Clay County, Missouri
Land Survey Document

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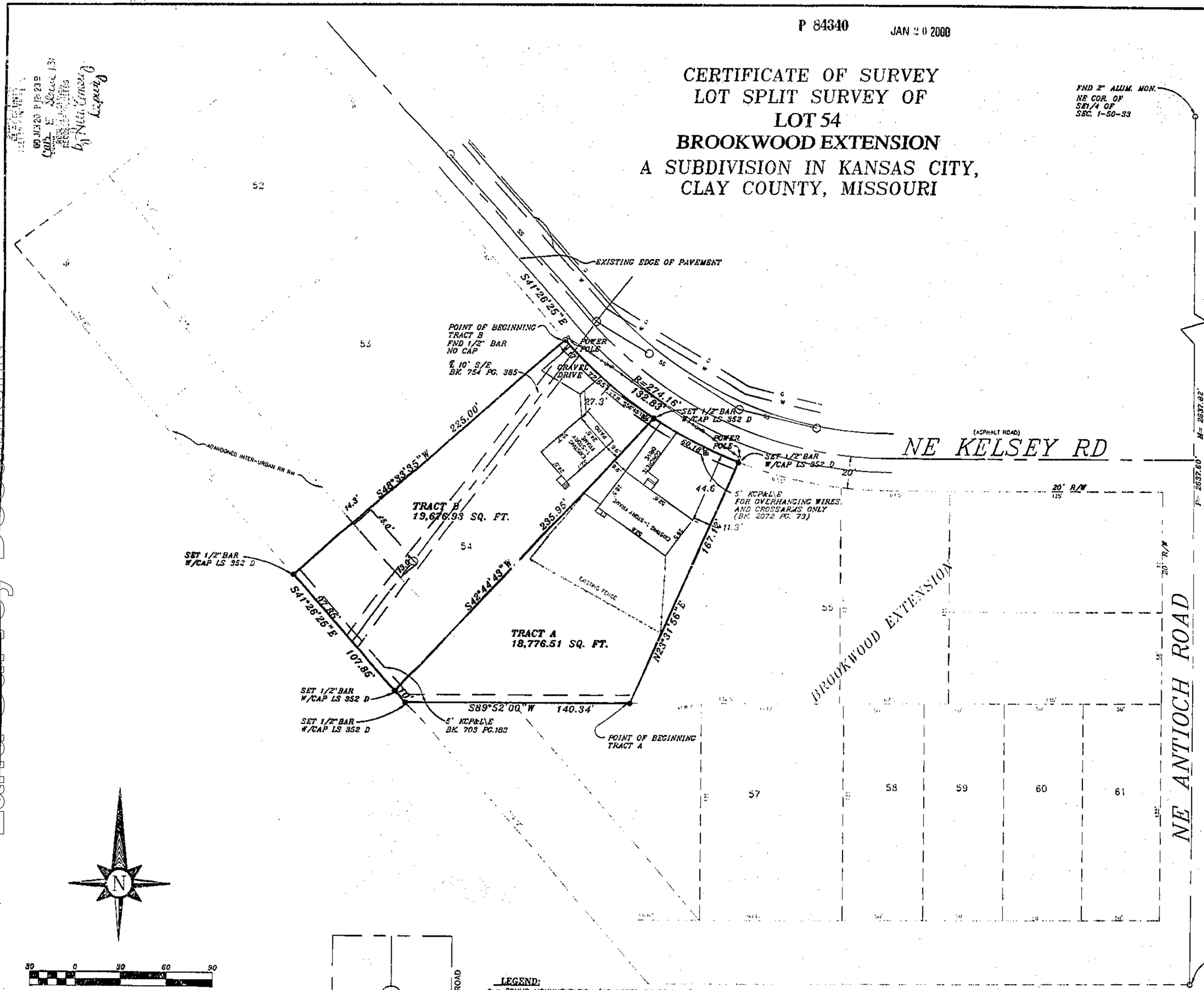
P 84340 JAN 20 2000

CERTIFICATE OF SURVEY
LOT SPLIT SURVEY OF
LOT 54
BROOKWOOD EXTENSION
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION (TRACT A)

