Clay County, Missouri
Land Survey Document

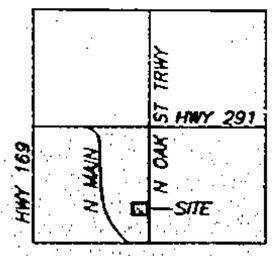
CERTIFICATE OF SURVEY
LOT SPLIT

LEGEND:

- △ Denotes Existing Monument
- ● Denotes 1/2" Rebar Set with Plastic Cap #2074
- ○ Denotes Existing Bar
- PP POWER POLE
- TP TELEPHONE POLE
- —OH— OVERHEAD UTILITY LINES
- CMP CORRUGATED METAL PIPE
- —W— Water Main from records
- —G— Gas Main from records

SCALE: 1" = 30'

30 15 0 30

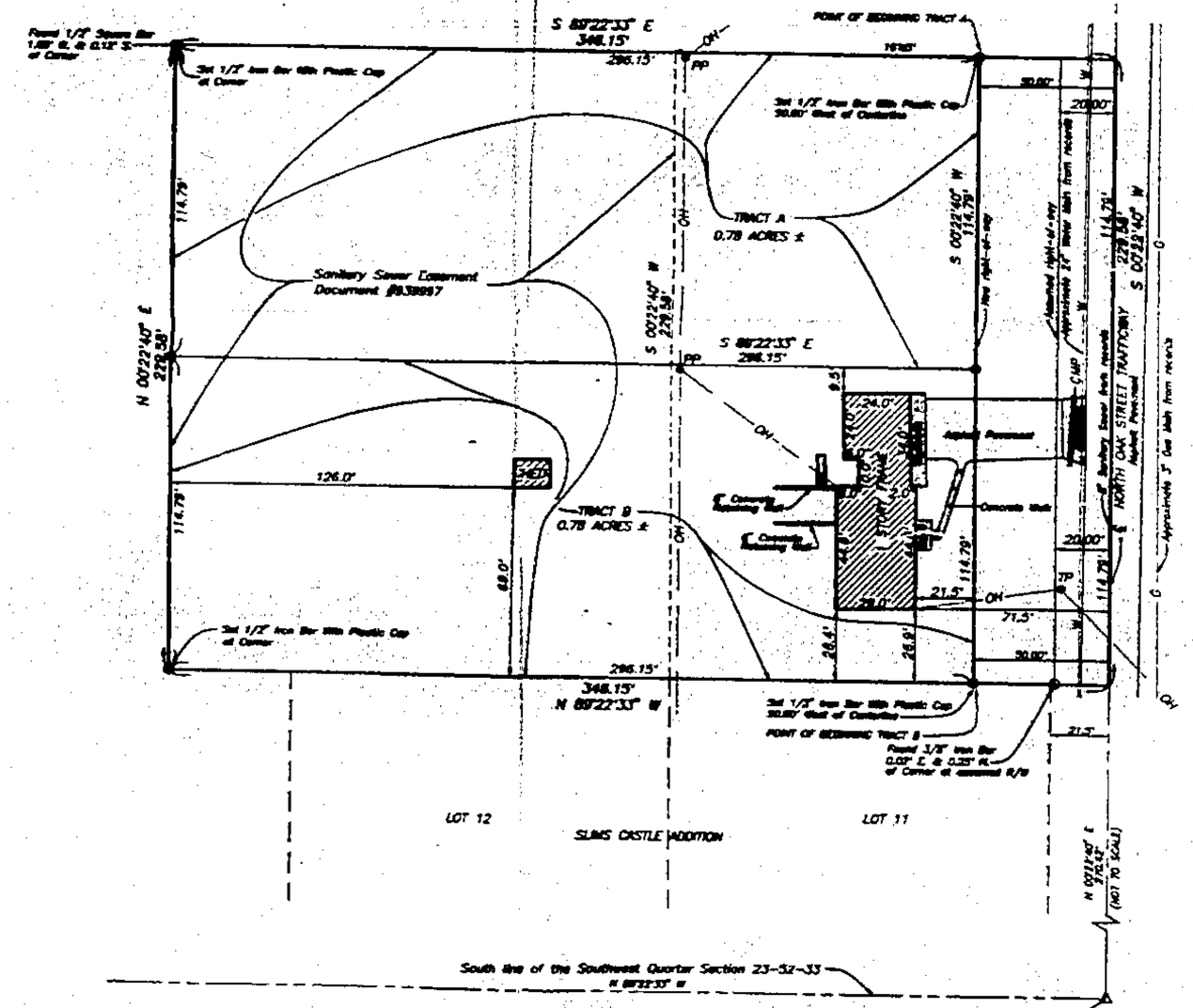


SEC. 23-52-33

Location Map

NOTES:

1. This survey is based on a Title report issued by Old Republic Title Company of Kansas City, Inc., File No. 96080488-2, effective date July 25, 1996.
2. This Tract of land does not lie within a regulatory floodplain.
3. Item #9 of Title Commitment #96080488-2, issued by Old Republic Title Company of Kansas City Inc., is a Blanket Easement over the West 185.00 feet of the tract of land.



