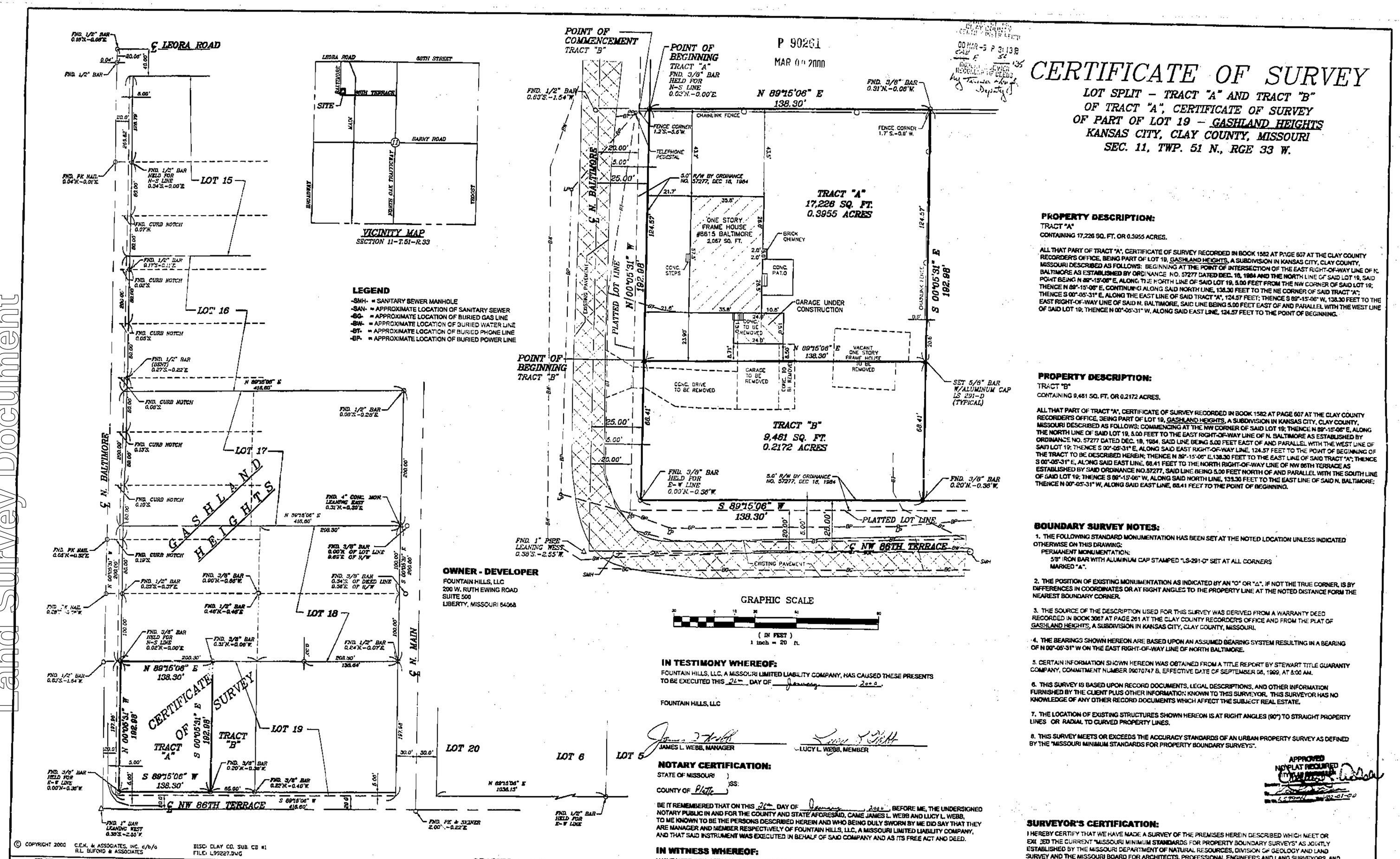
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com



P 90261
MAR 00 2000

CERTIFICATE OF SURVEY

LOT SPLIT – TRACT "A" AND TRACT "B"
OF TRACT "A", CERTIFICATE OF SURVEY
OF PART OF LOT 19 – GASHLAND HEIGHTS
KANSAS CITY, CLAY COUNTY, MISSOURI
SEC. 11, TWP. 51 N., RGE 33 W.

PROPERTY DESCRIPTION:

TRACT "A"
CONTAINING 17,226 SQ. FT. OR 0.3955 ACRES.

