CERTIFICATE OF SURVEY
PART OF NW 1/4 OF
SEC. 33, TWP. 52, RNG. 31
CLAY COUNTY, MISSOURI

FOR: NORMA COX
1050 KENT ST. APT. 215
LIBERTY, MO 64068

Recorded in Clay County, Missouri
Date and Time: 01/09/2009 at 08:04:08 AM
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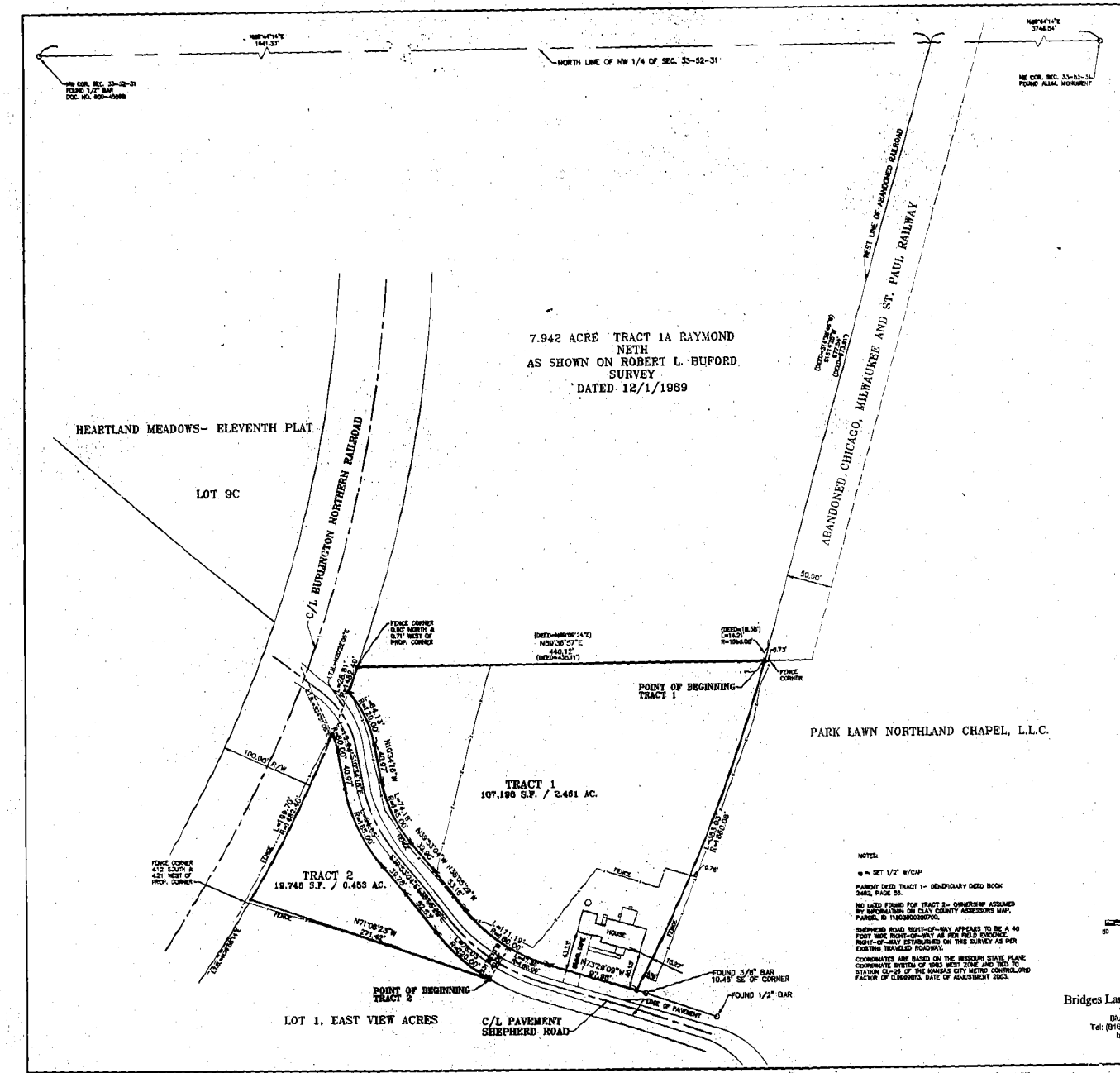
Grantor: COX, NORMA
Grantee: COX, NORMA
Robert T Searcy, Recorder



NOTES:

⊕ = SET 1/2" W/CAP

PARENT DEED TRACT 1- BENEFICIARY DEED BOOK 2462, PAGE 56.

