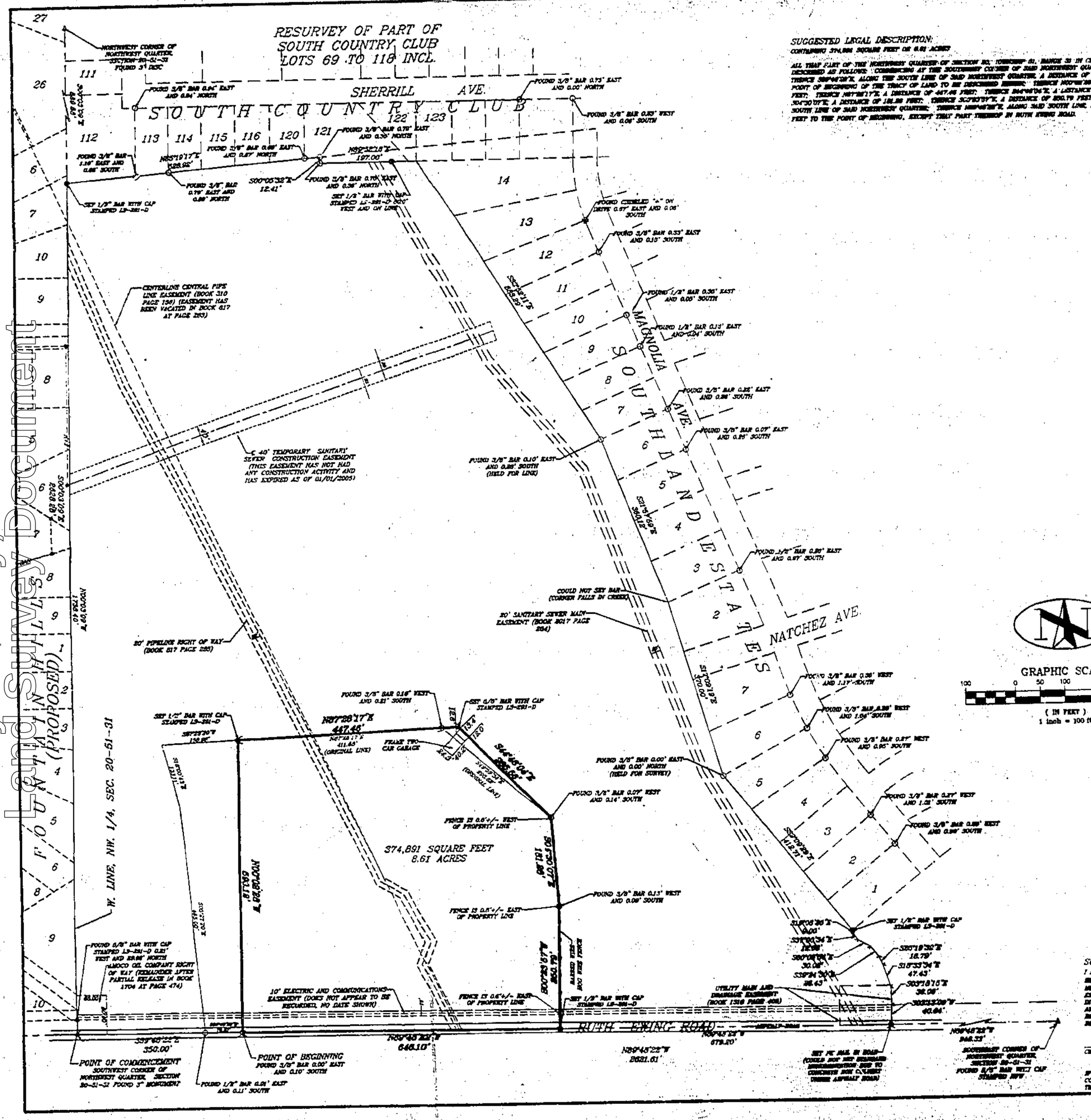
Clay County, Missouri
Land Survey Documents
http://www.ClayGov.com

RESURVEY OF PART OF SOUTH COUNTRY CLUB LOTS 69 TO 118 INCL.



SUGGESTED LEGAL DESCRIPTION:

CONTAINING 374,891 SQUARE FEET OR 8.61 ACRES

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51, RANGE 31 IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE S89°48'22"E, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE N00°00'38"E, A DISTANCE OF 646.10 FEET; THENCE N87°26'17"E, A DISTANCE OF 447.46 FEET; THENCE S44°46'04"E, A DISTANCE OF 385.06 FEET; THENCE S00°05'32"E, A DISTANCE OF 12.41 FEET; THENCE S00°00'00"E, A DISTANCE OF 197.00 FEET; THENCE S00°05'32"E, A DISTANCE OF 180.28 FEET; THENCE S00°00'00"E, A DISTANCE OF 350.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N89°48'22"E, ALONG SAID SOUTH LINE, A DISTANCE OF 646.10 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF IN RUTH EWING ROAD.

