Clay County, Missouri
Land Survey Document

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CLAY COUNTY
CERTIFY INSTRUMENT
98 FEB -6 P 1:46
MARY E. MUDERLY
RECORDER OF DEEDS

CERTIFICATE OF SURVEY

LOT SPLIT

GLADSTONE, CLAY COUNTY, MISSOURI

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYORS & LAND PLANNERS

SCALE: 1" = 20'
20 10 0 20

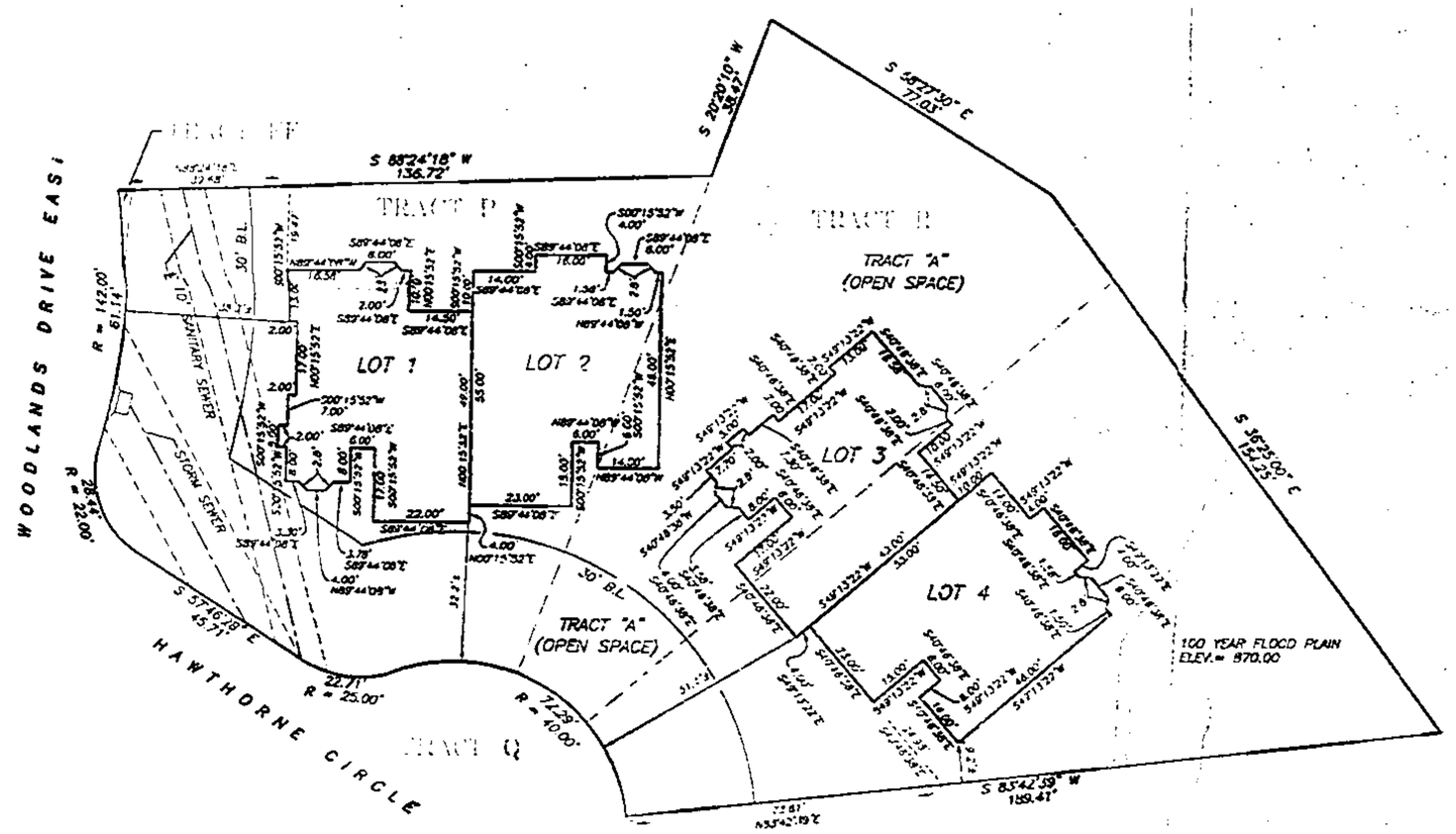
LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument

▲ Denotes Monument to be set after construction of Utilities and Streets.

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

○ Denotes Existing Bar



DESCRIPTION:

Part of Tracts O, P, Q and R and all of Tract A, REPLAT OF THE WOODLANDS, a subdivision of land in the City of Gladstone, Clay County, Missouri, all which is described as follows: Beginning at the northwestern corner of said Tract O; thence North 88 degrees 24 minutes 18 seconds East along the northerly line of said Tract O and the East right-of-way line of Hawthorne Circle, 136.72 feet; thence Southerly along a curve to the right the last tangent, having a bearing of South 04 degrees 35 minutes 50 seconds East, having a radius of 142.00 feet, an arc distance of 61.14 feet to a point of reverse curvature; thence Southwesterly along a curve to the left, tangent to the last described curve, having a radius of 25.00 feet, an arc distance of 24.44 feet; thence South 57 degrees 46 minutes 29 seconds East, a distance of 45.71 feet; thence Easterly along a curve to the left, having the last described course as a tangent, having a radius of 28.00 feet, an arc distance of 22.71 feet to a point of reverse curvature; thence Northeasterly and Southeasterly along a curve to the right, tangent to the last described curve, having a radius of 40.00 feet, an arc distance of 71.29 feet; thence North 183 degrees 42 minutes 19 seconds East, a distance of 22.61 feet, to a point on the northwesterly line of said Tract O; thence North 32 degrees 20 minutes 10 seconds West along the northwesterly line of said Tract O and P, a distance of 184.29 feet to an angle point in the northwesterly line of said Tract P; thence North 54 degrees 37 minutes 10 seconds East along the northwesterly line of said Tract P, a distance of 77.05 feet to the most northerly corner of said Tract P; thence South 32 degrees 20 minutes 10 seconds East along the northwesterly line of said Tract P, a distance of 38.47 feet to the Point of Beginning.

NOTES:
1. The bearing system is based on the recorded plat of THE WOODLANDS.
2. No title report has been received for this survey.

IN TESTIMONY WHEREOF, Joseph E. Freese Jr., and Laura A. Freese, husband and wife have subscribed their names this 4TH day of February 1998.

Joseph E. Freese Jr.
Laura A. Freese

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 4th day of February, in the year 1998, before me a Notary Public in and for said State, Personally appeared Joseph E. Freese Jr. and Laura A. Freese, 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

JANA L. RUSH
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned in Clay County
My Commission Expires Nov. 5, 1998

NOTARY PUBLIC

IN TESTIMONY WHEREOF, Timothy E. Freese and Sherri A. Freese, husband and wife, have subscribed their names this 5TH day of February 1998.

Timothy E. Freese
Sherri A. Freese

STATE OF MISSOURI)
COUNTY OF CLAY)

On this 5TH day of February, in the year 1998, before me a Notary Public in and for said State, Personally appeared Timothy E. Freese and Sherri A. Freese, 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

JANA L. RUSH
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned in Clay County
My Commission Expires Nov. 5, 1998

NOTARY PUBLIC

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" promulgated 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 practice of professional engineering to the best of my knowledge and belief.

DATE: 2-3-98

JANA A. AYLETT LS-2074

Prepared For:
LARA BROOKE HOMES, INC.
DATE: 02/03/98

JOB NUMBER
33565

SAB E
4KB CF