STATE OF MO.
CLAY COUNTY
COUNTY INSTRUMENT
96 OCT 13 PM 3 07 9
RECORDED
MARY ANN BERRY
RECORDER OF DEEDS
By Margaret Lewis
Deputy

N 17487

OCT 10 1996

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

LEGAL DESCRIPTION:

TRACT A: All that part of the Southeast Quarter of Section 23, Township 52, Range 34, in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 23; thence North 00 degrees 22 minutes 40 seconds East along the East line of the Southwest Quarter of said Section 23, a distance of 500.00 feet; thence North 89 degrees 22 minutes 33 seconds East and parallel to the South line of the Southwest Quarter of said Section 23, a distance of 50.00 feet to the Point of Beginning of the tract of land herein to be described; thence South 00 degrees 22 minutes 40 seconds West and parallel to the East line of the Southwest Quarter of said Section 23, a distance of 114.79 feet; thence North 89 degrees 22 minutes 33 seconds West and parallel to the South line of the Southwest Quarter of said Section 23, a distance of 296.15 feet; thence North 00 degrees 22 minutes 40 seconds East and parallel to the East line of the Southwest Quarter of said Section 23, a distance of 114.79 feet; thence South 89 degrees 22 minutes 33 seconds East and parallel to the South line of the Southwest Quarter of said Section 23, a distance of 296.15 feet to the Point of Beginning. Said tract contains 0.78 Acres more or less.

TRACT B: All that part of the Southeast Quarter of Section 23, Township 52, Range 33 in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 23; thence North 00 degrees 22 minutes 40 seconds East along the East line of the Southwest Quarter of said Section 23, a distance of 272.42 feet; thence North 89 degrees 22 minutes 33 seconds West and parallel with the South line of the Southwest Quarter of said Section 23, a distance of 50.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 22 minutes 33 seconds West, a distance of 296.15 feet; thence North 00 degrees 22 minutes 40 seconds West and parallel to the East line of the Southwest Quarter of said Section 23, a distance of 114.79 feet; thence South 89 degrees 22 minutes 33 seconds East and parallel to the South line of the Southwest Quarter of said Section 23, a distance of 296.15 feet to a point 50.00 feet West of the East line of the Southwest Quarter of said Section 23; thence South 00 degrees 22 minutes 40 seconds West and parallel to the East line of the Southwest Quarter of said Section 23, a distance of 114.79 feet to the Point of Beginning. Said tract contains 0.78 Acres more or less.

IN TESTIMONY WHEREOF: Clarence Virgil Cox, Donald W. Cox and Joyce Grebel as joint tenants have subscribed their names this 30th day of September 1996.

Clarence Virgil Cox — Donald W. Cox — Joyce Grebel

STATE OF MISSOURI }
COUNTY OF CLAY } s.s.

On this 30th day of September, in the year 1996, before me a Notary Public in and for said State, Personally appeared Clarence Virgil Cox, Donald W. Cox and Joyce Grebel, 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 year and date last written above.

Dianne M. Hanson
NOTARY PUBLIC

My Commission Expires: DIANNE M. HANSON
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. FEB 28,1997

FLORIDA
STATE OF HILLSBOROUGH
COUNTY OF Bay

On this 25th day of September, 1996, before me personally appeared Donald V. Cox to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal in the and State aforesaid, the day and year first above written.

My term expires: 11-29-97 Deborah R. Goldapple
Notary Public

OFFICIAL SEAL
DEBRAH R. GOLDAPPLE
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 29, 1997
Commission # CC 332832

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 Minimum 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 surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 9-19-96

SAM ANTHONY AYLETT NUMBER L-2074 REGISTERED LAND SURVEYOR

Sam A. Aylett LS-2074

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Chairman
Secretary
LS-1616-B Date 10-8-96

FOR: RICHARD J. GROEBL

JOB NO. 31458
31458LS4.DWG

11/15/96 YT

DATE: AUGUST 23, 1996

http://www.ClayGov.com