NO LATD FOUND FOR TRACT 2- OWNERSHIP ASSUMED BY INFORMATION ON CLAY COUNTY ASSESSORS MAP, PARCEL ID 11803000200700.

SHEPHERD ROAD RIGHT-OF-WAY APPEARS TO BE A 40 FOOT WIDE RIGHT-OF-WAY AS PER FIELD EVIDENCE. RIGHT-OF-WAY ESTABLISHED ON THIS SURVEY AS PER EXISTING TRAVELED ROADWAY.

COORDINATES ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 WEST ZONE AND TIED TO STATION CL-26 OF THE KANSAS CITY METRO CONTROL GRID FACTOR OF 0.9999013. DATE OF ADJUSTMENT 2003.

SCALE IN FEET

Bridges Land Surveying Services, LLC
Blue Springs, MO 64014
Tel: (816) 833-6450 (816) 833-6030
bridges00@sbcglobal.net

STATE OF MISSOURI
ELBERT M. BRIDGES, JR.
NUMBER LS-2286
REGISTERED LAND SURVEYOR

I HEREBY CERTIFY: that this survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys, Urban Property, as established by the Department of Insurance, Financial Institutions, Professional Registration and the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional information, knowledge and belief.

Elbert M. Bridges, Jr. LS 2286 Date: 1/5/09

DESCRIPTION TRACT 1:

All that part of the Northwest quarter of Section 33, Township 52, Range 31 in Clay County, Missouri, more particularly described as follows: Commencing at the Northwest corner of said Section 33; thence North 89 degrees 44 minutes 14 seconds East along the said North line a distance of 1441.33 feet to the intersection of said North line and the West line of the abandoned Chicago, Milwaukee and St. Paul Railway; thence South 15 degrees 14 minutes 33 seconds West (Deed= South 14 degree 31 minutes 46 seconds West) along said West line of the abandoned Chicago, Milwaukee and St. Paul Railway a distance of 677.34 feet (Deed= 673.67) to a point of curve; thence along said West line of the abandoned Chicago, Milwaukee and St. Paul Railway in a Southwesterly direction along a curve to the right, being tangent to last described course and having a radius of 1860.08 feet an arc distance of 14.21 feet (Deed= 18.58); thence continuing along said curve to the right and an arc distance of 283.03 feet to the North right-of-way line of Shepherd Road; thence North 75 degrees 28 minutes 09 seconds West along said North right-of-way a distance of 97.08 feet to a point of curve; thence in a Northwesterly direction along said North right-of-way along a curve to the right, being tangent to last described course and having a radius of 1860.08 feet an arc distance of 14.21 feet (Deed= 18.58); thence continuing along said curve to the right and an arc distance of 283.03 feet to the North right-of-way line of Shepherd Road; thence North 75 degrees 28 minutes 09 seconds West along said North right-of-way a distance of 97.08 feet to a point of curve; thence in a Northwesterly direction along said North right-of-way along a curve to the right, being tangent to last described course and having a radius of 1860.08 feet an arc distance of 47.23 feet (Deed= South 73 degrees 28 minutes 12 seconds West a distance of 40.00 feet) to a point of curve on the South right-of-way line of Shepherd Road; said point also being on the North line of Tract "1B" of a survey of Lot 1, EAST VIEW ACRES, a subdivision in Clay County, Missouri; said point also being the Point of Beginning; thence North 71 degrees 08 minutes 23 seconds West along the North line of said Tract "2B" a distance of 271.42 feet to a point of curve on the East right-of-way of the Burlington Northern Railroad; thence in a Northwesterly direction along a curve to the left, having an initial tangent bearing of North 29 degrees 38 minutes 14 seconds East and a radius of 1482.40 feet, an arc distance of 199.70 feet to a point of curve at the intersection of the South right-of-way of Shepherd Road and said East right-of-way of the Burlington Northern Railroad; thence in a Southeasterly direction along the South right-of-way of Shepherd Road and a curve to the right, having an initial tangent bearing of South 24 degrees 31 minutes 06 seconds East and a radius of 10.02 feet, an arc distance of 19.94 feet; thence South 10 degrees 34 minutes 16 seconds East along the South right-of-way of Shepherd Road a distance of 40.87 feet to a point of curve; thence in a Southeasterly direction along a curve to the left, being tangent to last described course and having a radius of 130.00 feet, an arc distance of 94.52 feet; thence South 39 degrees 53 minutes 04 seconds East along the South right-of-way of Shepherd Road a distance of 20.28 feet; thence South 38 degrees 03 minutes 29 seconds East along the South right-of-way of Shepherd Road a distance of 23.23 feet to a point of curve; thence in a Southeasterly direction along a curve to the left, being tangent to last described course and having a radius of 220.00 feet, an arc distance of 38.03 feet to the Point of Beginning. Containing 11.453 acres. All bearings are referenced to the Missouri State Plane Coordinate System (NAD), Station CL-26.

