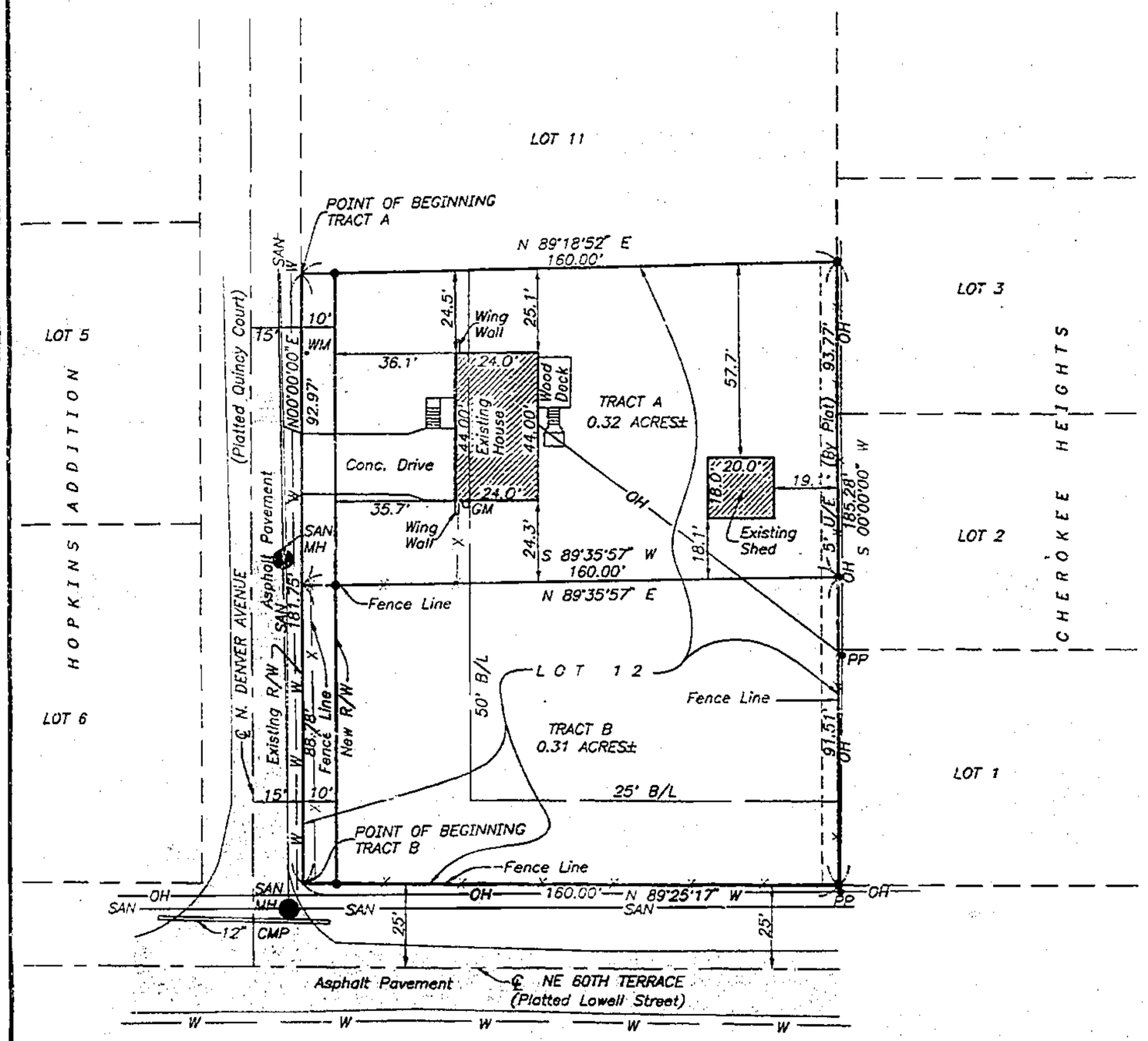
Clay County, Missouri
Land Survey Document

