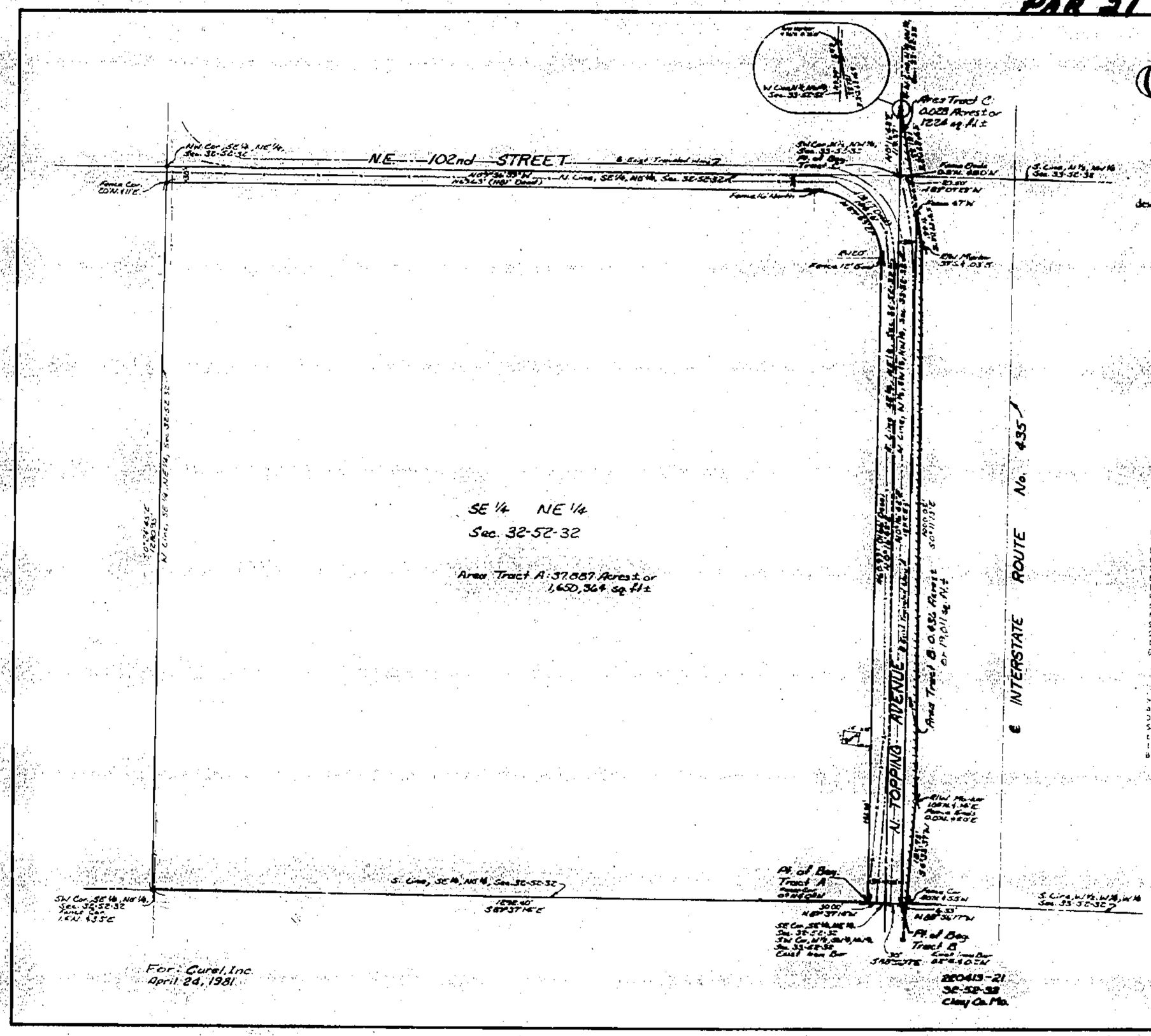
Clay County, Missouri
Land Survey Document

PAR 21



CERTIFICATE OF SURVEY

The Tuttle-Ayers-Woodward Co.
Surveyors
Kansas City, Mo.

