Clay County, Missouri
Land Survey Document

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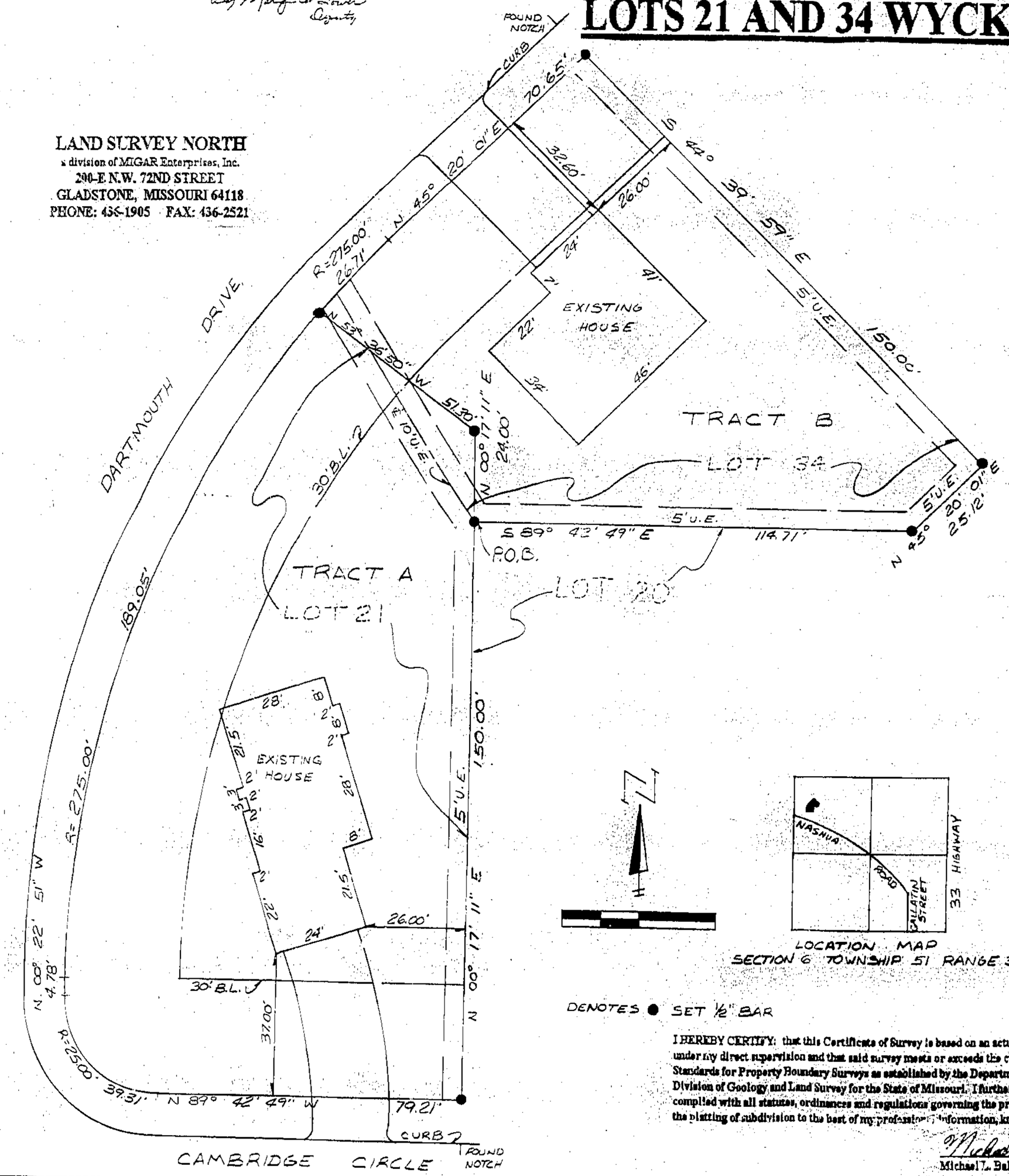
MARY L. RUBERLY
RECORDER OF DEEDS
By Margaret Lowe
County

