Clay County, Missouri
Land Survey Document

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LOT SPLIT

North One-Half of Southeast Quarter, Section 2, Township 53N, Range 33W

Smithville, Clay County, Missouri

Recorded in Clay County, Missouri
Date and Time: 02/27/2007 at 10:17:22 AM
Instrument Number: 2007007780
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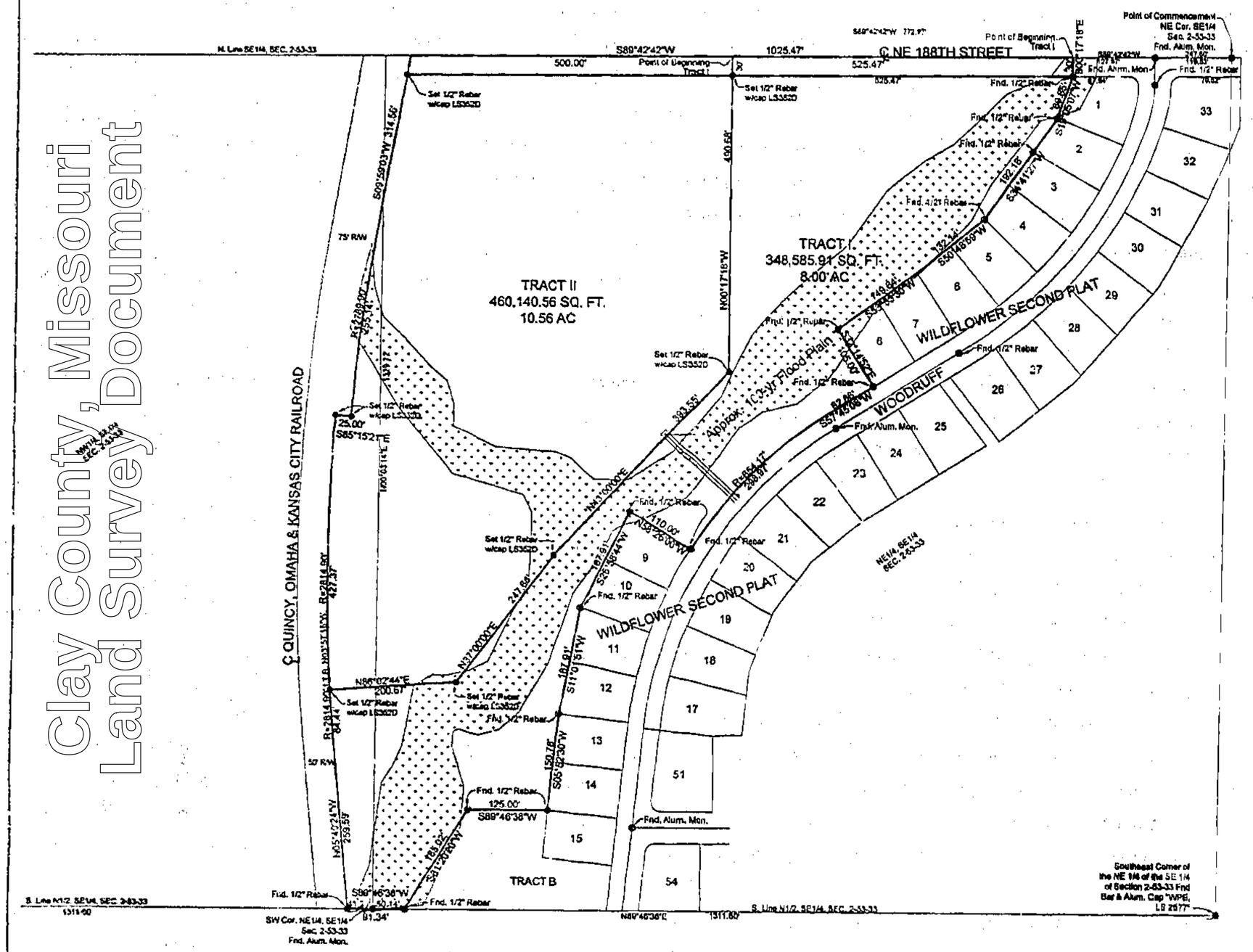
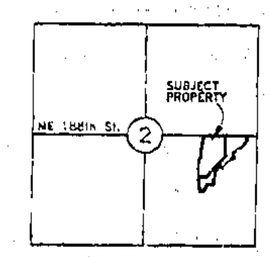
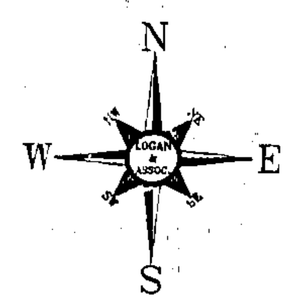
Instrument Type: SURV
Page Count: 1
Recording Fee: $46.00
Grantor: FULLER, JASON
Grantee: FULLER, JASON
Robert T Sever, Recorder





