Clay County, Missouri
Land Survey Document

(Recorded in Clay County, Missouri)
Date and Time: 08/20/2008 at 02:28:55 PM
Instrument Number: 2008027226
Book: G Page: 68
Instrument Type: SURV
Page Count: 2
Recording Fee: $118.00
Grantor GREEN KEVIN DEVELOPMENT
Grantee STALEY FARMS TOWNHOMES
Robert T. Sanner, Recorder

MAY 1 7 2006

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

LOT 17 CA
LEGAL DESCRIPTION

CONTAINING 16,299 SQUARE FEET OR 0.37 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 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 459.92 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N22°51'23"E, A DISTANCE OF 199.62 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 SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S55°23'34"E, A RADIUS OF 625.00 FEET, AN ARC DISTANCE OF 133.57 FEET; THENCE S32°49'36"W, A DISTANCE OF 172.95 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B; THENCE N74°50'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 115.62 FEET TO THE POINT OF BEGINNING. EXCEPT LOT 17-A, 17-B 17-C AND 17-D

LOT 17 A
LEGAL DESCRIPTION

CONTAINING 1,710 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 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 459.92 FEET; THENCE N22°51'23"E, A DISTANCE OF 113.18 FEET; THENCE S61°33'01"E, A DISTANCE OF 6.63 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N28°26'59"E, A DISTANCE OF 12.96 FEET; THENCE N61°33'01"W, A DISTANCE OF 1.58 FEET; THENCE N28°26'59"E, A DISTANCE OF 4.59 FEET; THENCE S61°33'01"E, A DISTANCE OF 1.98 FEET; THENCE N28°26'59"E, A DISTANCE OF 14.97 FEET; THENCE S61°33'01"E, A DISTANCE OF 2.13 FEET; THENCE N28°26'59"E, A DISTANCE OF 15.62 FEET; THENCE N71°03'58"E, A DISTANCE OF 4.56 FEET; THENCE S61°33'01"E, A DISTANCE OF 0.71 FEET; THENCE N28°26'59"E, A DISTANCE OF 20.09 FEET; THENCE S61°33'01"E, A DISTANCE OF 19.99 FEET; THENCE S28°26'59"W, A DISTANCE OF 72.00 FEET; THENCE N61°33'01"W, A DISTANCE OF 25.91 FEET TO THE POINT OF BEGINNING.

LOT 17 B
LEGAL DESCRIPTION

CONTAINING 1,765 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 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 459.92 FEET; THENCE N22°51'23"E, A DISTANCE OF 113.18 FEET; THENCE S61°33'01"E, A DISTANCE OF 32.54 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N28°26'59"E, A DISTANCE OF 73.01 FEET; THENCE S61°33'01"E, A DISTANCE OF 20.00 FEET; THENCE S28°26'59"W, A DISTANCE OF 32.04 FEET; THENCE S61°33'01"E, A DISTANCE OF 7.92 FEET; THENCE S28°26'59"W, A DISTANCE OF 40.98 FEET; THENCE N61°33'01"W, A DISTANCE OF 27.92 FEET TO THE POINT OF BEGINNING.

LOT 17 C
LEGAL DESCRIPTION

CONTAINING 1,787 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 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 459.92 FEET; THENCE N22°51'23"E, A DISTANCE OF 113.18 FEET; THENCE S61°33'01"E, A DISTANCE OF 60.46 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N28°26'59"E, A DISTANCE OF 40.98 FEET; THENCE S61°33'01"E, A DISTANCE OF 8.13 FEET; THENCE N28°26'59"E, A DISTANCE OF 32.02 FEET; THENCE S61°33'01"E, A DISTANCE OF 19.92 FEET; THENCE S28°26'59"W, A DISTANCE OF 73.00 FEET; THENCE N61°33'01"W, A DISTANCE OF 28.05 FEET TO THE POINT OF BEGINNING.

LOT 17 D
LEGAL DESCRIPTION

CONTAINING 1,719 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 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 459.92 FEET; THENCE N22°51'23"E, A DISTANCE OF 113.18 FEET; THENCE S61°33'01"E, A DISTANCE OF 88.51 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N28°26'59"E, A DISTANCE OF 72.02 FEET; THENCE S61°33'01"E, A DISTANCE OF 20.00 FEET; THENCE S28°26'59"W, A DISTANCE OF 20.07 FEET; THENCE S61°33'01"E, A DISTANCE OF 0.76 FEET; THENCE S14°56'39"E, A DISTANCE OF 4.54 FEET; THENCE S28°26'59"W, A DISTANCE OF 15.66 FEET; THENCE S61°33'01"E, A DISTANCE OF 2.16 FEET; THENCE S28°26'59"W, A DISTANCE OF 14.99 FEET; THENCE S61°33'01"E, A DISTANCE OF 1.98 FEET; THENCE S28°26'59"W, A DISTANCE OF 4.99 FEET; THENCE N61°33'01"W, A DISTANCE OF 1.98 FEET; THENCE S28°26'59"W, A DISTANCE OF 13.00 FEET; THENCE N61°33'01"W, A DISTANCE OF 26.08 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 " ✠ ", " ○ " 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 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 17 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 15 day of May, 2006.

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 15 day of May 2006, 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

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By
Date
File No. LS0627 Date 5-17-06

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. RUTZ PLS-2570

IF THE SURVEYOR'S SEAL IS NOT SHOWN ON COPY THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

REVISED - 04/05/2006 - PER CITY COMMENTS - R.G.Y.
© COPYRIGHT 2006 - C.E.K. & ASSOCIATES, INC. d/b/a R.L. BUFORD & ASSOCIATES
P:\A-CLAY COUNTY\L-05067\dwg\L-05067.dwg 4/5/2006 10:07:56 AM CST

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-05067
DATE: 07/19/2005	FIELD BOOK: XXXXX		PAGE: XXXX
CERTIFICATE OF SURVEY			DRAWN BY: R.G.Y.

LS0627

http://www.ClayCoGov.com