Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

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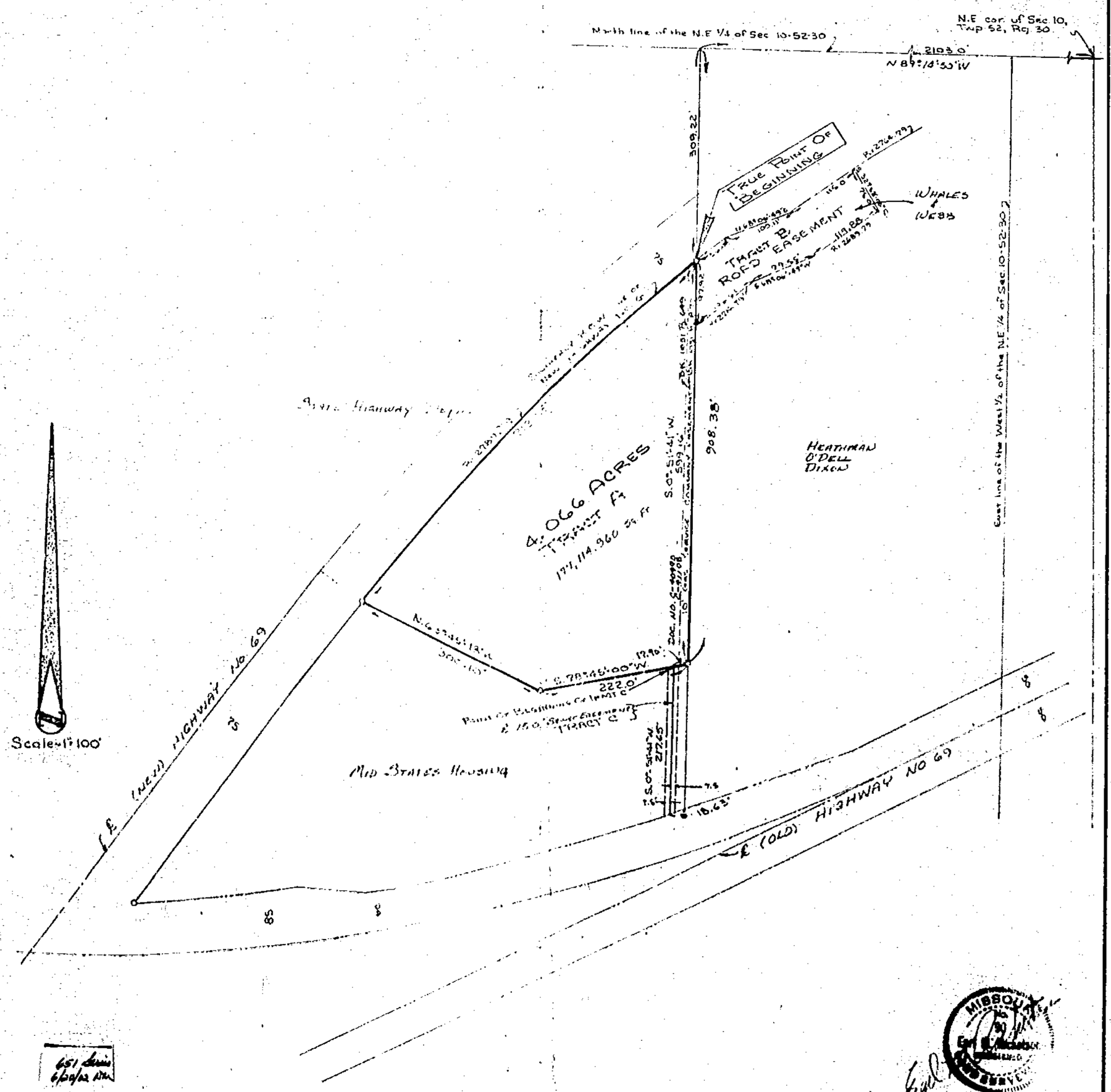
Mr. [illegible] Housing Administration, Mid States Housing, Inc., Kansas City Title Division, Chicago Title Insurance Company, Ben L. Mahaffey & Company, and Government National Mortgage Association, as they may be interested in title to premises surveyed.

I hereby certify that the survey was actually made on the ground per record description and is correct; that there are no encroachments either way across property lines except as shown.

Description: Tract A: All that part of Section 10, Township 52, Range 30 in Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Section 10; thence North 89°14'50" West along the North line of said Section, a distance of 2103.0 feet; thence South 0°51'41" West, a distance of 309.22 feet to a point in the Southerly right-of-way line of new Highway No. 69, as now established, said point being the true point of beginning; thence continuing South 0°51'41" West, a distance of 599.16 feet; thence South 78°45'00" West a distance of 222.0 feet; thence North 65°45'18" West a distance of 300.10 feet more or less to a point on the Southerly right-of-way line of said New Highway No. 69, thence in a Northeasterly direction along said Southerly right-of-way line, along a curve to the right, having a radius of 2789.79 feet, an arc distance of 712.65 feet to the true point of beginning.

Tract B: Together with an easement for ingress and egress to and from aforesaid premises to new Highway No. 69, which said Highway is adjacent to and contiguous with said easement rights South, and for the purpose of locating and constructing streets and roadways over; and utility lines under on or over said easement, as set forth in the instrument filed December 31, 1964 as Document No. B-50407, and recorded in Book 735 at Page 568 and 569, and more particularly described as follows: All that part of Section 10, Township 52, Range 30, in Clay County, Missouri described as follows: Commencing at the Northeast corner of said Section 10; thence North 89°14'50" West along the North line of said Section, a distance of 2103.0 feet; thence South 0°51'41" West a distance of 309.22 feet to a point in the Southerly right-of-way line of new Highway No. 69 and the true point of beginning of this tract; thence Northeasterly along said right-of-way line which is a curve to the right having a radius of 2789.79 feet, a distance of 56.08 feet; thence North 68°06'49" East along said right-of-way line a distance of 100.11 feet; thence Northeasterly along said right-of-way line, which is a curve to the right, concentric with said last curve and having a radius of 2789.79 feet, a distance of 115.0 feet; thence South 32°58' 00" East and radial to said curve, a distance of 75.0 feet; thence Southeasterly and parallel to said right-of-way line on a curve to the left having a radius of 2689.79 feet, a distance of 119.68 feet; thence South 68°06'49" West a distance of 99.55 feet; thence Southwesterly and parallel to said right-of-way line on a curve to the left having a radius of 2714.79 feet, a distance of 106.61 feet; thence North 0°51'41" East, a distance of 97.92 feet to the true point of beginning.

Tract C: Together with a 15' easement for construction, maintenance, and use for sanitary sewer purposes, and lying 7.5 feet on either side of a centerline more particularly described as follows: Commencing at the Northeast corner of said Section 10; thence North 89°14'50" West along the North line of said Section, a distance of 2103.0 feet; thence South 0°51'41" West, a distance of 908.38 feet; thence South 78°45'00" West, a distance of 17.90 feet to the point of beginning; thence South 0°51'41" West, a distance of 217.65 feet to a point in the North right-of-way line of a cross over between the old and new Highway No. 69 as now established, said point being point of termination of said centerline.



EVANS, INC.
Surveying & Engineering
Liberty, Missouri

Drawn By: Michael Merritt

3-29-71

Job No. 9-71-40

http://www.ClayCoGov.com