P 38451

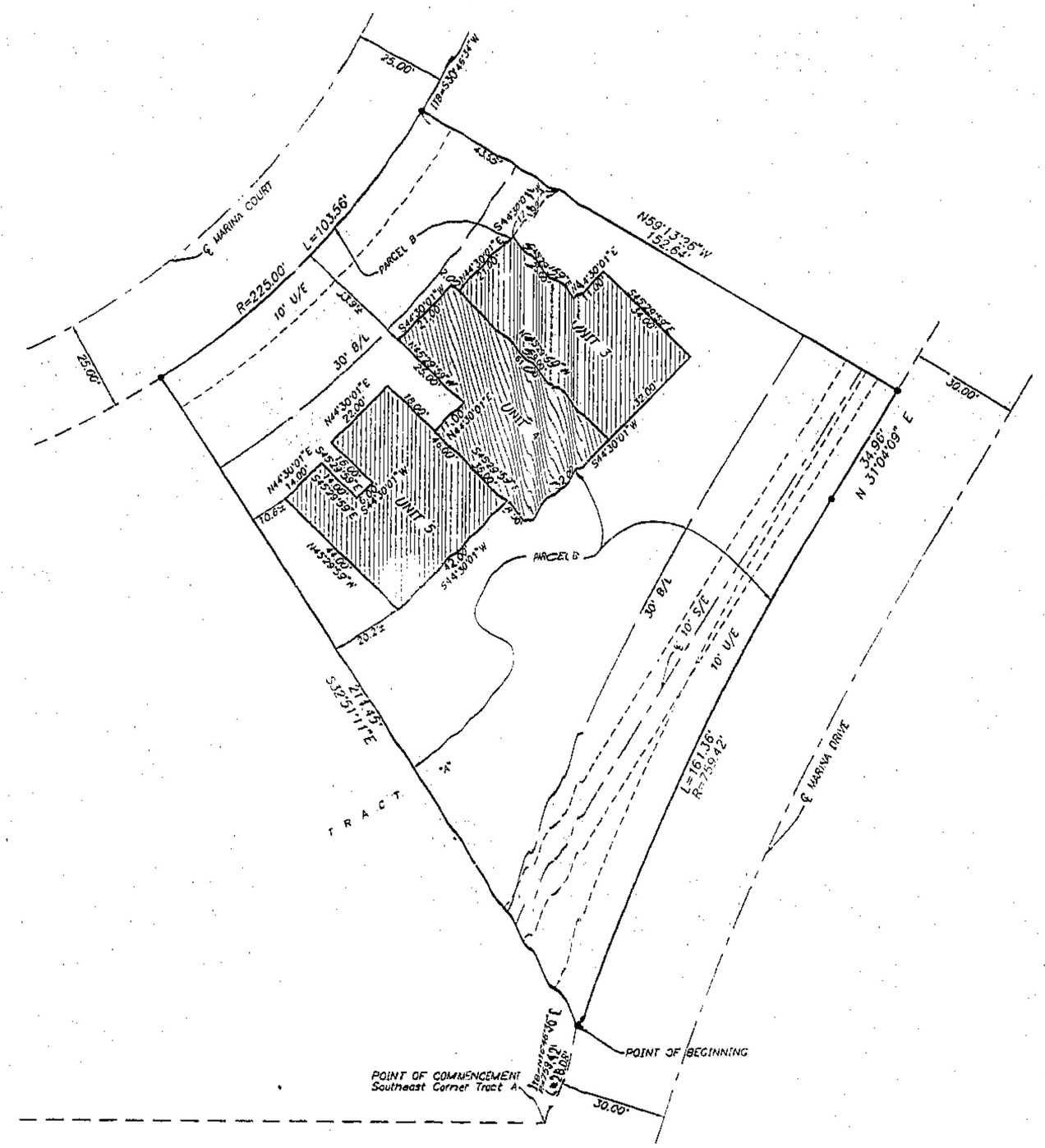
MAR 09 1999

CERTIFICATE OF SURVEY
LOT SPLIT

Parcel "B":
All that part of Tract "A", HARBORVIEW TOWNHOMES, a subdivision of land in the City of Smithville, Clay County, Missouri, described as follows:
Commencing at the Southeast corner of said Tract "A"; thence Northeasterly along the Easterly line of said Tract "A", also being the Westerly line of Marina Drive, along a curve to the right having an initial tangent bearing of North 16 degrees 46 minutes 36 seconds East, and a radius of 759.42 feet, an arc distance of 28.09 feet to the Point of Beginning of the tract of land herein to be described; thence continuing along said Easterly line of said Tract "A" also being the Westerly right-of-way line of Marina Drive, along a curve to the right having a radius of 759.42 feet, an arc distance of 161.36 feet; thence North 31 degrees 04 minutes 09 seconds East, along the Easterly line of said Tract "A" also being the Westerly right-of-way line of Marina Drive, a distance of 34.96 feet; thence North 59 degrees 13 minutes 26 seconds West, a distance of 152.64 feet to the Westerly line of said Tract "A", also being the Easterly line of Marina Court; thence Southwesterly along the Northwesterly line of said Tract "A", also being the Southeasterly line of Marina Court, along a curve to the right having an initial tangent bearing of South 30 degrees 46 minutes 34 seconds West and a radius of 225.00 feet, an arc distance of 103.56 feet; thence South 32 degrees 51 minutes 11 seconds East, a distance of 214.45 feet to the Point of Beginning. Said tract of land contains 0.56 Acres more or less

General Notes

1. This survey is based on a Title report received by Thomson Title Corporation Commitment number 12764 and dated October 16 1998.
2. Bearing System is based on the recorded plat of HARBORVIEW TOWNHOMES.



Prepared For:
DENNIS TAYLOR
DATE: 2-4-99

JOB NUMBER
35167

35167LSA.DWG

STATE OF MO
CLAY COUNTY
CERTIFIED DOCUMENT
99 MAR -9 P 3:23 S
Cab E Serve 100
By Wanda Watson
Deputy

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

JOB NO. 35167
Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0737 ~ Fax: 436-0767

N

SCALE: 1" = 20'
20 10 0 20

LEGEND:
B/L = Building Line
U/E = Utility Easement
S/E = Sanitary Sewer Easement
● Set 1/2" Iron Bar with Plastic Cap #2074
○ Denotes Existing Bar

IN TESTIMONY WHEREOF: Dennis E. Taylor, a single person has subscribed his name this 2nd day of March, 1999.

Dennis E. Taylor

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

On this 2nd day of March, 1999, before me a Notary Public in and for said State, Personally appeared Dennis E. Taylor, a single person, who executed the within instrument and acknowledged to me that he 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: GREG THOMSON
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Expires 10/01/2002

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 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: 2-4-99

STATE OF MISSOURI
STATE OF MISSOURI
LAND SURVEYOR
12-2074
REGISTERED LAND SURVEYOR

JOHN A. AYLETT, LS-2074

Plat Cab E
3/30/99 CP

Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com