THIS IS TO CERTIFY that we have this day made a survey of premises herein described and that the results of said survey are represented in the following plat.

Description:

All that part of the Southeast Quarter of the Northeast Quarter of Section 32, the North Half of the Northwest Quarter of Section 33, and the West Half of the Southwest Quarter of the Northwest Quarter of Section 33, all in Township 52, Range 32, now in Kansas City, Clay County, Missouri, described as follows:

TRACT A

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 32; thence North 89°37'14" West along the South line thereof, 30.00 feet to a point on the West right-of-way line of North Topping Avenue, as said right-of-way was conveyed to the County of Clay by a deed recorded in Book 508 at page 81, said point being the True Point of Beginning of the tract to be herein described; thence Northerly, Northwesterly and westerly and along the aforementioned right-of-way the following courses and distances: thence North 0°16'42" East and parallel with the East line of said 1/4-1/4 Section, 1160.97 feet (1166 feet deeded) to a point of curvature; thence along a curve to the left, tangent to the last described course, having a radius of 120 feet and a central angle of 89°53'21", an arc distance of 188.26 feet (187.7 feet deeded) to a point 30 feet South of, as measured perpendicular to the North line of said 1/4-1/4 Section and being now on the South right-of-way line of North East 102nd street; thence North 89°36'39" West and parallel with the North line of said 1/4-1/4 Section, 1169.63 feet (1181 feet deeded) to the West line of said 1/4-1/4 Section; thence South 0°24'45" East along said West line and no longer along the South right-of-way line of North East 102nd Street, 1280.95 feet to the Southwest corner of said 1/4-1/4 Section; thence South 89°37'14" East along the South line of said 1/4-1/4 Section, 1292.40 feet to the True Point of Beginning.

TRACT B

Commencing at the Southwest corner of the West half of the Southwest Quarter of the Northwest Quarter of said Section 33, Township 52, Range 32; thence South 88°56'17" East along the South line of said 1/2-1/4-1/4 Section, 30 feet to a point on the East right-of-way line of North Topping Avenue as said right-of-way was conveyed to the County of Clay by a deed recorded in Book 508 at page 81, said point being the True Point of Beginning of the tract to be herein described; thence North 0°16'42" East along said East right-of-way line and parallel with the West line of said 1/2-1/4-1/4 Section, 1255.53 feet to a point on the West right-of-way line of Interstate Route No. 435, as described in Document No. C96095 in Book 1148 at page 363, filed for record March 4, 1974; thence southerly along said West right-of-way line, the following courses and distances: thence South 9°27'02" East, 71.44 feet; thence South 0°11'13" East, 1000.02 feet; thence South 4°33'37" West, 135.77 feet; thence South line of said 1/2-1/4-1/4 Section; thence North 88°56'17" East along said South line, and no longer along said West right-of-way line of Interstate Route No. 435, 6.33 feet to the Point of Beginning.

TRACT C

Beginning at the Southwest corner of the North Half of the Northwest Quarter of said Section 33, Township 52, Range 32; thence North 0°16'42" East, 119.37 feet to a point on the West right-of-way line of Interstate Route No. 435, as described in Document No. C96095 in Book 1148 at page 363, filed for record March 4, 1974; thence South 9°27'02" East, along said West right-of-way line, 121.33 feet to a point on the South line of said 1/2-1/4 Section; thence North 89°07'29" West along said South line and no longer along said West right-of-way line, 20.50 feet to the Point of Beginning.

LEGEND
Exist 1/4 Corner
Exist R/W Marker
Set Iron Bar
℄ Exist Ditch

NORTH
Scale: 1" = 100'

The Tuttle-Ayers-Woodward Co.

http://www.ClayCoGov.com