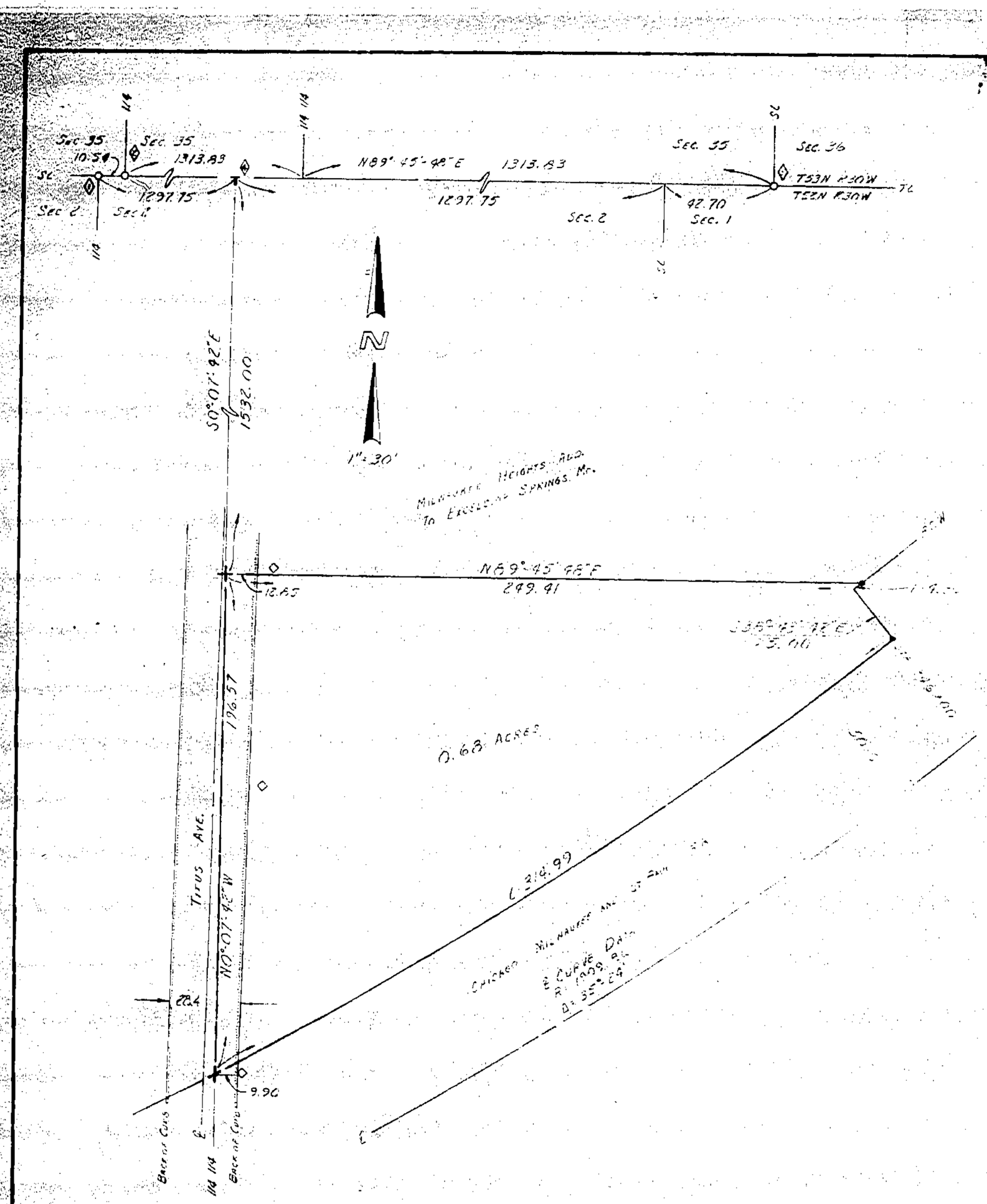
Clay County, Missouri
Land Survey Document



DESCRIPTION

A fractional part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 52 North, Range 30 West, Excelsior Springs, Clay County, Missouri and more particularly described as follows: Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 2; thence S0°-07'-42"E along the west line of said Quarter Quarter Section and along the west line of the Southeast Quarter of the Northeast Quarter of said Section 2, 1532.00 feet to the true point of beginning: Thence N89°-45'-48"E, 249.41' to the northerly right-of-way of the Chicago Milwaukee and St. Paul Railway; thence South westerly along a circular curve concave northwesterly having a northerly right-of-way radius of 1834.86; 4.36 feet; thence S38°-43'-42"E along said right-of-way, 25.00 feet; thence southwesterly along said northerly right-of-way along a circular curve having a northerly right-of-way radius of 1839.86 feet, 314.99 feet to the west line of the Southeast Quarter of the Northeast Quarter of said Section 2, thence N0°-07'-42"W along said west line, 196.57 feet to the true point of beginning. Said tract contains 0.68 acres more or less.

NOTES:

1. Bearing Base Assumed
   N line of Sec. 2 = N89°-45'-48"E
2. ○ Indicates Brass Cap Found
   ● Indicates ½" Iron Bar Set
   ■ Indicates Steel Post Set
   + Indicates Cross Cut in Concrete
   T Indicates "T" Cut in Concrete
   ◇ Indicates Utility Pole
3. Corner Ties:
   ① N. Cor. Sec. 2, T52N, R30W
   SW House Fnd. Cor. N15°E, 41.99'
   48" Maple (To Face) N66°E, 3.2'
   Nail & Shiner S Root of Maple S68°E, 6.70'
   PLN NE Side U. Pole S85°W, 69.54'
   S¼ Cor. Sec. 35, T53N, R30W, S88°E, 10.54'
   ℄ Crack of Tracy Street S, 27.92'
   ② S¼ Cor. Sec. 35, T53N, R30W
   SW House Fnd Cor. N, 40.87'
   48" Maple (To Face) N87°W, 5.6'
   N & S South Root of Maple S82°W, 6.27'
   ℄ Crack Tracy Street S, 27.85'
   PLN NE Side U. Pole N0°W, 80.09'
   N¼ Cor. Sec. 2, T52N, R30W, N88°W, 10.54'
   ③ ST Cor. Sec. 35, T53N, R30W
   PLN N Side U. Pole N72°E, 30.78'
   N & S ● ℄ RR Tracks (Main Line) N54°W, 11.08'
   ④ NW Cor. NE¼, NE¼ Sec. 2, T52N, R30W
   Cut "T" in concrete
   N & S W. Side U. Pole East 58.86'
   Approx. Centerline crack East 14.1'
   N & S E. Side U. Pole SW, 56.48'
4. No exception used or dedication can be found for the easterly portion of Titus Avenue.
5. Warranty Deed at Book 1323, Page 100 (Doc. D 76289) refers to this tract as "also know as Block 170 in Excelsior Springs, Missouri." Available City Maps show Block 170 extending only to the easterly right-of-way of Titus Avenue.

SURVEYOR'S CERTIFICATION

I, Richard L. Elgin, Missouri Registered Surveyor No. LS-1682 hereby certify the survey shown on this plat was made by me or under my direction and is true and correct as shown.

Date: March 5, 1979

Signed: [signature]
Richard L. Elgin, LS-1682

651 Sewin
6/20/82 [illegible]

McCANLESS-RIDDLE ENGINEERING CO. RICHMOND, MO.			
Fract. Pt. SE1/4 NE1/4 Sec 2, T52N, R30W Excelsior Springs, Clay Co. Mo. for Nelson Roberts			
1"=30'	Mar. 2, 1979	WC	R-266

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