence South 00°50'01" West, 322.85 feet; thence South 89°28'08" East, 8.00 feet; thence South 00°50'01" West, 254.13 feet to a point on the centerline of said Northeast Pleasant Valley Road; thence Southwesterly along said centerline, along a curve to the right, having an initial tangent bearing of South 20°46'57" West with a radius of 200.00 feet, a central angle of 38°14'22" and an arc distance of 133.48 feet; thence South 59°01'19" West, continuing along said centerline, 174.66 feet; thence South 00°50'01" West, 205.63 feet to the Point of Beginning. Containing 18.00 acres, more or less.

SURVEYOR'S NOTES:

1. Property information shown hereon was provided by First American Title Insurance Company, Commitment No. 1165866, with an effective date of April 16, 2010 at 7:30 A.M.

2. Bearings shown hereon are based on the Missouri State Plane Coordinate System of 1983, NAD 1983, West Zone.

3. According to the Flood Insurance Rate Map, Community Panel No. 290091 0001 C revised August 5, 1986 as published by the Federal Emergency Management Agency, this property lies within Flood Zone "C" (Areas of minimal flooding).

PREPARED FOR:

City of Gladstone, Missouri
7010 N. Holmes
Gladstone, MO. 64118

CERTIFICATION:

I hereby certify that this drawing is based on an actual field 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 established by the Missouri Board for Architects, Professional Engineers and Professional Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI
JASON S. ROUSH
NUMBER
PLS-2002014092
JASON S. ROUSH, PLS 2002014092
Date: 5-12-10

CERTIFICATE OF SURVEY

JOHNSON FARM

SE 1/4 – SEC. 19 – TWP. 51N. – RGE. 32W.
GLADSTONE, CLAY COUNTY, MISSOURI

Date of Survey	
06-03-10	
06-12-10: Rev. Desc.	

Surveyed By:	K.P.
Reviewed By:	J.R.
Drafted By:	J.L.L.
Lutjen Project No.: 06287	

LUTJEN

8350 N. Saint Clair Ave
Kansas City, MO 64151
816 587 1200 Tel
816 587 1210 Fax
www.lutjen.com

Sheet No.: 1 of 1

Location: S:\Survey\10-51-32\JOHNSON FARM-2010\Boundary\Johnson Farm 2010 - 10-51-32.dwg