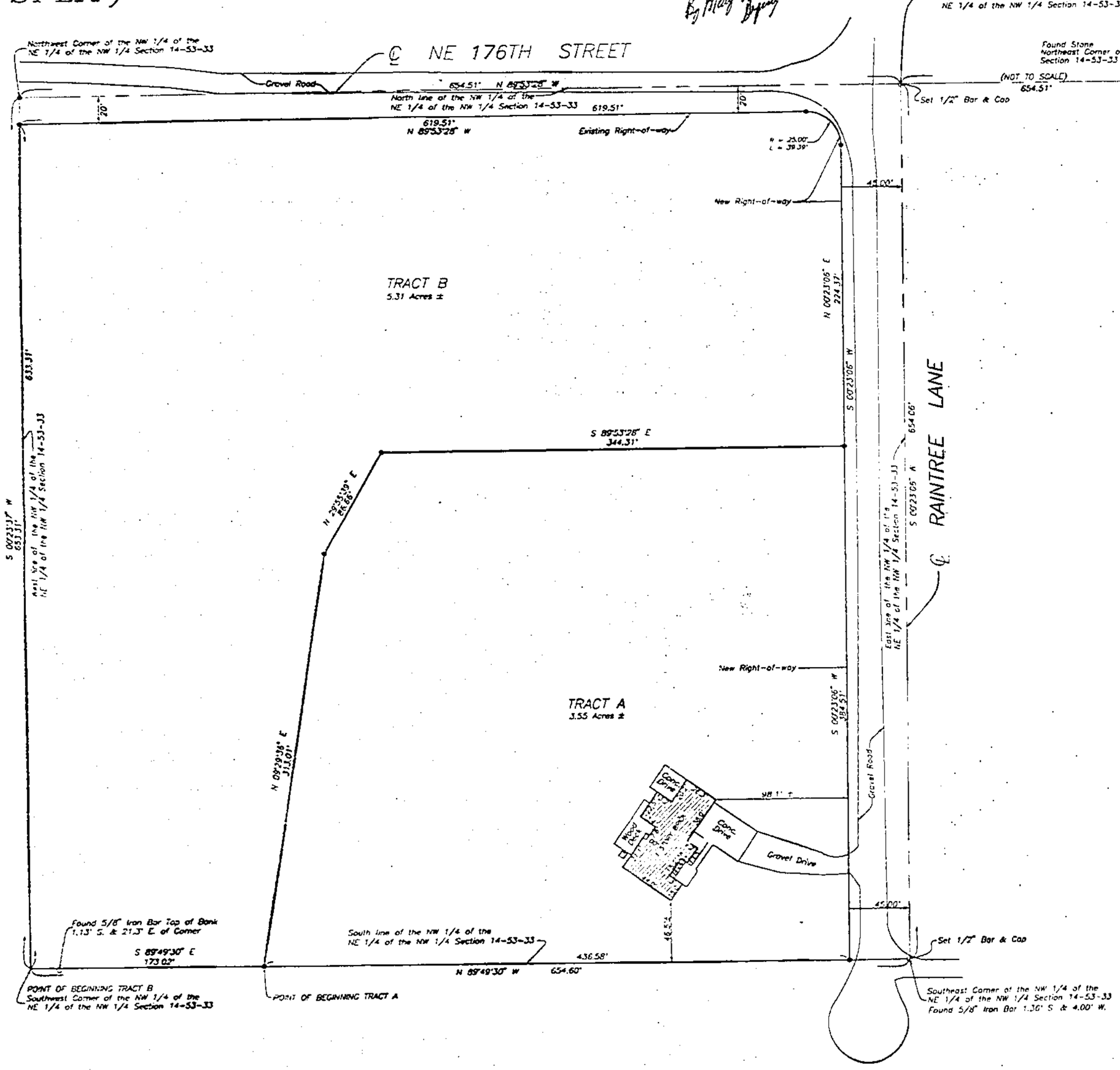
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

N 11698 AUG 26 1996

CERTIFICATE OF SURVEY
(LOT SPLIT)

