Clay County, Missouri
Land Survey Document

PLAT OF SURVEY

SHOWING LOCATION OF THE H.H. PIXLEE PROPERTY IN SECTION 17-52-30, CLAY COUNTY, MO.

TRACT "A"

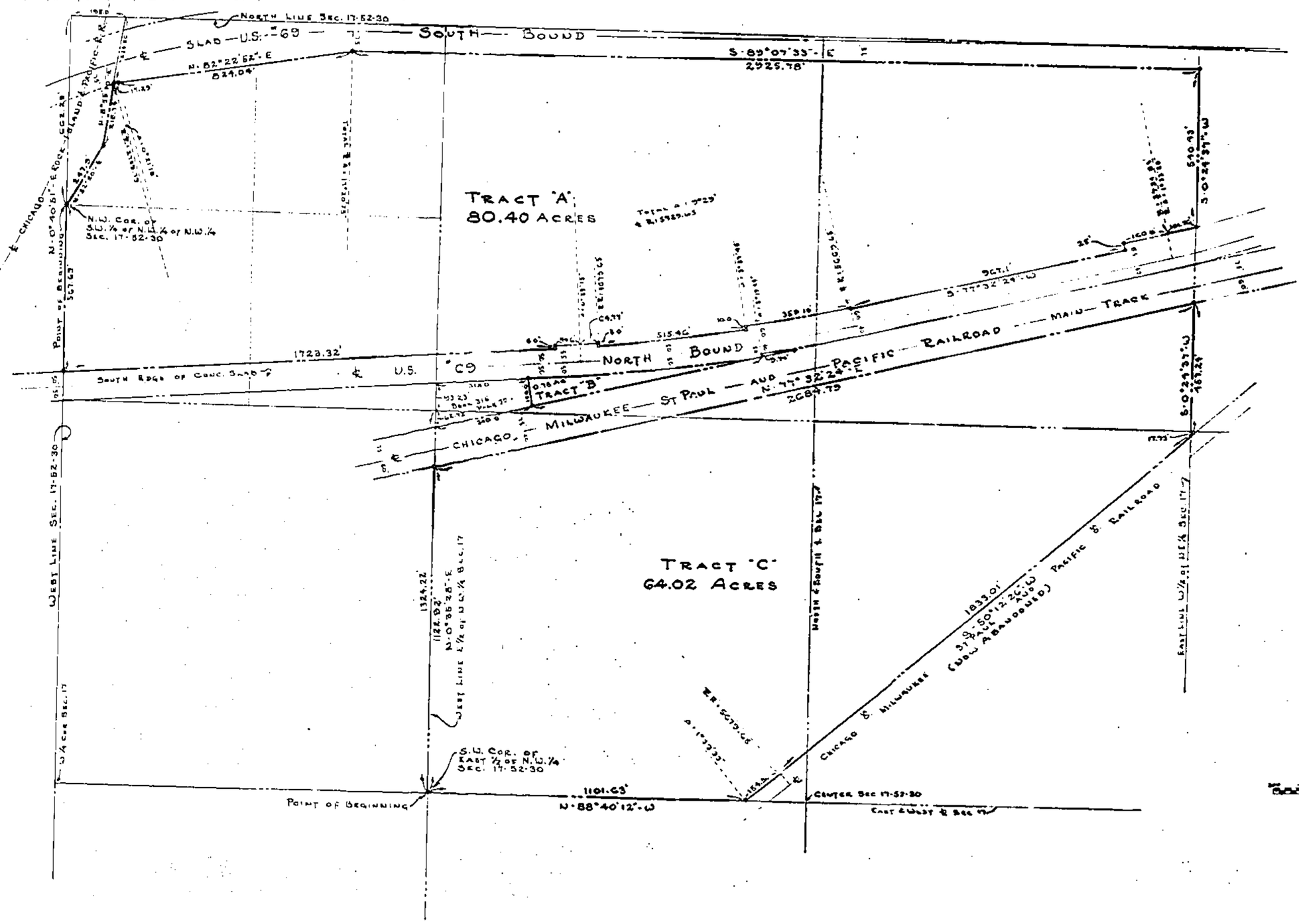
ALL THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17- TOWNSHIP 52 - RANGE 30 IN CLAY COUNTY MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 17 AND THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD COMPANY; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES; NORTH 32°20' EAST 247.90 FEET; THENCE NORTH 8°55'10" EAST 218.74 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY "69 SOUTHBOUND; THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE THE FOLLOWING COURSES; NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2789.79 FEET AND BEING 75.0 FEET DISTANT AT RIGHT ANGLES TO THE CENTER LINE OF SAID HIGHWAY AS NOW CONSTRUCTED, A DISTANCE OF 17.29 FEET; THENCE NORTH 82°22'52" EAST 824.04 FEET TO A POINT THAT IS 75.0 FEET AT RIGHT ANGLES FROM THE CENTER LINE POINT OF TANGENCY OF SAID HIGHWAY AS NOW CONSTRUCTED; THENCE SOUTH 89°07'33" EAST AND PARALLEL TO SAID CENTER LINE 2925.78 FEET TO A POINT IN THE EAST LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE LEAVING SAID RIGHT OF WAY SOUTH 0°24'37" WEST ALONG SAID EAST LINE 540.43 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY "69 NORTHBOUND; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES; SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3734.83 FEET A DISTANCE OF 101.56 FEET TO ITS POINT OF TANGENCY; THENCE SOUTH 77°32'24" WEST 160.80 FEET; THENCE SOUTH 12°27'36" EAST 25.0 FEET; THENCE SOUTH 77°32'24" WEST 964.10 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5669.65 FEET A DISTANCE OF 359.10 FEET; THENCE SOUTHEASTERLY AND RADIALLY TO SAID CURVE 10.0 FEET; THENCE WESTERLY ON A CURVE COMMON TO SAID LAST CURVE WITH A NEW RADIUS OF 5679.65 FEET A DISTANCE OF 515.46 FEET; THENCE NORTHERLY AND RADIALLY TO SAID CURVE 5.0 FEET; THENCE WESTERLY ON SAID COMMON CURVE WITH A RADIUS NOW OF 5674.65 FEET A DISTANCE OF 64.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°01'24" WEST 84.6 FEET; THENCE SOUTH 2°58'36" EAST 5.0 FEET; THENCE SOUTH 87°01'24" WEST 1723.32 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WEST LINE OF SAID SECTION 17; THENCE NORTH 0°40'51" EAST 567.69 FEET TO THE POINT OF BEGINNING CONTAINING 80.40 ACRES MORE OR LESS.