LOCATION MAP
Section 2, Township 53N, Range 33W
(Not to Scale)



SCALE

0 100 200

1"=100'

Basis of Bearings

Held with the North Line of SE1/4 of Section 2, Township 53, Range 33 as S89°42'42"W

Legend

- = Set 1/2" Rebar w/cap LS3520
- = Found Monument as noted

Property Description (Tract I)

All that part of the North One-Half of the Southeast Quarter of Section 2, Township 53 North, Range 33 West, Smithville, Clay County, Missouri, described as follows:
Commencing at the northeast corner of said Southeast Quarter;
Thence S89°42'42"W along the centerline of N.E. 188th Street (as now established) and the north line of said Southeast Quarter, a distance of 247.50 feet to the Point of Beginning, said point also being the northwest corner of said WILDFLOWER SECOND PLAT, a subdivision in Smithville, Clay County, Missouri;
Thence S00°17'18"E along the west line of said WILDFLOWER SECOND PLAT, a distance of 30.00 feet;
Thence S18°06'07"W along said west line, a distance of 59.83 feet;
Thence S54°41'27"W along said west line, a distance of 142.15 feet;
Thence S50°46'58"W along said west line, a distance of 132.14 feet;
Thence S53°53'30"W along said west line, a distance of 149.64 feet to the northeasterly corner of Lot 5 of said WILDFLOWER SECOND PLAT;
Thence S32°14'32"E along the westerly line of said Lot 5, a distance of 106.00 feet to the southeasterly corner of said Lot 5 and a point on the westerly right of way line of Woodruff Street (as now established);
Thence S67°45'08"W along said right of way line, a distance of 82.86 feet to a curve to the left having a radius of 854.17 feet and being tangent to the last described course;
Thence along said right of way line and curve to the left an arc distance of 296.97 feet to the northeasterly corner of Lot 9 of said WILDFLOWER SECOND PLAT;
Thence N58°28'00"W along northerly line of said Lot 9, a distance of 110.00 feet to the northwesterly corner of said Lot 9;
Thence S28°58'44"W along the westerly line of said WILDFLOWER SECOND PLAT, a distance of 167.91 feet;
Thence S11°01'31"W along said westerly line, a distance of 167.91 feet;
Thence S05°53'30"W along said westerly line, a distance of 150.78 feet to the southeast corner of Lot 14 of said WILDFLOWER SECOND PLAT;
Thence S89°46'38"W along the north line of Tract B of said WILDFLOWER SECOND PLAT, a distance of 125.00 feet;
Thence S31°02'20"W along the west line of said Tract B, a distance of 188.02 feet to the southwest corner of said Tract B and a point on the south line of said North One-Half;
Thence S89°46'38"W along the south line of said North One-Half, a distance of 91.34 feet to a point on the easterly right of way line of Quincy, Omaha and Kansas City Railroad;
Thence N05°40'24"W along said easterly right of way line, a distance of 259.59 feet to a curve to the right having a radius of 2814.90 feet and tangent to the last described course;
Thence along said easterly right of way line and curve to the right an arc distance of 91.04 feet;
Thence N86°02'44"E, a distance of 200.67 feet;
Thence N37°00'00"E, a distance of 247.00 feet;
Thence N43°00'00"E, a distance of 293.55 feet;
Thence N00°17'18"W, a distance of 490.55 feet to a point on said the centerline of and north line of said Southeast Quarter;
Thence N89°42'42"E along said centerline and north line, a distance of 620.47 feet to the point of beginning.
Containing 348,585.91 square feet or 8.00 Acres more or less.

