

ADMINISTRATIVE SURVEY SURVEY FOR UTSAV PATEL

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, MISSOURI

McCLURETM

Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

SURVEY PREPARED FOR:
UTSAV PATEL
PROJECT NAME:
ADMIN SURVEY
PROJECT LOCATION:
BOONE COUNTY, MO
McCLURE PROJECT No.
2022001780

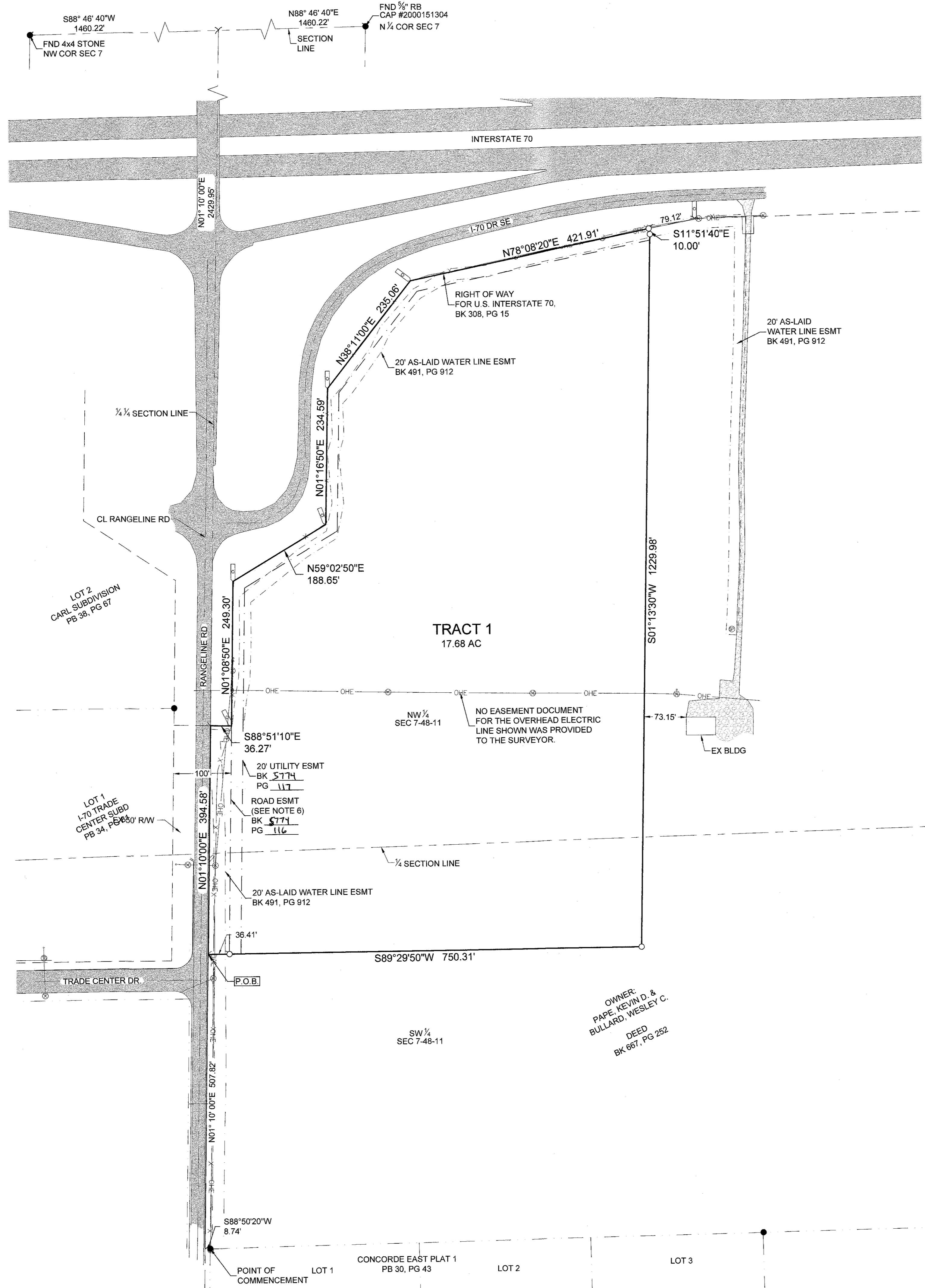
SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION, MODOT CORS VRS NETWORK, NAD83 (2011)

