N 31420

FEB 19 1997

Certificate Of Survey

LOT SPLIT

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
97 FE 19 AM 9 11
Book C PAGES 397
RECORDER
HARRY C. SOBERLY
RECORDER OF DEEDS
By Mary Manno Deputy

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

NOTE:
Bearing system based on the North line of the Northwest Quarter of Section 26-53-33 having a bearing of South 90 degrees East

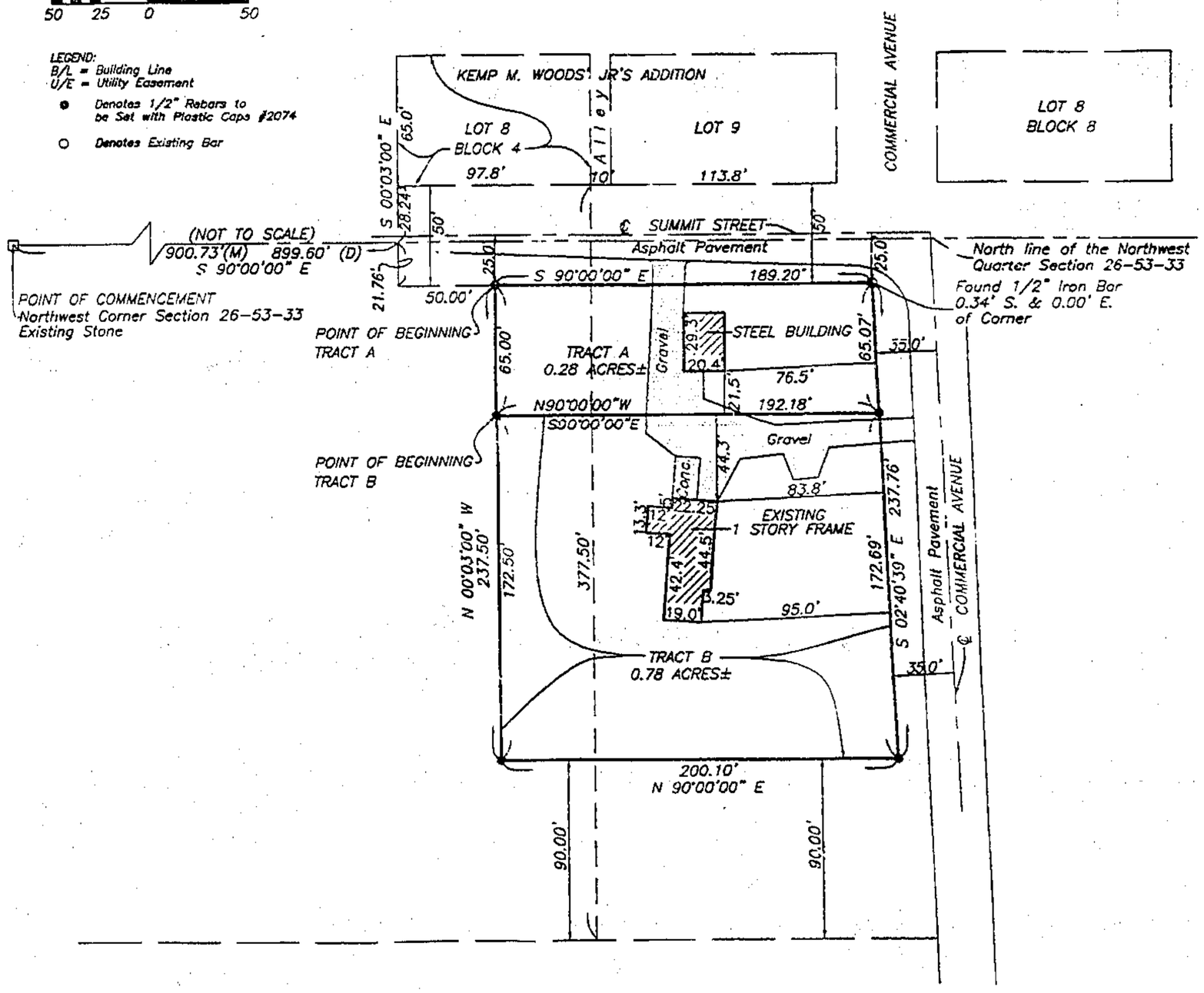
SCALE: 1" = 50'