LOT SPLIT SURVEY

LOTS 21 AND 34 WYCKWOOD MEADOWS

LAND SURVEY NORTH
a division of MIGAR Enterprises, Inc.
200-E N.W. 72ND STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-1905 FAX: 436-2521



LOCATION MAP
SECTION 6 TOWNSHIP 51 RANGE 31

DENOTES ● SET ½" BAR

I HEREBY CERTIFY: that this Certificate of Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey for the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivision to the best of my professional information, knowledge and belief.

Michael L. Baldus L.S. 2131

ORDERED BY: OTIS MILLER

DESCRIPTION:

TRACT A
All that part of Lots 21 and 34, WYCKWOOD MEADOWS, a subdivision in Liberty, Clay County, Missouri, described as follows: Beginning at the common corner of Lots 21, 34 and 20, of said subdivision; thence N 00° 17'11" E, a distance of 24.00 feet; thence N 53° 36'50" W, a distance of 51.30 feet to the East Right-of-Way line of Dartmouth; thence Southwesterly along said Right-of-Way, with a radius of 275.00 feet, a distance of 189.05 feet, to a point of tangency; thence S 00° 22'51" W, a distance of 4.78 feet; thence on a curve to the left, radius of 25.00 feet, a distance of 39.31 feet; thence S 89° 42'49" E, a distance on 79.21 feet to the Southeast corner of Lot 21; thence N 00° 17'11" E, a distance of 150.00 feet to Point of Beginning.

TRACT B:
All that part of Lots 21 and 34, WYCKWOOD MEADOWS, a subdivision in Liberty, Clay County, Missouri, described as follows: Beginning at the common corner of Lots 21, 34 and 20, of said subdivision; thence N 00° 17'11" E, a distance of 24.00 feet; thence N 53° 36'50" W, a distance of 51.30 feet to the East Right-of-Way line of Dartmouth; thence Northeasterly along said Right-of-Way, with a radius of 275.00 feet, a distance of 26.71 feet to a point of tangency; thence N 45° 20'01" E, a distance of 70.65 feet, to the most Northerly corner of Lot 34; thence S 44° 39'59" E, a distance of 150.00 feet; thence S 45° 20'01" W, along the rear line of Lot 34, 25.12 feet; thence N 89° 42'49" E, a distance of 114.71 feet, to Point of Beginning.

IN TESTIMONY WHEREOF: The undersigned proprietor, owner of Tract B, have hereunto subscribed their names this 18 day of OCTOBER, 1995.

Otis Miller — Carole L. Miller

STATE OF MISSOURI, COUNTY OF CLAY, SS.

Be it remembered on this 18 day of October, 1995, before me, a Notary Public in and for said County and State, came Otis Miller and Carole L. Miller, husband and wife, owner of Tract B, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notorial seal at my office in said County and State, the day and year last above written.

My commission expires:

Notary Public in and for said County and State

JOHN C. REPPERT
Notary Public – Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: July 21, 1997

IN WITNESS WHEREOF: The undersigned proprietor, owner of Tract A, have hereunto subscribed their names this 16 day of OCTOBER, 1995.

Christodoula Efstathiou
Christodoula Efstathiou — a single person

STATE OF MISSOURI, COUNTY OF CLAY, SS.

Be it remembered on this 16 day of October, 1995, before me, a Notary Public in and for the County and State, came Christodoula Efstathiou, a single person, owner of Tract A, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notorial Seal in my office in said County and State, the day and year last above written.

My commission expires:

Notary Public in and for said County and State

JOHN C. REPPERT
Notary Public – Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: July 21, 1997

Approved by the Director of Community Development, under the authority of the Mayor and City Council of Liberty, Missouri.

Douglas J. Hermes, Director of Community Development — Date: 19 Oct 95

11/7/95 gm
Cab C