

ADMINISTRATIVE SURVEY SURVEY FOR UTSAV PATEL

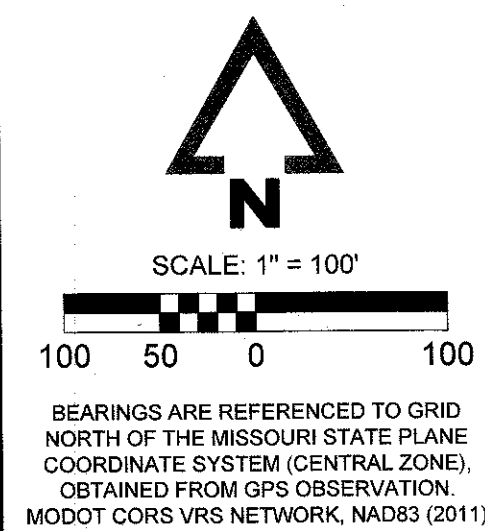
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 48
NORTH, RANGE 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, MISSOURI



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



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
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
NUMBER
PLS-2003013178
EXPIRATION DATE
JULY 15, 2023
Christopher M. Sander
MO LS-2003013178
July 20, 2023
SUBMITTAL DATE: 06/30/2023

STATE OF MISSOURI
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE
ME THIS 20th DAY OF July
2023.
Leah Johnson
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°16'50"E, 234.59 FEET; THENCE N88°11'00"E, 235.06 FEET; THENCE
N78°08'20"E, 424.23 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S01°13'30"W,
1240.25 FEET; THENCE S89°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 R/W 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 #: 2023011805
Pages: 1
Fee: \$29.00 \$
BOB NOLTE
Recorder of Deeds

APPROVED FOR RECORDING THIS 27th DAY OF July, 2023.
Bill Florea
BILL FLOREA, DIRECTOR OF RESOURCE MANAGEMENT