Clay County, Missouri
Land Survey Document

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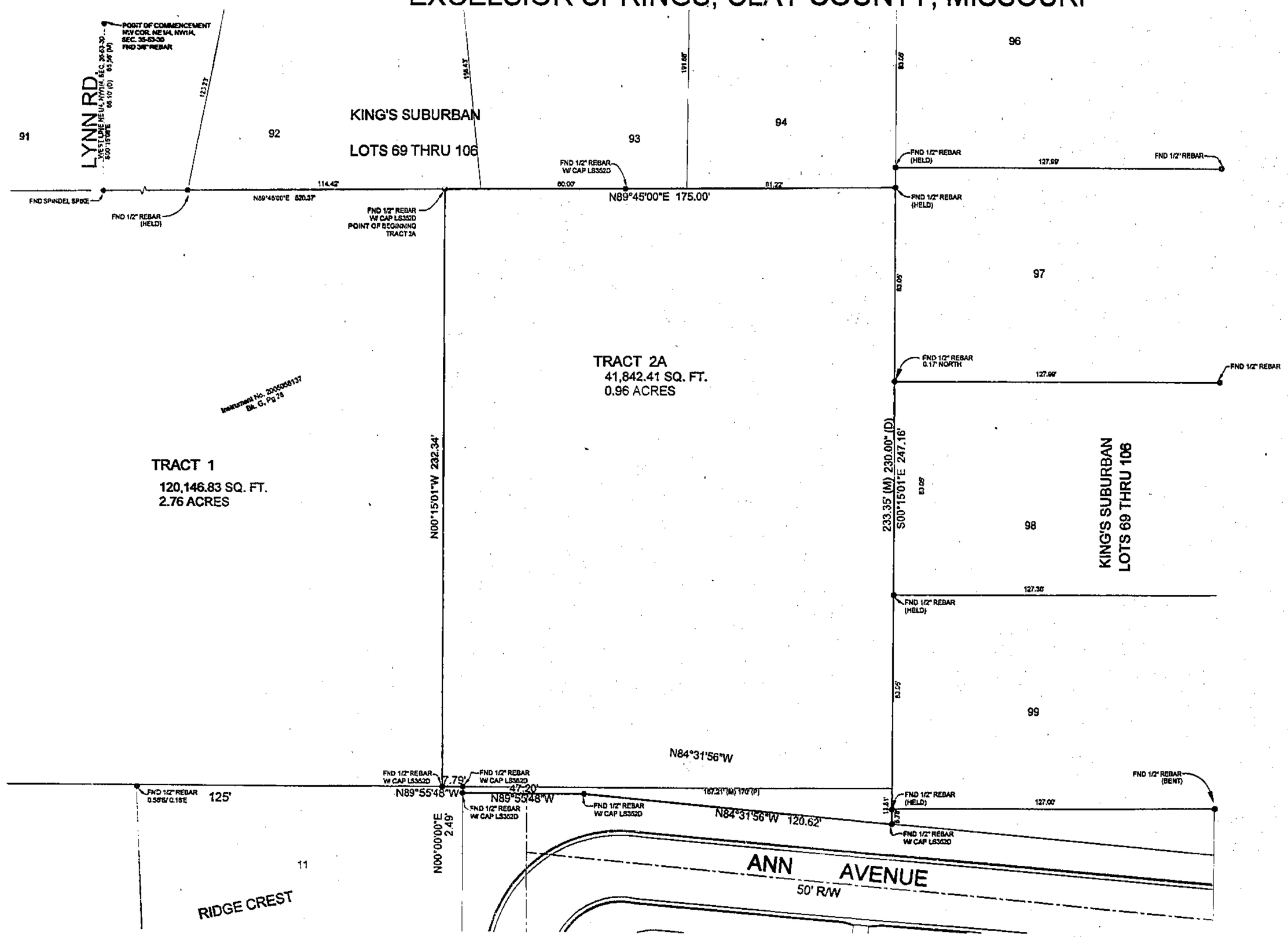
Grantor ALVAREZ, PHILLIP
Grantee ALVAREZ, PHILLIP
Robert T Spencer, Recorder

# PLAT OF SURVEY
## NE 1/4, NW1/4 SECTION 35, TOWNSHIP 53 NORTH, RANGE 30 WEST
## EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI




Property Description: (TRACT 2A)
A tract of land located in the Northeast Quarter of the Northwest Quarter of Section 35, Township 53 North, Range 30 West, Excelsior Springs, Clay County, Missouri, being described as follows:
Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35;
Thence S00°15'00"E along the West line of the Northeast Quarter of the Northwest Quarter of said Section 35 and the centerline of Lynn Road, a distance of 65.10 feet (Lead) 65.55 feet; (Measure);
Thence N89°45'00"E, a distance of 520.37 feet; to a point on the Southerly line of KING'S SUBURBAN Lot 69 THRU 106, a subdivision in Excelsior Springs, Clay County, Missouri; also being the Point of Beginning;
Thence N89°45'00"E along said Southerly line, a distance of 175.00 feet to a point on the Westerly line of said KING'S SUBURBAN;
Thence S00°15'01"E along said Westerly line, a distance of 247.16 feet;
to a point on the North Right of Way line of Ann Avenue (as now established),
Thence N84°31'56"W along said North Right of Way line, a distance of 120.62 feet;
Thence N89°55'48"W along said North Right of Way line, a distance of 47.20 feet;
to a point on the West property line of Lot 11, RIDGE CREST, a subdivision in Excelsior Springs, Clay County, Missouri;
Thence N00°00'00"E, a distance of 2.49 feet; along said West line, to a point on the North line of said RIDGE CREST
Thence N89°55'48"W along said North line of RIDGE CREST a distance of 7.79 feet;
Thence N00°15'01"W, a distance of 232.34 feet to the Point of Beginning.
Containing 41,842.41 sq. ft. or 0.96 acres, more or less.

Surveyor's General Notes:

1). This survey is based on record documents, property descriptions, and other information furnished by the client,

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

Approvals:

This Lot Split has been approved by the City Manager for the City of Excelsior Springs, Missouri, this 29 day of November 2006
No plat required.
City Manager

N
W E
S
SCALE
0 20 40
1"=20'

Basis of Bearings
HELD WITH THE NORTH LINE OF RIDGE CREST A SUBDIVISION IN EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI, AS S89°55'48"E

LEGEND:
- Q = FOUND MONUMENTATION (AS NOTED ON DRAWING)
- ● = SET 1/2" REBAR W/ CAP LS 352D
- D = DEED
- P = PLAT
- M = MEASURE

THIS SURVEY PREPARED FOR:
Phillip and Olivia Alvarez
1225 Hedley
Gladstone, Missouri 64024

Plat of Survey
NORTHEAST QUARTER OF NORTHWEST QUARTER

SECTION 35, TWP 53, RANGE 30,
EXCELSIOR SPRINGS, CLAY COUNTY, MISSOURI

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY that this survey was executed by me or under my direct supervision in accordance with the current Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, to the best of my professional information, knowledge and belief.

LOGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
8607 Royal, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7820
Fax (816) 781-7403

Job No: 06-1754--Alvarez
DRAWING NAME: 06-1754
Scale: 1" 20'
Drawn By: BWS Date: 10-25-06
Check By: BWS Date: 10-25-06
Sheet No. 1 OF 1

http://www.ClayCoGov.com