Clay County, Missouri
Land Survey Document

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Grantor GREEN KEVIN DEVELOPMENT
Grantee STALEY FARMS TOWNHOMES
Robert T Sever, 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 13 CA
LEGAL DESCRIPTION

CONTAINING 8.945 SQUARE OR 0.21 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 S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 556.43 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N21°11'17"E, A DISTANCE OF 152.01 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 LEFT HAVING AN INITIAL TANGENT BEARING OF S58°47'22"E, A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 107.95 FEET; THENCE S05°28'27"W, A DISTANCE OF 152.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B; THENCE N74°50'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 113.46 FEET; THENCE N81°13'40"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 30.24 FEET TO THE POINT OF BEGINNING. EXCEPT LOT 13-A, 13-B 13-C AND 13-D.

LOT 13 A
LEGAL DESCRIPTION

CONTAINING 1,706 SQUARE 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 S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 556.43 FEET; THENCE N21°11'17"E, A DISTANCE OF 28.77 FEET; THENCE S76°16'05"E, A DISTANCE OF 12.20 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N13°43'55"E, A DISTANCE OF 13.00 FEET; THENCE N76°16'05"W, A DISTANCE OF 2.00 FEET; THENCE N13°43'55"E, A DISTANCE OF 5.00 FEET; THENCE S76°16'05"E, A DISTANCE OF 2.00 FEET; THENCE N13°43'55"E, A DISTANCE OF 15.05 FEET; THENCE S76°16'05"E, A DISTANCE OF 2.65 FEET; THENCE N13°43'55"E, A DISTANCE OF 15.70 FEET; THENCE N52°54'07"E, A DISTANCE OF 4.20 FEET; THENCE S76°16'05"E, A DISTANCE OF 0.50 FEET; THENCE N13°43'55"E, A DISTANCE OF 20.10 FEET; THENCE S76°16'05"E, A DISTANCE OF 20.10 FEET; THENCE S13°43'55"W, A DISTANCE OF 72.10 FEET; THENCE N76°16'05"W, A DISTANCE OF 25.90 FEET TO THE POINT OF BEGINNING.

LOT 13 B
LEGAL DESCRIPTION

CONTAINING 1,700 SQUARE 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 S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 556.43 FEET; THENCE N21°11'17"E, A DISTANCE OF 29.77 FEET; THENCE S76°16'05"E, A DISTANCE OF 35.10 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N13°43'55"E, A DISTANCE OF 73.15 FEET; THENCE S76°16'05"E, A DISTANCE OF 20.10 FEET; THENCE S13°43'55"W, A DISTANCE OF 52.05 FEET; THENCE S76°16'05"E, A DISTANCE OF 8.00 FEET; THENCE S13°43'55"W, A DISTANCE OF 41.10 FEET; THENCE N76°16'05"W, A DISTANCE OF 28.10 FEET TO THE POINT OF BEGINNING.

LOT 13 C
LEGAL DESCRIPTION

CONTAINING 1,794 SQUARE 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 S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 556.43 FEET; THENCE N21°11'17"E, A DISTANCE OF 28.77 FEET; THENCE S76°16'05"E, A DISTANCE OF 56.29 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N13°43'55"E, A DISTANCE OF 41.10 FEET; THENCE S76°16'05"E, A DISTANCE OF 8.00 FEET; THENCE N13°43'55"E, A DISTANCE OF 32.05 FEET; THENCE S76°16'05"E, A DISTANCE OF 20.03 FEET; THENCE S13°43'55"W, A DISTANCE OF 73.15 FEET; THENCE N76°16'05"W, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING.

LOT 13 D
LEGAL DESCRIPTION

CONTAINING 1,725 SQUARE 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 S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 556.43 FEET; THENCE N21°11'17"E, A DISTANCE OF 28.77 FEET; THENCE S76°16'05"E, A DISTANCE OF 94.23 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N13°43'55"E, A DISTANCE OF 72.15 FEET; THENCE S76°16'05"E, A DISTANCE OF 20.05 FEET; THENCE S13°43'55"W, A DISTANCE OF 20.05 FEET; THENCE S76°16'05"E, A DISTANCE OF 0.60 FEET; THENCE S30°58'44"E, A DISTANCE OF 4.58 FEET; THENCE S13°43'55"W, A DISTANCE OF 15.75 FEET; THENCE S76°16'05"E, A DISTANCE OF 2.25 FEET; THENCE S13°43'55"W, A DISTANCE OF 15.10 FEET; THENCE S76°16'05"E, A DISTANCE OF 2.00 FEET; THENCE S13°43'55"W, A DISTANCE OF 5.00 FEET; THENCE N76°16'05"W, A DISTANCE OF 2.00 FEET; THENCE S13°43'55"W, A DISTANCE OF 13.00 FEET; THENCE N76°16'05"W, A DISTANCE OF 26.12 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-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 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 13 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 04110934 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. Hoekman
Notary Public

My Commission Expires: 11-13-07

Lorna C. Hoekman
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: November 13, 2007

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By
File No. 2006-
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. KUTZ PLS-2370

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

7/14/06

REVISED - 04/05/2006 - PER CITY COMMENTS - R.G.Y.
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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) 741-8152

FOR	SEC.-TWP.-RGE	COUNTY	JOB NO.
KEVIN GREEN	25-52-33	CLAY	L-05018
	DATE 07/14/2005	FIELD BOOK XXXXX	PAGE XXXX
CERTIFICATE OF SURVEY			DRAWN BY R.G.Y.

LS0625

http://www.ClayCoGov.com