Clay County, Missouri
Land Survey Document

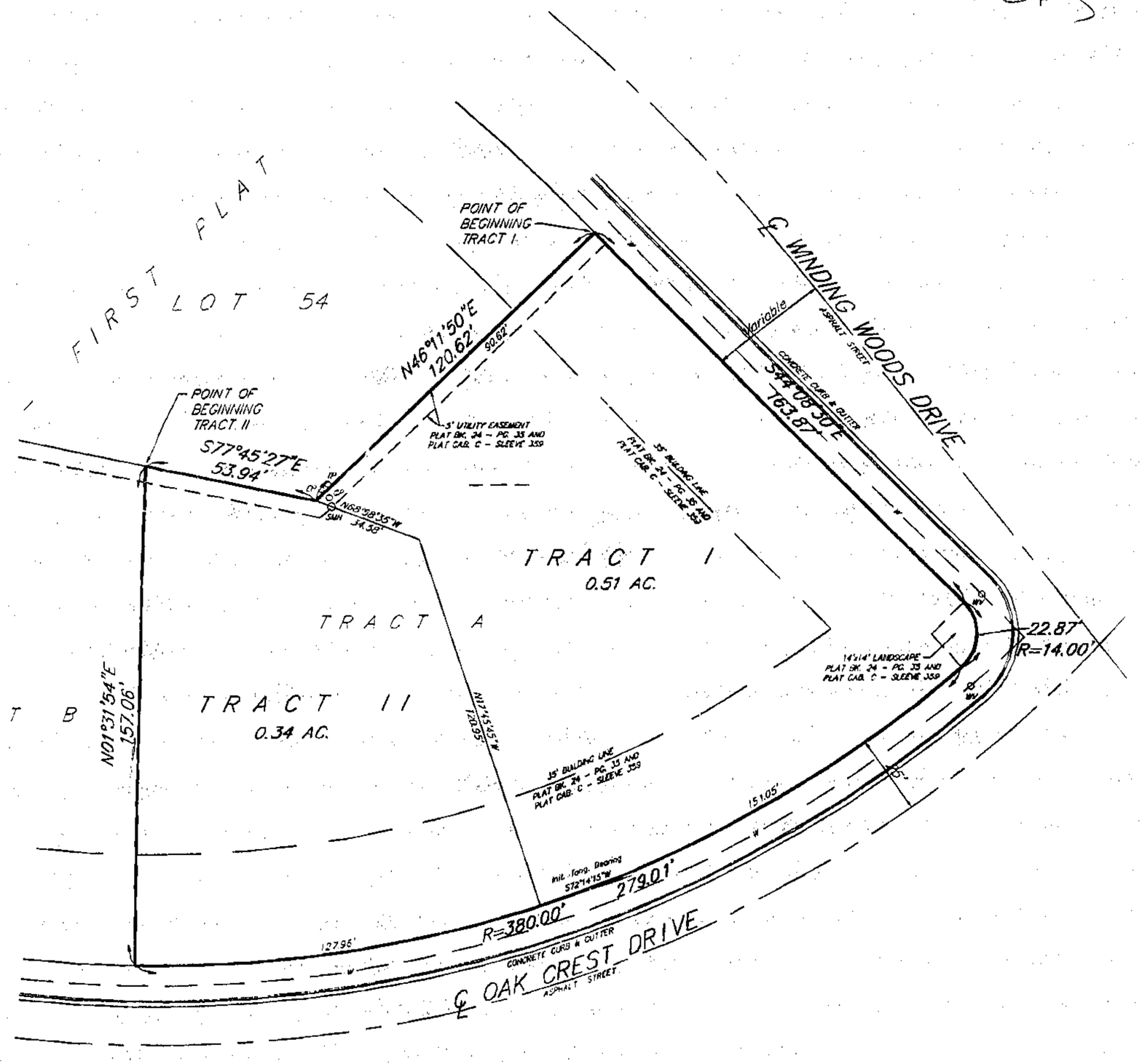
P 60694

JUL 23 1999

STATE OF MO
CLAY COUNTY
99 JUL 23 A 11:19
CAB E SLEEVE 110
RECORDER OF DEEDS
By Wanda Watson Deputy