TRACT "B"

ALL THAT PART OF THE N.W. ¼ OF THE NORTHEAST QUARTER AND THE N.E. ¼ OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 52, RANGE 30 IN CLAY COUNTY, MISSOURI LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY "69 NORTHBOUND AND NORTH OF THE NORTH RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AS NOW OPERATING: EXCEPT THAT PART CONVEYED BY HUGH H. PIXLEE AND DORNA L. PIXLEE, HIS WIFE, TO RICHARD B. McINTIRE AND DORTIS MAY McINTIRE, HIS WIFE, BY DEED RECORDED IN BOOK 315 AT PAGE 395 IN THE OFFICE OF THE RECORDER OF DEEDS OF CLAY COUNTY, MISSOURI; CONTAINING IN ALL 0.75 OF AN ACRE MORE OR LESS.

TRACT "C"

ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 52, RANGE 30 IN CLAY COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 0°35'28" EAST ALONG THE WEST LINE OF SAID EAST HALF 1122.92 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 77°32'24" EAST 2684.73 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°24'37" WEST ALONG SAID EAST LINE 457.24 FEET TO ITS INTERSECTION WITH SOUTH RIGHT OF WAY LINE OF THE ABANDONED CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD; THENCE ALONG SAID ABANDONED RIGHT OF WAY THE FOLLOWING COURSES; SOUTH 50°12'26" WEST 1833.01 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.65 FEET A DISTANCE OF 154.56 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 88°40'12" WEST 1101.63 FEET TO THE POINT OF BEGINNING, CONTAINING 64.02 ACRES MORE OR LESS.



CERTIFICATE

THIS CERTIFIES THAT ROGERS, EVANS & CULP INC. SURVEYORS AND ENGINEERS IN LIBERTY, MO. HAVE ON THIS 31ST DAY OF AUGUST 1955, COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREWITH AND AFTER CAREFULLY CHECKING THE COUNTY RECORDS AND THE EXISTING EVIDENCES ON THE GROUND WE FIND THE PROPERTY LINES TO BE LOCATED AS SHOWN ON THIS PLAT.

BY: Harvey G. Evans.

Lot Line
Adjust Dr.

http://www.ClayCoGov.com