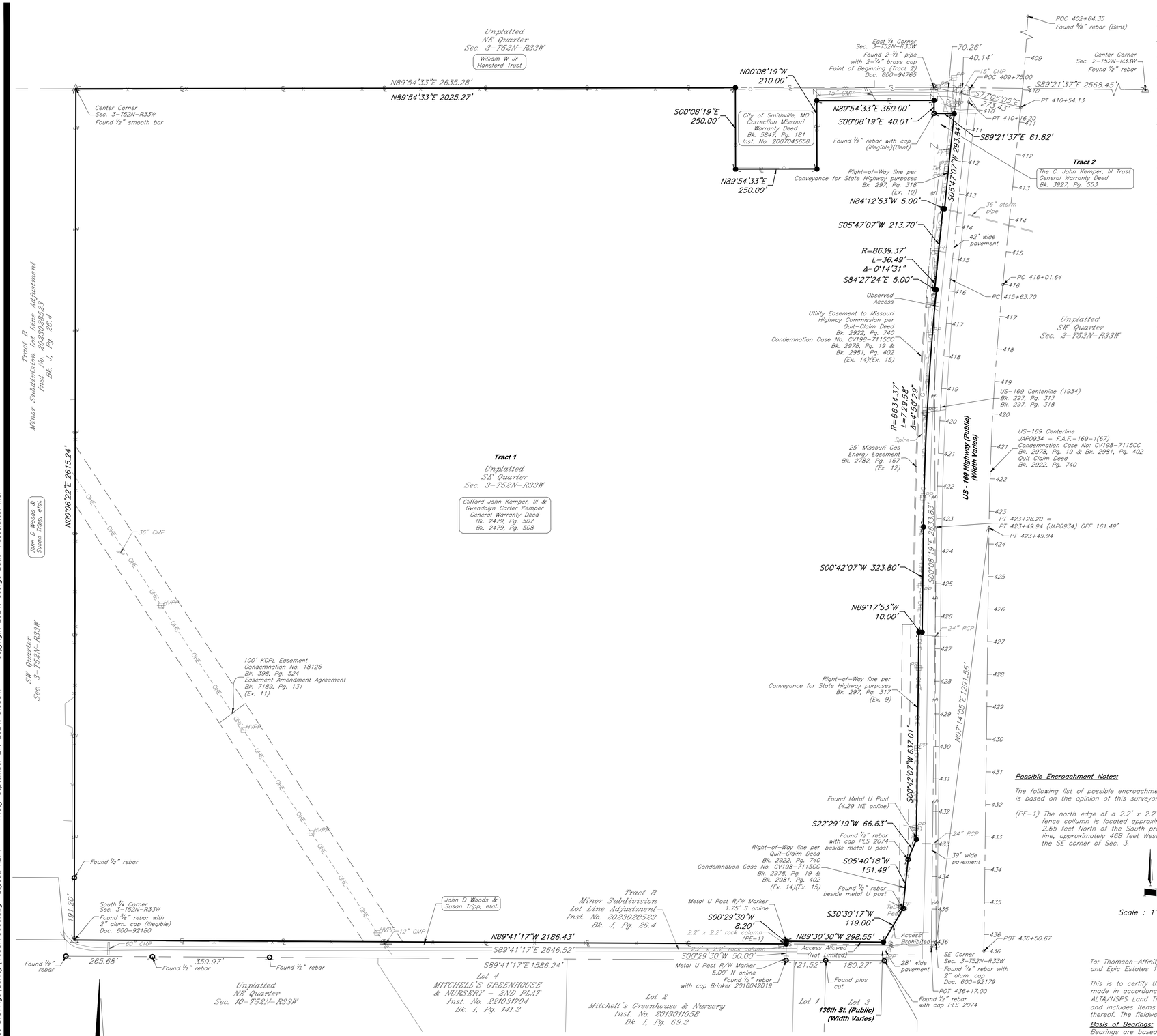
Unplatted
NE Quarter
Sec. 3–T52N–R33W
William W Jr
Hansford Trust
N89°54'33"E 2635.28'
N89°54'33"E 2025.27'
Center Corner
Sec. 3–T52N–R33W
Found ½" smooth bar
N00°08'19"W
210.00'
S00°08'19"E
250.00'
City of Smithville, MO
Correction Missouri
Warranty Deed
Bk. 5847, Pg. 181
Inst. No. 2007043658
N89°54'33"E
250.00'
East ¼ Corner
Sec. 3–T52N–R33W
Found 2-½" pipe
with 2-¾" brass cap
Point of Beginning (Tract 2)
Doc. 600–94765
N89°54'33"E 360.00'
S00°08'19"E 40.01'
Found ½" rebar with cap
(Illegible)(Bent)
Conveyance for State Highway purposes
Right-of-Way line per
Bk. 297, Pg. 318
(Ex. 10)
N84°12'53"W 5.00'
S05°47'07"W 213.70'
R=8639.37'
L=36.49'
Δ=0°14'31"
S84°27'24"E 5.00'
Observed
Access
Utility Easement to Missouri
Highway Commission per
Quit-Claim Deed
Bk. 2922, Pg. 740
Condemnation Case No. CV198–7115CC
Bk. 2978, Pg. 19 &
Bk. 2981, Pg. 402
(Ex. 14)(Ex. 15)
POC 402+64.35
Found ⅝" rebar (Bent)
Center Corner
Sec. 2–T52N–R33W
Found ½" rebar
S89°21'37"E 2568.45'
15" CMP
POC 409+75.00
S77°05'05"E
223.43'
PT 410+54.13
PT 410+16.20
S89°21'37"E 61.82'
Tract 2
The C. John Kemper, III Trust
General Warranty Deed
Bk. 3927, Pg. 553
S05°47'07"W 293.84'
36" storm
pipe
42' wide
pavement
PC 416+01.64
PC 415+63.70
Unplatted
SW Quarter
Sec. 2–T52N–R33W
US–169 Centerline (1934)
Bk. 297, Pg. 317
Bk. 297, Pg. 318
US–169 Centerline
JAP0934 – F.A.F.–169–1(67)
Condemnation Case No: CV198–7115CC
Bk. 2978, Pg. 19 & Bk. 2981, Pg. 402
Quit Claim Deed
Bk. 2922, Pg. 740
R=863.14.37'
L=729.58'
Δ=4°50'29"
US - 169 Highway (Public)
(Width Varies)
Spire
25' Missouri Gas
Energy Easement
Bk. 2782, Pg. 167
(Ex. 12)
PT 423+26.20 =
PT 423+49.94 (JAP0934) OFF 161.49'
PT 423+49.94
S00°08'19"E 2633.83'
S00°42'07"W 323.80'
N89°17'53"W
10.00'
24" RCP
Right-of-Way line per
Conveyance for State Highway purposes
Bk. 297, Pg. 317