LOT SPLIT SURVEY

LOT SPLIT OF TRACT A OF THE LOT SPLIT SURVEY OF LOTS 51, 52 AND 53 BENT OAKS - FIRST PLAT A SUBDIVISION IN LIBERTY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

Tract I:

All that part of Tract A of the Lot Split survey of Lots 51, 52 and 53, BENT OAKS - FIRST PLAT, a subdivision of land in Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Northeast corner of said Tract A; thence South 44°08'30" East, along the East line of said Tract A, 163.87 feet; thence Southerly along said East line, on a curve to the right, tangent to the last described course, having a radius of 14.00 feet, an arc distance of 22.87 feet; thence Southwesterly along the South line of said Tract A, on a curve to the right, having a common tangent with the last described course, a radius of 380.00 feet, an arc distance of 151.05 feet; thence North 17°45'45" West, 120.95 feet; thence North 68°58'35" East, 34.58 feet to a point on the North line of said Tract A; thence North 46°11'50" East, along said North line 120.62 feet to the Point of Beginning. Containing 0.51 acres, more or less.

Tract II:

All that part of Tract A of the Lot Split survey of Lots 51, 52 and 53, BENT OAKS - FIRST PLAT, a subdivision in Liberty, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Tract A; thence South 77°45'27" East, along the North line of said Tract A, 53.94 feet; thence South 68°58'35" East, 34.58 feet; thence South 17°45'45" East, 120.95 feet to a point on the South line of said Tract A; thence Southwesterly, along said South line, on a curve to the right, having an initial tangent bearing of South 72°14'15" West, a radius of 380.00 feet, an arc distance of 127.96 feet to the Southwest corner of said Tract A; thence North 01°31'54" East, along the West line of said Tract A, 157.06 feet to the Point of Beginning. Containing 0.34 acres, more or less.

IN WITNESS WHEREOF: BENT OAKS ASSOCIATES, a Missouri General Partnership, licensed to do business in the State of Missouri, has caused these presents to be executed this 12 day of July, 1999.

BENT OAKS ASSOCIATES
a Missouri General Partnership

John H. Ferguson — Managing General Partner

STATE OF Mo)
) SS:
COUNTY OF Clay)

Be it remembered that on this 12 day of July, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John H. Ferguson, to me personally known, who being by me duly sworn, did say that he is Managing General Partner, of BENT OAKS ASSOCIATES, a Missouri General Partnership, and that said instrument was signed in behalf of said partnership and that said John H. Ferguson acknowledged said instrument to be the free act and deed of said partnership.

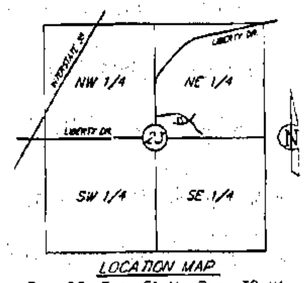
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 11-26-99

Notary Public — BRENDA K. EDELL, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires Nov. 26, 1999

Approved by the Director of Community Development, under the Authority of the Planning Commission by Council of Liberty, Missouri.

Douglas J. Hermes, Director of Community Development — Date: 14 July 1999



LOCATION MAP
Sec. 23, Twp. 51 N., Rge. 32 W.
(N.T.S.)

LEGEND
TP - TELEPHONE PEDESTAL
EP - ELECTRIC PEDESTAL
CP - CABLE TV PEDESTAL
WV - WATER VALVE
SMH - SANITARY MANHOLE

I hereby certify on this 3rd day of March, 1999, that this drawing is based on an actual field 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 Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

6-30-99
Date

W. James Schowe — RLS 1989

SCALE
0' 20' 40'

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers ~ Land Surveyors ~ Landscape Architects
3200 N. ST. CLAIR AVENUE KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1303

DATE: 06-29-99 | Job No. - 980290 | File Name - 15-52-53

J:\SURVEY\BENTOAK\LS-52-53

PC-E 9/8/99 CP