LEGAL DESCRIPTION:

(TAKEN VERBATIM FROM A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: C 9400027, DATE OF POLICY: JULY 7, 1994 AT 1:53.8 P.M.)

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 51, RANGE 31 IN CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 571.67 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 23 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 194.41 FEET; THENCE NORTH 4 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 180.28 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 18 SECONDS EAST, A DISTANCE OF 197.00 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 18 SECONDS EAST, A DISTANCE OF 12.41 FEET; THENCE SOUTH 16 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF 138.11 FEET; THENCE SOUTH 6 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF IN RUTH EWING ROAD, AS NOW ESTABLISHED, AND EXCEPT THAT PARCEL OF REAL ESTATE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF NORTHWEST QUARTER, SAID POINT BEING 571.67 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 76.33 FEET TO ITS INTERSECTION WITH A LINE 396.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 0 DEGREES 03 MINUTES 09 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 398.15 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 104.96 FEET; THENCE SOUTH 2016 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 133.11 FEET; THENCE SOUTH 6 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF IN RUTH EWING ROAD.

Recorded in Clay County, Missouri
Date and Time: 02/21/2006 at 02:50:23 PM
Instrument Number: 2006007190
Book: G Page: 46
Instrument Type: SURV
Page Count: 1
Recording Fee: $46.00
Grantor: BOGART, MARTHA
Grantee: BOGART, MARTHA
Robert T Bender, Recorder

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION, UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   CROSSED CROSS AT ALL CORNERS MARKED " ✚ "
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-891-D" SET AT ALL CORNERS MARKED " ● "
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-891-D" SET AT ALL CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " ✚ " " ○ " OR " △ " 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 A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: C 9400027, DATE OF POLICY: JULY 7, 1994 AT 1:53.8 P.M.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON A SURVEY PERFORMED BY THIS COMPANY ON THE PARCEL TO THE NORTH: SAID SURVEY (JOB NUMBER 1-05007) WAS PERFORMED FROM A LEGAL DESCRIPTION FOUND IN A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO.: 9881, EFFECTIVE DATE: AUGUST 18, 1994 AT 8:00 A.M.

5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR PURCHASED 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 THOUGH ANY OF THESE MAY 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. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SCHEDULE B – EXCEPTIONS OF A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: C 9400027; DATE OF POLICY: JULY 7, 1994 AT 1:53.8 P.M.
   A. TITLE REPORT ITEMS NUMBERS 1, 2 AND 5 CONTAIN NO INFORMATION THAT CAN BE PLOTTED HEREON.
   B. TITLE REPORT ITEM NUMBER 3, AN EASEMENT OF RIGHT OF WAY ORIGINALLY RECORDED IN BOOK 310 AT PAGE 196 AND MODIFIED IN BOOK 617 AT PAGE 283, IS SHOWN HEREON.
   C. TITLE REPORT ITEM NUMBER 4, EASEMENT ORIGINALLY RECORDED IN BOOK 334 AT PAGE 80, PARTIALLY RELEASED BY BOOK 710 AT PAGE 78, AND PARTIALLY RELEASED AGAIN IN BOOK 1704 AT PAGE 474, IS SHOWN HEREON BUT DOES NOT AFFECT THE SUBJECT PROPERTY.

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

9. THERE ARE NO PLATTED BUILDING SET BACK LINES ON THE SUBJECT REAL ESTATE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PROPERTY SHOWN DESCRIBED HEREON 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, PROFESSIONAL LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE.

CHARLES E. AUTZ PLS-2370

LICENSED LAND SURVEYOR NUMBER LS-2370

IF THE SURVEYOR'S SEAL IS NOT [illegible] THE SURVEY IS A COPY THAT SHOULD BE ASSUMED [illegible] ALTERATIONS. THOUGH THE CERTIFICATION CONTAINED [illegible] DOCUMENT SHALL FOR APPLY.

REVISED – 02/25/2005 – ADJUSTED LINE NEAR GARAGE TO PREVENT ENCROACHMENT – R.G.Y.

© COPYRIGHT 2005 C.E.K. & ASSOCIATES, INC. d/b/a R.L. BUFORD & ASSOCIATES

P:\LA-CLAY COUNTY\1-05007\dwg\1-05007 SMALL TRACT REVISED.dwg 2/25/2005 10:46:13 PM CST

C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING – DEVELOPMENT CONSULTANTS
8300 NW RIVER PARK DRV., PILLAR # 211-A, PARKVILLE, MO. 64152 · (816) 741-8152

FOR MARTHA BOGART	SEC.-TWP.-RGE. 20-51-31	COUNTY CLAY	JOB NO. 1-05007
	DATE 02/15/2005	FIELD BOOK 20-51-31	PAGE 1
BOUNDARY SURVEY			DRAWN BY R.G.Y.