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS



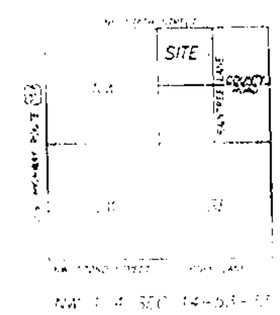
LEGEND
W/E = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

Denotes Existing Monument

▲ Denotes monument to be set after construction of Utilities and Streets

● Denotes 1/2" rebars to be set with Public Improvements

○ Denotes Existing Rebar



Location Map

GENERAL NOTES

1. Bearings shown in degrees are based on the East line of the NW 1/4 of the NE 1/4 of the NW 1/4 Section 14-53-33.
2. This survey is based on the commitment [illegible] by Lawyers Title Insurance Company and contains no [illegible].
3. Schedule "B" Exceptions number [illegible] affect this property and are not shown hereon.
4. Schedule "B" Exceptions number [illegible] are blanket easements granted to [illegible].

LEGAL DESCRIPTION

TRACT A: All that part of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 53, Range 33 in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14; thence South 89 degrees 49 minutes 30 seconds East, along the South line of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 173.02 feet to the Point of Beginning of the Tract of land herein described; thence North 00 degrees 20 minutes 28 seconds East, a distance of 313.01 feet; thence North 89 degrees 53 minutes 28 seconds East, a distance of 89.66 feet; thence South 00 degrees 23 minutes 06 seconds West, along a line 20.00 feet South of and parallel to the North line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 344.31 feet, to a point 45.00 feet West of the East line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14; thence South 00 degrees 23 minutes 06 seconds West, along a line 45.00 feet West of and parallel to the East line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 284.51 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, said point being 45.00 feet West of the Southeast corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14; thence North 89 degrees 49 minutes 30 seconds West, along the South line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 654.60 feet to the Point of Beginning. Contains 3.55 Acres more or less.

TRACT B: All that part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 14, Township 53, Range 33 in the City of Smithville, Clay County, Missouri, described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14; thence South 89 degrees 49 minutes 30 seconds East, along the South line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 173.02 feet; thence North 00 degrees 20 minutes 28 seconds East, a distance of 313.01 feet; thence North 89 degrees 53 minutes 28 seconds East, a distance of 89.66 feet; thence South 00 degrees 23 minutes 06 seconds East, along a line 20.00 feet South of and parallel to the North line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 344.31 feet; thence South 00 degrees 23 minutes 06 seconds West, along a line 45.00 feet West of and parallel to the East line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 284.51 feet; thence South 89 degrees 49 minutes 30 seconds East, along a line 45.00 feet West of and parallel to the East line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 654.60 feet; thence North 00 degrees 23 minutes 06 seconds East, a distance of 224.31 feet; thence North 89 degrees 53 minutes 28 seconds East, a distance of 44.66 feet; thence South 00 degrees 23 minutes 06 seconds West, along a line 20.00 feet South of and parallel to the North line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 14, a distance of 633.31 feet to the Point of Beginning. Contains 5.31 Acres more or less.

IN TESTIMONY WHEREOF, Steven P. Garcia and Cathy S. Garcia, husband and wife, have hereunto set their names this 16th day of August, 1996.

Steven P. Garcia

Cathy S. Garcia

STATE OF MISSOURI }s.
COUNTY OF CLAY }

On this 16th day of August, 1996, before me personally appeared Steven P. Garcia and Cathy S. Garcia, husband and wife, who executed the within instrument, and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my seal the day and year last written above.

William J. Aylett

My Commission Expires March 27, 2000

Subdivisions D
9-24-96 KM

NOTE: This survey meets the accuracy requirements for a Suburban Class of Property.

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 Missouri Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri and Missouri Standards for Property Boundary Surveys established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying and that the plotting of equipment to the best of my professional knowledge and belief.

DATE: 8-16-96 SAM A. AYLETT, SURVEYOR

APRIL 23, 1996

FOR: STEVEN P. GARCIA & CATHY S. GARCIA

JOB No. 10577