(Ex. 9)
S00°42'07"W 637.10'
N07°14'05"E 1291.55'
Found Metal U Post
(4.29 NE online)
S22°29'19"W 66.63'
Found ½" rebar
with cap PLS 2074
Right-of-Way line per
Quit-Claim Deed
Bk. 2922, Pg. 740
Condemnation Case No. CV198–7115CC
Bk. 2978, Pg. 19 &
Bk. 2981, Pg. 402
(Ex. 14)(Ex. 15)
S05°40'18"W
151.49'
Found ½" rebar
beside metal U post
39' wide
pavement
Tract 1
Unplatted
SE Quarter
Sec. 3–T52N–R33W
Clifford John Kemper, III &
Gwendolyn Carter Kemper
General Warranty Deed
Bk. 2479, Pg. 507
Bk. 2479, Pg. 508
Tract B
Minor Subdivision
Lot Line Adjustment
Inst. No. 202302852 3
Bk. J, Pg. 26.4
John D Woods &
Susan Tripp, etal.
N00°06'22"E 2615.24'
36" CMP
100' KCPL Easement
Condemnation No. 18126
Bk. 398, Pg. 524
Easement Amendment Agreement
Bk. 7189, Pg. 131
(Ex. 11)
SW Quarter
Sec. 3–T52N–R33W
Found ½" rebar
South ¼ Corner
Sec. 3–T52N–R33W
Found ⅝" rebar with
2" alum. cap (Illegible)
Doc. 600–92180
191.20'
60" CMP
12" CMP
N89°41'17"W 2186.43'
S89°41'17"E 2646.52'
S89°41'17"E 1586.24'
265.68'
359.97'
Found ½" rebar
Unplatted
NE Quarter
Sec. 10–T52N–R33W
Lot 4
MITCHELL'S GREENHOUSE
& NURSERY – 2ND PLAT
Inst. No. 221031704
Bk. 1, Pg. 141.3
Lot 2
Mitchell's Greenhouse & Nursery
Inst. No. 201901059
Bk. 1, Pg. 69.3
S00°29'30"W
8.20'
2.2' x 2.2' rock column
(PE–1)
S00°29'30"W 50.00'
Metal U Post R/W Marker
5.00' N online
Found ½" rebar
with cap Brinker 2016042019
N89°30'30"W 298.55'
Access Allowed
(Not Limited)
121.52'
180.27'
Found plus
cut
Lot 1
Lot 3
136th St. (Public)
(Width Varies)
S30°30'17"W
119.00'
Access
Prohibited
28' wide
pavement
SE Corner
Sec. 3–T52N–R33W
Found ⅝" rebar with
2" alum. cap
Doc. 600–92179
POT 436+17.00
Found ½" rebar
with cap PLS 2074
POT 436+50.67
Found Metal U Post
(4.29 NE online)
Found ½" rebar
with cap PLS 2074
Found ½" rebar
beside metal U post
Tel. Ped.
Found ½" rebar
Found ½" rebar
Found ½" rebar