All that part of Lot 54, BROOKWOOD EXTENSION, a subdivision in Kansas City, Clay County, Missouri, being more particularly described as follows:
Beginning at the Southeast corner of said Lot 54;
Thence S89°52'00"w, a distance of 140.27 feet;
Thence N41°26'25"W, a distance of 10.00 feet;
Thence N42°44'43"W, a distance of 235.95 feet to a point of the Southerly right of way line of Kelsey Road (as now established), said point being on a curve to the left having an initial tangent bearing of S56°45'15"E, a radius of 274.16 feet;
Thence along said curve to the left, an arc length of 60.18 feet;
Thence S23°31'56"W, a distance of 167.12 feet to the Point of Beginning.
The above described tract of land contains, 19676.93 square feet more or less, and is subject to all easements, restrictions and covenants, recorded or unrecorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT B)

All that part of Lot 54, BROOKWOOD EXTENSION, a subdivision in Kansas City, Clay County, Missouri, being more particularly described as follows:
Beginning at the Northwest corner of said Lot 54, also being the Southerly right of way line of Kelsey Road (as now established);
Thence S41°26'25"E along said right of way line, a distance of 2.17 feet, to curve to the left being tangent to the last described course, having a radius of 274.16;
Thence along said curve to the left, an arc length of 72.65 feet;
Thence S42°44'43"W, a distance of 235.95 feet;
Thence N41°26'25"W, a distance of 97.85 feet;
Thence N48°33'35"E, a distance of 175.00 feet to the Point of Beginning.
The above described tract of land contains, 18776.51 square feet more or less, and is subject to all easements, restrictions and covenants, recorded or unrecorded or unrecorded, if any.

SURVEYOR'S GENERAL NOTES:

1). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.

2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3) Title Report from Clay County Title Corporation, commitment no. 99-64098t.

3). Kansas City Lot Split No. LS4973.

The undersigned proprietor of the property described herein has caused the same to be divided in the manner shown on this lot split survey.

In testimony whereof, the undersigned proprietor have hereunto set their hand this 12 day of November 19 2000

BY: Shirley A. Orr
Shirley A. Orr

On this 12 day of November 19 2000 before me appeared Shirley A. Orr, (owner of Lot 54), to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in said County and State, the day and year last written above.

Notary Public My Commission Expires 11-27-01
Deborah J. Sales
Print Name

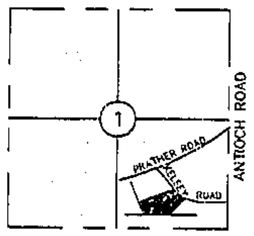
THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the accompanying 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 adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief

Date: 11-12-00
Bob W. Logan MO LS 2349
Bob W. Logan MO LS 2349 KS LS 1138
Logan & Associates Corporate LS 352D

30 0 30 60 90
Scale 1" = 30'

BASIS OF BEARING:
HELD THE NORTH LINE OF LOT 55, AMBER MEADOWS FIRST PLAT AS NORTH 57°30'30" EAST, PER THE RECORDED PLAT THEREOF.



LOCATION MAP
SEC. 1 TWP. 50 RGE. 33
(Not to Scale)

LEGEND:
O = FOUND MONUMENTATION (AS NOTED ON DRAWING)
● = SET 1/2"X24" IRON BAR W/ CAP LS 352D
◯ = EXISTING SANITARY SEWER MANHOLES
⊞ = EXISTING WATER METERS
OHP = EXISTING OVERHEAD POWER
W = EXISTING WATER LINE
G = EXISTING GAS LINE
SS = EXISTING SANITARY SEWER LINES

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
Title No. LS 4973 Date 11-16-00

OWNER LOT 54:
SHIRLEY ANNE ORR
5360 N. FLORA
KANSAS CITY, MISSOURI, 64118

PROPERTY ADDRESS:
4036 N.E. KELSEY
KANSAS CITY, MISSOURI, 64116

REVISED CITY COMMENTS DATED 11-29-99 ON 1-8-00 DWS
REVISED CITY COMMENTS DATED 9-2-99 ON 10-20-99 DWS

GC-E
3/100 OP

SHIRLEY ANNE ORR
LOT SPLIT SURVEY
LOT 54 BROOKWOOD EXTENSION

LOGAN & ASSOCIATES
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 99-1090
DRAWING NAME: 99-1090.DWG
Scale: 1"=30'
Drawn By: WJS Date: 8-10-99
Check By: Date:
Sheet No. 1 OF 1