Clay County, Missouri
Land Survey Document

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Grantor: GREEN KEVIN DEVELOPMENT
Grantee: STALEY FARMS TOWNHOMES
Robert T Sevier, Recorder

RECEIVED
MAY 17 2006
CITY DEVELOPMENT

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 3 CA
LEGAL DESCRIPTION

CONTAINING 9,437 SQUARE FEET OR 0.21 ACRES

ALL THAT PART OF LOT A, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF NORTH GARFIELD AVENUE; THENCE S66°18'18"E, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 58.78 FEET; THENCE S54°27'16"E, A DISTANCE OF 97.86 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE CONTINUING S54°27'16"E, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 104.77 FEET; THENCE S88°59'07"E, CONTINUING ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 6.23 FEET; THENCE S13°18'30"W, A DISTANCE OF 112.59 FEET TO A POINT ON THE NORTH LINE OF NORTHEAST 107TH TERRACE; THENCE WESTERLY ALONG SAID NORTH LINE ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N76°06'35"W, A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 153.46 FEET; THENCE N33°36'30"E, A DISTANCE OF 184.61 FEET TO THE POINT OF BEGINNING. EXCEPT LOT 3-A, 3-B, 3-C AND 3-D.

LOT 3 A
LEGAL DESCRIPTION

CONTAINING 1,601 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT A, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF NORTH GARFIELD AVENUE; THENCE S66°18'18"E, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 58.76 FEET; THENCE S54°27'16"E, A DISTANCE OF 97.86 FEET; THENCE S33°36'30"W, A DISTANCE OF 112.54 FEET; THENCE S63°08'59"E, A DISTANCE OF 22.55 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N26°51'01"E, A DISTANCE OF 20.05 FEET; THENCE N63°08'59"W, A DISTANCE OF 0.50 FEET; THENCE N20°53'32"W, A DISTANCE OF 4.84 FEET; THENCE N26°51'01"E, A DISTANCE OF 15.62 FEET; THENCE N63°08'59"W, A DISTANCE OF 2.50 FEET; THENCE N26°51'01"E, A DISTANCE OF 15.00 FEET; THENCE N63°08'59"W, A DISTANCE OF 2.00 FEET; THENCE N26°51'01"E, A DISTANCE OF 5.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 2.00 FEET; THENCE N26°51'01"E, A DISTANCE OF 5.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 13.00 FEET; THENCE N26°51'01"E, A DISTANCE OF 8.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 13.03 FEET; THENCE S26°51'01"W, A DISTANCE OF 71.92 FEET; THENCE N63°08'59"W, A DISTANCE OF 19.65 FEET TO THE POINT OF BEGINNING.

LOT 3 B
LEGAL DESCRIPTION

CONTAINING 1,669 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT A, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF NORTH GARFIELD AVENUE; THENCE S66°18'18"E, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 58.76 FEET; THENCE S54°27'16"E, A DISTANCE OF 97.86 FEET; THENCE S33°36'30"W, A DISTANCE OF 112.54 FEET; THENCE S63°08'59"E, A DISTANCE OF 42.20 FEET; THENCE S26°51'01"W, A DISTANCE OF 1.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N26°51'01"E, A DISTANCE OF 64.92 FEET; THENCE S63°08'59"E, A DISTANCE OF 14.67 FEET; THENCE N26°51'01"E, A DISTANCE OF 8.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 13.33 FEET; THENCE S26°51'01"W, A DISTANCE OF 40.97 FEET; THENCE N63°08'59"W, A DISTANCE OF 8.00 FEET; THENCE S26°51'01"W, A DISTANCE OF 31.95 FEET; THENCE N63°08'59"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LOT 3 C
LEGAL DESCRIPTION

CONTAINING 1,671 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT A, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF NORTH GARFIELD AVENUE; THENCE S66°18'18"E, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 58.76 FEET; THENCE S54°27'16"E, A DISTANCE OF 97.86 FEET; THENCE S33°36'30"W, A DISTANCE OF 112.54 FEET; THENCE S63°08'59"E, A DISTANCE OF 72.26 FEET; THENCE S26°51'01"W, A DISTANCE OF 1.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N26°51'01"E, A DISTANCE OF 31.95 FEET; THENCE N63°08'59"W, A DISTANCE OF 8.06 FEET; THENCE N26°51'01"E, A DISTANCE OF 40.97 FEET; THENCE S63°08'59"E, A DISTANCE OF 13.31 FEET; THENCE S26°51'01"W, A DISTANCE OF 8.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 14.75 FEET; THENCE S26°51'01"W, A DISTANCE OF 64.92 FEET; THENCE N63°08'59"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LOT 3 D
LEGAL DESCRIPTION

CONTAINING 1,606 SQUARE FEET OR 0.04 ACRES

ALL THAT PART OF LOT A, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY MOST CORNER OF SAID LOT A, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF NORTH GARFIELD AVENUE; THENCE S66°18'18"E, ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 58.76 FEET; THENCE S54°27'16"E, A DISTANCE OF 97.86 FEET; THENCE S33°36'30"W, A DISTANCE OF 112.54 FEET; THENCE S63°08'59"E, A DISTANCE OF 98.20 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE N26°51'01"E, A DISTANCE OF 71.92 FEET; THENCE S63°08'59"E, A DISTANCE OF 12.95 FEET; THENCE S26°51'01"W, A DISTANCE OF 8.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 13.00 FEET; THENCE S26°51'01"W, A DISTANCE OF 5.00 FEET; THENCE S63°08'59"E, A DISTANCE OF 2.00 FEET; THENCE S26°51'01"W, A DISTANCE OF 4.90 FEET; THENCE N63°08'59"W, A DISTANCE OF 2.00 FEET; THENCE S26°51'01"W, A DISTANCE OF 16.00 FEET; THENCE N63°08'59"W, A DISTANCE OF 2.22 FEET; THENCE S26°51'01"W, A DISTANCE OF 15.72 FEET; THENCE S70°18'45"W, A DISTANCE OF 4.65 FEET; THENCE N63°08'59"W, A DISTANCE OF 0.60 FEET; THENCE S26°51'01"W, A DISTANCE OF 20.00 FEET; THENCE N63°08'59"W, A DISTANCE OF 20.00 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 3 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

[signature]
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
[signature]
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 [illegible] FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS [illegible] ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

[signature] 5-15-06
CHARLES E. KUTZ PLS-2579

CHARLES E. KUTZ
NUMBER LS-2579

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

REVISED - 04/05/2006 - PER CITY COMMENTS - R.G.Y.
© COPYRIGHT 2005 C.E.K. & ASSOCIATES, INC. d/b/a R.L. BUFORD & ASSOCIATES
P:\A-CLAY COUNTY\L-04173\dwg\L-04173.dwg 4/5/2006 9:10:00 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) 741-8152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
KEVIN GREEN	25-52-33	CLAY	L-04173
	DATE	FIELD BOOK	PAGE
	07/14/2005	XXXX	XXX
CERTIFICATE OF SURVEY			DRAWN BY R.G.Y.

LS 0628

http://www.ClayCoGov.com