Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

0' 50'

BUILDER TO VERIFY SEWER ELEVATION PRIOR TO EXCAVATION OF FOOTINGS.

ALL FINISH FLOOR ELEVATIONS AT THE GARAGE LEVEL WILL BE 1.50' HIGHER THAN THE TOP OF CURB.

NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LOCATION AND/OR EXISTANCE OF UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NELSON LAND SURVEYING INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

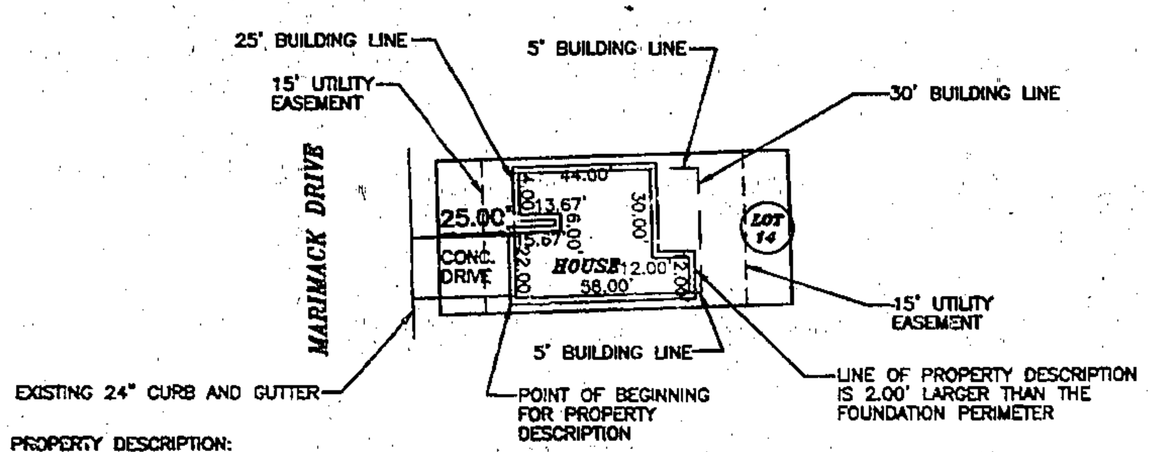
AS OF JANUARY 17, 2006 WE HAVE MADE NO INVESTIGATION FOR, OR LOCATIONS OF, POSSIBLE USABLE SUBSURFACE AREAS OF PRIVATE LAND OR PUBLIC WAYS.

NO TITLE COMMITMENT PROVIDED.
ALL INFORMATION PROVIDED BY THE CLIENT.

BASIS OF BEARINGS: PLAT OF "VILLAS OF MARIMACK PLAT 1" KEARNEY, CLAY COUNTY, MISSOURI.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI AND THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, EFFECTIVE SEPTEMBER, 2000. 4 CSR 30-16.030.



PROPERTY DESCRIPTION:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 31 WEST, CLAY COUNTY, MISSOURI; THENCE WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, SOUTH 89°30'03" EAST, A DISTANCE OF 2070.98 FEET; THENCE DEPARTING FROM SAID LINE, NORTH 01°16'10" EAST, A DISTANCE OF 42.46 FEET; THENCE NORTH 08°53'24" EAST, A DISTANCE OF 970.29 FEET TO THE TRUE POINT OF BEGINNING:
THENCE NORTH 01°48'45" WEST, A DISTANCE OF 26.00 FEET;
THENCE NORTH 88°11'15" EAST, A DISTANCE OF 15.67 FEET;
THENCE NORTH 01°48'45" WEST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 88°11'15" WEST, A DISTANCE OF 13.67 FEET;
THENCE NORTH 01°48'45" WEST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 88°11'15" EAST, A DISTANCE OF 48.00 FEET;
THENCE SOUTH 01°48'45" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°11'15" EAST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 01°48'45" EAST, A DISTANCE OF 16.00 FEET;
THENCE SOUTH 88°11'15" WEST, A DISTANCE OF 62.00 FEET TO THE TRUE POINT OF BEGINNING, ALSO KNOWN AS LOT 14, PER. DOCUMENT LOCATED IN BOOK 5150 AT PAGE 60, CLAY COUNTY, MISSOURI.

Code D
7/14/06 RDM

Prepared By
NELSON LAND SURVEYING INC.
PO BOX 47 Kearney, Mo. 64060 (816)903-2500
Email address: nelsonlandsurveying@gmail.com

STATE OF MISSOURI
MICHAEL A. NELSON
1-16-06
NUMBER
LS-2000147874
REGISTERED LAND SURVEYOR

MICHAEL A. NELSON, REGISTERED NO. 2000147874

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

CERTIFICATE OF SURVEY		
DRAWN MAN	DATE 01/16/06	FOR: COUCHMAN CONSTRUCTION
APPROVED NLS	DATE 01/16/06	
SCALE 1" = 50'	SHEET 1	PROJECT NO. 2005128 LOT 14

Recorded in Clay County, Missouri
Date and Time: 06/16/2006 at 09:19:44 AM
Instrument Number: 2006025629
Book: D Page: 171
Instrument Type SURV
Page Count 2
Recording Fee $44.00 $
Grantor COUCHMAN CONSTRUCTION
Grantee COUCHMAN CONSTRUCTION
Robert T Sevier, Recorder

COVER PAGE

CERTIFICATE OF SURVEY

Grantor: Couchman Construction

Grantee: Couchman Construction

Mailing address: 1050 W Couchman Drive, Kearney MO 64060

Legal description: All that part of VILLAS OF MARIMACK PLAT 1, a subdivision in Kearney, Clay County, Missouri, (referred to as Lot 14 as set forth in the instrument filed in Book 5150 at Page 60), more specifically described on the attached Certificate of Survey.

http://www.ClayGov.com