50 25 0 50

LEGEND:
B/L = Building Line
U/E = Utility Easement

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

○ Denotes Existing Bar



TRACT A:
All that part of the Northwest Quarter of Section 26, Township 53, Range 33, in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Section 26; thence South 90 degrees 00 minutes 00 seconds East, along the North line of the Northwest Quarter of said Section 26, a distance of 900.73 feet measured (899.60 deed) to the point of intersection with the Southerly prolongation of the West line of Lot 8, Block 4, KEMP M. WOODS, JR. ADDITION TO THE CITY OF SMITHVILLE, Clay County, Missouri; thence South 00 degrees 03 minutes 00 seconds East, along the Southerly prolongation of the West line of said Lot 8, Block 4, a distance of 21.76 feet, said point being 50.00 feet South of the Southwest corner of said Lot 8, Block 4, as measured along the Southerly prolongation of the West line of said Lot 8, Block 4; thence South 90 degrees 00 minutes 00 seconds East, along a line 21.76 feet South of and parallel with the North line of the Northwest Quarter of said Section 26, a distance of 50.00 feet to the Point of Beginning of the Tract of Land herein to be described; thence continuing South 90 degrees 00 minutes 00 seconds East, along a line 21.76 feet South of and parallel with the North line of the Northwest Quarter of said Section 26, a distance of 189.20 feet to a point on the Westerly right-of-way line of Commercial Avenue as now established; thence South 02 degrees 40 minutes 39 seconds East, along the Westerly right-of-way line of Commercial Avenue, a distance of 65.07 feet; thence North 90 degrees 00 minutes 00 seconds West, along a line parallel with the North line of the Northwest Quarter of said Section 26, a distance of 192.18 feet; thence North 00 degrees 03 minutes 00 seconds West, a distance of 65.00 feet to the Point of Beginning. Said tract of land contains 0.28 Acres more or less.

TRACT B:
All that part of the Northwest Quarter of Section 26, Township 53, Range 33, in the City of Smithville, Clay County, Missouri, described as follows: Commencing at the Northwest corner of said Section 26; thence South 90 degrees 00 minutes 00 seconds East, along the North line of the Northwest Quarter of said Section 26, a distance of 900.73 feet measured (899.60 deed) to the point of intersection with the Southerly prolongation of the West line of Lot 8, Block 4, KEMP M. WOODS, JR. ADDITION TO THE CITY OF SMITHVILLE, Clay County, Missouri; thence South 00 degrees 03 minutes 00 seconds East, along the Southerly prolongation of the West line of said Lot 8, Block 4, a distance of 21.76 feet, said point being 50.00 feet South of the Southwest corner of said Lot 8, Block 4, as measured along the Southerly prolongation of the West line of said Lot 8, Block 4; thence South 90 degrees 00 minutes 00 seconds East, along a line 21.76 feet South of and parallel with the North line of the Northwest Quarter of said Section 26, a distance of 50.00 feet; thence South 00 degrees 03 minutes 00 seconds East, a distance of 65.00 feet to the Point of Beginning of the Tract of land herein to be described; thence South 90 degrees 00 minutes 00 seconds East, along a line 86.76 feet South of and parallel with the North line of the Northwest Quarter of said Section 26, a distance of 172.69 feet; thence South 90 degrees 00 minutes 00 seconds West along a line parallel with North line of the Northwest Quarter of said Section 26, a distance of 200.10 feet; thence North 00 degrees 03 minutes 00 seconds West, a distance of 172.50 feet to the Point of Beginning. Said Tract of land Contains 0.78 Acres more or less.

IN TESTIMONY WHEREOF: Lloyd H. Wilson and Darlene R. Wilson, husband and wife have subscribed their names this _____ day of _____ 1997.

Lloyd H. Wilson
Lloyd H. Wilson

Darlene R. Wilson
Darlene R. Wilson

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

On this 18th day of February in the year 1997, before me a Notary Public in and for said State. Personally appeared Lloyd H. Wilson and Darlene R. Wilson, 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 year and date last written above.

My Commission Expires: 11-11-2000

Philip White
NOTARY PUBLIC

Philip White, Notary Public
Clay County, State of Missouri
My Commission Expires 11/11/2000

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: 12-20-96

STATE OF MISSOURI
SAM A. AYLETT
NUMBER
S-2074
REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

FOR: Lloyd Wilson

Job No.
31835

Cal C
3/19/97 dfk

12-19-96

31835LSA.DWG

http://www.ClayCoGov.com
Clay County, Missouri
Land Survey Document