ALL THAT PART OF TRACT "A", CERTIFICATE OF SURVEY RECORDED IN BOOK 1582 AT PAGE 607 AT THE CLAY COUNTY RECORDER'S OFFICE, BEING PART OF LOT 19, GASHLAND HEIGHTS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF N. BALTIMORE AS ESTABLISHED BY ORDINANCE NO. 57277 DATED DEC. 18, 1984 AND THE NORTH LINE OF SAID LOT 19, SAID POINT BEING N 89°-15'-06" E, ALONG THE NORTH LINE OF SAID LOT 19, 5.00 FEET FROM THE NW CORNER OF SAID LOT 19; THENCE N 89°-15'-06" E, CONTINUING ALONG SAID NORTH LINE, 138.30 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE S 00°-05'-31" E, ALONG THE EAST LINE OF SAID TRACT "A", 124.57 FEET; THENCE S 89°-15'-06" W, 138.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID N. BALTIMORE, SAID LINE BEING 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 19; THENCE N 00°-05'-31" W, ALONG SAID EAST LINE, 124.57 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION:

TRACT "B"
CONTAINING 9,461 SQ. FT. OR 0.2172 ACRES.

ALL THAT PART OF TRACT "A", CERTIFICATE OF SURVEY RECORDED IN BOOK 1582 AT PAGE 607 AT THE CLAY COUNTY RECORDER'S OFFICE, BEING PART OF LOT 19, GASHLAND HEIGHTS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 19; THENCE N 89°-15'-06" E, ALONG THE NORTH LINE OF SAID LOT 19, 5.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. BALTIMORE AS ESTABLISHED BY ORDINANCE NO. 57277 DATED DEC. 18, 1984, SAID LINE BEING 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 19; THENCE S 00°-05'-31" E, ALONG SAID EAST RIGHT-OF-WAY LINE, 124.57 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE N 89°-15'-06" E, 138.30 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE S 00°-05'-31" E, ALONG SAID EAST LINE, 68.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 86TH TERRACE AS ESTABLISHED BY SAID ORDINANCE NO.57277, SAID LINE BEING 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 19; THENCE S 89°-15'-06" W, ALONG SAID NORTH LINE, 138.30 FEET TO THE EAST LINE OF SAID N. BALTIMORE; THENCE N 00°-05'-31" W, ALONG SAID EAST LINE, 68.41 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED "A".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "O" OR "A", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FORM THE NEAREST BOUNDARY CORNER.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A WARRANTY DEED RECORDED IN BOOK 3067 AT PAGE 261 AT THE CLAY COUNTY RECORDER'S OFFICE AND FROM THE PLAT OF GASHLAND HEIGHTS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING SYSTEM RESULTING IN A BEARING OF N 00°-05'-31" W ON THE EAST RIGHT-OF-WAY LINE OF NORTH BALTIMORE.

5. CERTAIN INFORMATION SHOWN HEREON WAS OBTAINED FROM A TITLE REPORT BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 99070747 B, EFFECTIVE DATE OF SEPTEMBER 06, 1999, AT 8:00 AM.

6. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

7. THE LOCATION OF EXISTING STRUCTURES SHOWN HEREON IS AT RIGHT ANGLES (90°) TO STRAIGHT PROPERTY LINES OR RADIAL TO CURVED PROPERTY LINES.

8. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

APPROVED
NO PLAT REQUIRED
CITY PLANNING COMMISSION
02-01-00

IN TESTIMONY WHEREOF:

FOUNTAIN HILLS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF January, 2000.

FOUNTAIN HILLS, LLC

JAMES L. WEBB, MANAGER — LUCY L. WEBB, MEMBER

NOTARY CERTIFICATION:

STATE OF MISSOURI)
) SS:
COUNTY OF Platte

BE IT REMEMBERED THAT ON THIS 21st DAY OF January, 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JAMES L. WEBB AND LUCY L. WEBB, TO ME KNOWN TO BE THE PERSONS DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME DID SAY THAT THEY ARE MANAGER AND MEMBER RESPECTIVELY OF FOUNTAIN HILLS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS EXECUTED IN BEHALF OF SAID COMPANY AND AS ITS FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

"NOTARY SEAL"
K. Bruce Rowe, Notary Public
Platte County, State of Missouri
My Commission Expires 11/12/2001

MY COMMISSION EXPIRES

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ERWIN W. GARD, PLS-1449 — DATE 1/21/00

Slide Cab E
44100 CP