DESCRIPTION TRACT 1A:

All that part of the Northwest quarter of Section 33, Township 52, Range 31 in Clay County, Missouri, more particularly described as follows: Commencing at the Northwest corner of said Section 33; thence North 89 degrees 44 minutes 14 seconds East along the said North line a distance of 1441.33 feet to the intersection of said North line and the West line of the abandoned Chicago, Milwaukee and St. Paul Railway; thence South 15 degrees 14 minutes 33 seconds West (Deed= South 14 degree 31 minutes 46 seconds West) along said West line of the abandoned Chicago, Milwaukee and St. Paul Railway a distance of 677.34 feet (Deed=673.67 feet) to a point of curve; thence along said West line of the abandoned Chicago, Milwaukee and St. Paul Railway in a Southwesterly direction along a curve to the right, being tangent to last described course and having a radius of 1860.08 feet an arc distance of 14.21 feet (Deed= 18.58); thence continuing along said curve to the right and an arc distance of 283.03 feet to the North right-of-way line of Shepherd Road; thence North 75 degrees 28 minutes 09 seconds West along said North right-of-way a distance of 97.08 feet to a point of curve; thence in a Northwesterly direction along said North right-of-way along a curve to the right, being tangent to last described course and having a radius of 1860.08 feet an arc distance of 47.23 feet (Deed= South 73 degrees 28 minutes 12 seconds West a distance of 40.00 feet) to a point of curve on the South right-of-way line of Shepherd Road; said point also being on the North line of Tract "1B" of a survey of Lot 1, EAST VIEW ACRES, a subdivision in Clay County, Missouri; said point also being the Point of Beginning; thence North 71 degrees 08 minutes 23 seconds West along the North line of said Tract "2B" a distance of 271.42 feet to a point of curve on the East right-of-way of the Burlington Northern Railroad; thence in a Northwesterly direction along a curve to the left, having an initial tangent bearing of North 29 degrees 38 minutes 14 seconds East and a radius of 1482.40 feet, an arc distance of 199.70 feet to a point of curve at the intersection of the South right-of-way of Shepherd Road and said East right-of-way of the Burlington Northern Railroad; thence in a Southeasterly direction along the South right-of-way of Shepherd Road and a curve to the right, having an initial tangent bearing of South 24 degrees 31 minutes 06 seconds East and a radius of 10.02 feet, an arc distance of 19.94 feet; thence South 10 degrees 34 minutes 16 seconds East along the South right-of-way of Shepherd Road a distance of 40.87 feet to a point of curve; thence in a Southeasterly direction along a curve to the left, being tangent to last described course and having a radius of 130.00 feet, an arc distance of 94.52 feet; thence South 39 degrees 53 minutes 04 seconds East along the South right-of-way of Shepherd Road a distance of 20.28 feet; thence South 38 degrees 03 minutes 29 seconds East along the South right-of-way of Shepherd Road a distance of 23.23 feet to a point of curve; thence in a Southeasterly direction along a curve to the left, being tangent to last described course and having a radius of 220.00 feet, an arc distance of 38.03 feet to the Point of Beginning. Containing 0.453 acre. All bearings are referenced to the Missouri State Plane Coordinate System (NAD), Station CL-26.