Property Description (Tract II)

All that part of the North One-Half of the Southeast Quarter of Section 2, Township 53 North, Range 33 West, Smithville, Clay County, Missouri, described as follows:
Commencing at the northeast corner of said Southeast Quarter;
Thence S89°42'42"W along the centerline of N.E. 188th Street (as now established) and the north line of said Southeast Quarter, a distance of 772.97 feet to the Point of beginning;
Thence S00°17'18"E, a distance of 490.66 feet;
Thence S43°00'00"W, a distance of 293.55 feet;
Thence S37°00'00"W, a distance of 247.00 feet;
Thence S05°02'44"W, a distance of 200.67 feet to a point on the easterly right of way line of Quincy, Omaha and Kansas City Railroad and a curve to the right having an initial tangent bearing of N03°57'16"W and a radius of 2814.90 feet;
Thence along said easterly right of way line and a curve to the right an arc distance of 427.37 feet;
Thence S45°15'21"E along said easterly right of way line, a distance of 23.00 feet to point on the said easterly right of way line and a curve to the right having an initial tangent bearing of N04°44'39"W and a radius of 2791.90 feet;
Thence along said easterly right of way line and a curve to the right an arc distance of 255.14 feet;
Thence N05°59'03"E along said easterly right of way line, a distance of 314.56 feet to said centerline and north line of said Southeast Quarter;
Thence N89°42'42"E along said centerline and north line, a distance of 500.00 feet to the point of Beginning.
Containing 460,140.56 square feet or 10.56 acres more or less.

IN TESTIMONY WHEREOF:
The undersigned proprietors of the property described herein have caused the same to be subdivided in the manner shown on this lot split survey.

IN TESTIMONY WHEREOF: the undersigned have hereunto set their hands this 26th day of Feb 2007.

Jason Fuller

State of Missouri)
) ss
County of Clay)

Be it remembered on this 26th day of February, 2007, before me appeared Jason Fuller, to me personally known to be the same person, who signed and acknowledged the within instrument as their free act and deed.

IN WITNESS WHEREOF:

My Commission Expires: Oct. 30 2009 Cynthia J. Mason
Notary Public

CYNTHIA J. MASON
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Oct. 30, 2009
Commission #03706162

Surveyor's General Notes:

1). Information shown on this survey was taken from Clinton County Land Title Commitment No. 29753.

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.

APPROVED ERG
FEB 26 2007

Revised 9-18-06 per city comments BWS
Revised 2-08-07 per city comments RRD

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.

THIS SURVEY PREPARED FOR:
Jason Fuller
1101 NE 88th Terrace
Kansas City, Missouri 64155

Lot Split
North One-Half

SECTION 2, TOWNSHIP 53N, RANGE 33W
SMITHVILLE, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
0007 Royal Street Suite A
Pleasant Valley, Missouri 64068
(816) 781-7620
Fax (816) 781-7403

Job No: 06-1722-LS
Drawing Name: 06-1722.dwg
Scale: 1"=100'
Drawn By: BWS Date: 11-3-06
Check By: BWS Date: 11-13-06
Sheet No. 1 OF 1

Calc. 4. 2/26/07 CM