Christopher M. Sander
MO LS-2003013178
July 20, 2023
SUBMITTAL DATE: 08/30/2023

STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 27th DAY OF July, 2023.
LEAH JOHNSON, NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 15, 2025



PROPERTY DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 11 WEST OF THE 5TH PRINCIPAL MERIDIAN, BOONE COUNTY, MISSOURI AND BEING PART OF THE DEED RECORDED IN BOOK 667, PAGE 252 OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CONCORDE EAST PLAT 1 AS RECORDED IN PLAT BOOK 30, PAGE 43; THENCE ALONG A PROJECTION OF THE NORTH LINE OF SAID LOT 1, S88°50'20"W, 8.74 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID QUARTER-QUARTER SECTION LINE, N01°10'00"E, 507.82 FEET TO A POINT 10.00 FEET NORTH OF THE PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF TRADE CENTER DRIVE AS SHOWN BY I-70 TRADE CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGE 81, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER-QUARTER SECTION LINE, N01°10'00"E, 394.58 FEET TO A POINT LYING ON THE RIGHT-OF-WAY LINES OF U.S. INTERSTATE HIGHWAY 70 AS NOW ESTABLISHED AND RECORDED AS CASE NO. 44985 IN BOOK 308, PAGE 15; THENCE ALONG THE LINES OF SAID RIGHT-OF-WAY FOR THE FOLLOWING SIX (6) CALLS: S88°51'10"E, 36.27 FEET; THENCE N01°08'50"E, 249.30 FEET; THENCE N59°02'50"E, 188.65 FEET; THENCE N01°18'50"E, 234.59 FEET; THENCE N38°11'00"E, 235.08 FEET; THENCE N78°08'20"E, 424.23 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE, S01°13'30"W, 1240.25 FEET; THENCE S88°29'50"W, 750.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.68 ACRES.

CERTIFICATION:
I HEREBY CERTIFY THAT I COMPLETED A SURVEY FOR THE DESCRIBED PROPERTY IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

- NOTES:**
- THIS SURVEY COMPLIES WITH THE MEASUREMENT STANDARDS OF THE STATE OF MISSOURI SET FORTH IN 20 CSR 2030-16.040(3)(A) FOR RURAL PROPERTY.
 - THIS TRACT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY FEMA'S BOONE COUNTY INCORPORATED AND UNINCORPORATED FIRM MAP NUMBER 29019C0305E DATED APRIL 19, 2017.
 - THIS TRACT IS SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
 - TITLE WORK WAS NOT PROVIDED FOR THE SUBJECT PROPERTY.
 - STREAM BUFFER STATEMENT: NO PART OF THIS TRACT IS LOCATED WITHIN A STREAM BUFFER AS DEFINED IN THE STREAM BUFFER REGULATIONS, CHAPTER 26 OF THE BOONE COUNTY, MISSOURI ZONING REGULATIONS.
 - NO RECORD EASEMENT OR DOCUMENT WAS FOUND OR PROVIDED TO THE SURVEYOR THAT ESTABLISHES RIGHT-OF-WAY FOR RANGELINE ROAD ALONG THE WESTERN BOUNDARY OF THIS SURVEY. A NEW EASEMENT FOR ROAD PURPOSES IS BEING PROVIDED AT THE SAME TIME AS THIS SURVEY.

GENERAL LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
SECTION LINE	---
EASEMENT LINE	---
FIELD FENCE	---
ROAD CENTERLINE	---
FOUND RW MARKER	○
FOUND IRON PIPE/REBAR	●
FOUND DRILL HOLE	⊗
SET 1/2" REBAR	○
FOUND PLSS CORNER	■
ABBREVIATIONS:	
RIGHT-OF-WAY	R/W
BOOK AND PAGE	BK, PG
RECORD	REC
POINT OF BEGINNING	POB
FOUND	FND
CENTERLINE	CL

Recorded in Boone County, Missouri
Recording Date/Time: 07/27/2023 at 01:39:15 PM
Book: 5774 Page: 118

Instr #: 2023011835
Pages: 1
Fee: \$29.00

Bob Nolte
Recorder of Deeds

APPROVED FOR RECORDING THIS 27th DAY OF July, 2023.
Bill Florea, Director of Resource Management