Recorded in Clay County, Missouri
Date and Time: 03/14/2011 at 08:49:32 AM
Instrument Number: 2011018373
Book: D Page: 198
Instrument Type: SURV
Page Count: 1
Recording Fee: $44.00 S
Grantor: R & S BUILDERS
Grantee: VILLAS OF MARIMACK PLAT 1
Jay Lawson, Recorder

CERTIFICATE OF SURVEY

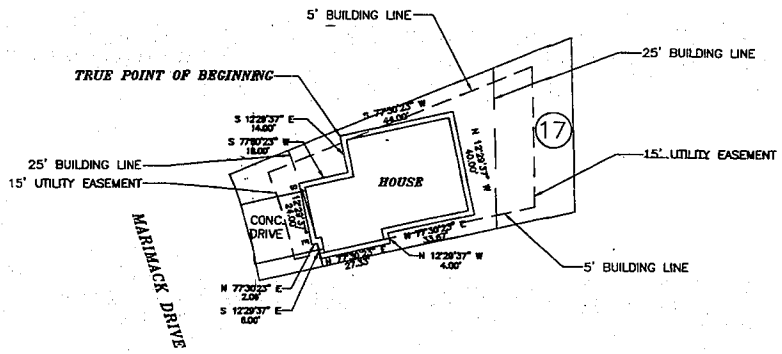
0' 30' 60' 90'

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.

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 07°19'19" EAST, A DISTANCE OF 1166.47 FEET TO THE TRUE POINT OF BEGINNING:
THENCE SOUTH 12°29'37" EAST, A DISTANCE OF 14.00 FEET;
THENCE SOUTH 77°30'23" WEST, A DISTANCE OF 19.00 FEET;
THENCE SOUTH 12°29'37" EAST, A DISTANCE OF 24.00 FEET;
THENCE NORTH 77°30'23" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 12°29'37" EAST, A DISTANCE OF 6.00 FEET;
THENCE NORTH 77°30'23" EAST, A DISTANCE OF 27.33 FEET;
THENCE NORTH 12°29'37" WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 77°30'23" EAST, A DISTANCE OF 33.67 FEET;
THENCE NORTH 12°29'37" WEST, A DISTANCE OF 40.00 FEET;
THENCE SOUTH 77°30'23" WEST, A DISTANCE OF 44.00 FEET;
TO THE TRUE POINT OF BEGINNING, ALSO KNOWN AS LOT 17, PER. DOCUMENT LOCATED IN BOOK 5150 AT PAGE 60, CLAY COUNTY, MISSOURI.

LINE OF PROPERTY DESCRIPTION IS 2.00' LARGER THAN THE FOUNDATION PERIMETER



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 SUBSUQUENT 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 DECEMBER 22, 2010 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.

12/22/10

MICHAEL A. NELSON, MO. L.S. 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.

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 APRIL, 2008. 20 CSR 2030-16.040

Prepared By
NELSON LAND SURVEYING INC.
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Email address: nelsonlandsurveying@email.com

CERTIFICATE OF SURVEY		
DRAWN MAN	DATE 12/21/10	FOR: R AND S BUILDERS
APPROVED NLS	DATE 12/22/10	
SCALE 1" = 30'	SHEET 1	PROJECT NO. 2010088 LOT 17

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