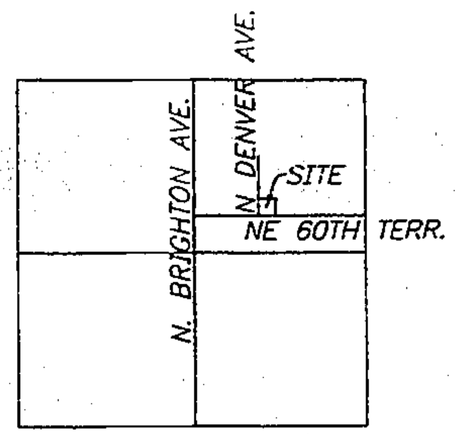
http://www.ClayCoGov.com

P 6531 AUG 19 1998

CERTIFICATE OF SURVEY
LOT SPLIT

NOTES:
1. Bearing system is based on the West Line of Lot 12, having an assumed bearing of N00°00'00"E
2. This survey is based on Title commitment number 9761551R issued by Clay County Title Corporation, effective date 9/12/97.
3. Schedule B exception number 13 from the above described title report is not applicable.





SEC. 29-51-32

Location Map

JOB NO: 33126

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

LEGEND:
B/L = Building Line
U/E = Utility Easement
● Set 1/2" Iron Bar with Plastic Cap #2074
○ Denotes Existing Bar
-W- Water Main
WM Water Meter
-OH- Overhead Utility Lines
PP Power Pole
CMP Corrugated Metal Pipe
GM Gas Meter
SAN MH Sanitary MH

SCALE: 1" = 30'
30 15 0 30

STATE OF MO
CLAY COUNTY
ENTRY INSTR. NO.
98 AUG 19 P 3:54 P
MARY E. LOVEGROVE
RECORDER OF DEEDS

Tract A:
All that part of Lot 12, HOPKINS ADDITION, Lots 8 to 12 inclusive, a subdivision of land in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Northwest corner of said Lot 12; thence North 89 degrees 18 minutes 52 seconds East along the North line of said Lot 12, a distance of 160.00 feet to the Northeast corner of said Lot 12; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Lot 12, a distance of 93.77 feet; thence South 89 degrees 35 minutes 57 seconds West, a distance of 160.00 feet to the West line of said Lot 12; thence North 00 degrees 00 minutes 00 seconds East along the West line of said Lot 12, a distance of 92.97 feet to the Point of Beginning. Except the West 10.00 feet thereof for roadway. Said tract of land contains 0.32 Acres more or less.

Tract B:
All that part of Lot 12, HOPKINS ADDITION, Lots 8 to 12 inclusive, a subdivision of land in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Southwest corner of said Lot 12; thence North 00 degrees 00 minutes 00 seconds East, along the West line of said Lot 12, a distance of 88.78 feet; thence North 89 degrees 35 minutes 57 seconds East, a distance of 160.00 feet to a point on the East line of said Lot 12; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Lot 12, a distance of 91.51 feet to the Southeast corner of said Lot 12; thence North 89 degrees 25 minutes 17 seconds West along the South line of said Lot 12, a distance of 160.00 feet to the Point of Beginning. Except the West 10.00 feet thereof for Roadway. Said tract of land contains 0.31 Acres more or less.

IN TESTIMONY WHEREOF: Charles C. Hudson and Mary Ann Hudson, husband and wife have subscribed their names this 10th day of August, 1998.

Charles C. Hudson
Charles C. Hudson

Mary Ann Hudson
Mary Ann Hudson

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 10th day of August, in the year 1998, before me a Notary Public in and for said State, Personally appeared Charles C. Hudson and Mary Ann Hudson, 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: March 27, 2000

NOTARY PUBLIC

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By
File No. LS 9777 Date 8-13-98

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: 7-2-98

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

SAM A. AYLETT, LS-2074

REVISED DATE: 7-9-98
DATE: 6-17-98

FOR: CHARLES C. HUDSON

CAD 10/6/98 CP

Job No. 33126

33126LS8.DWG