Clay County, Missouri
Land Survey Document

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P 91200 MAR 17 2000

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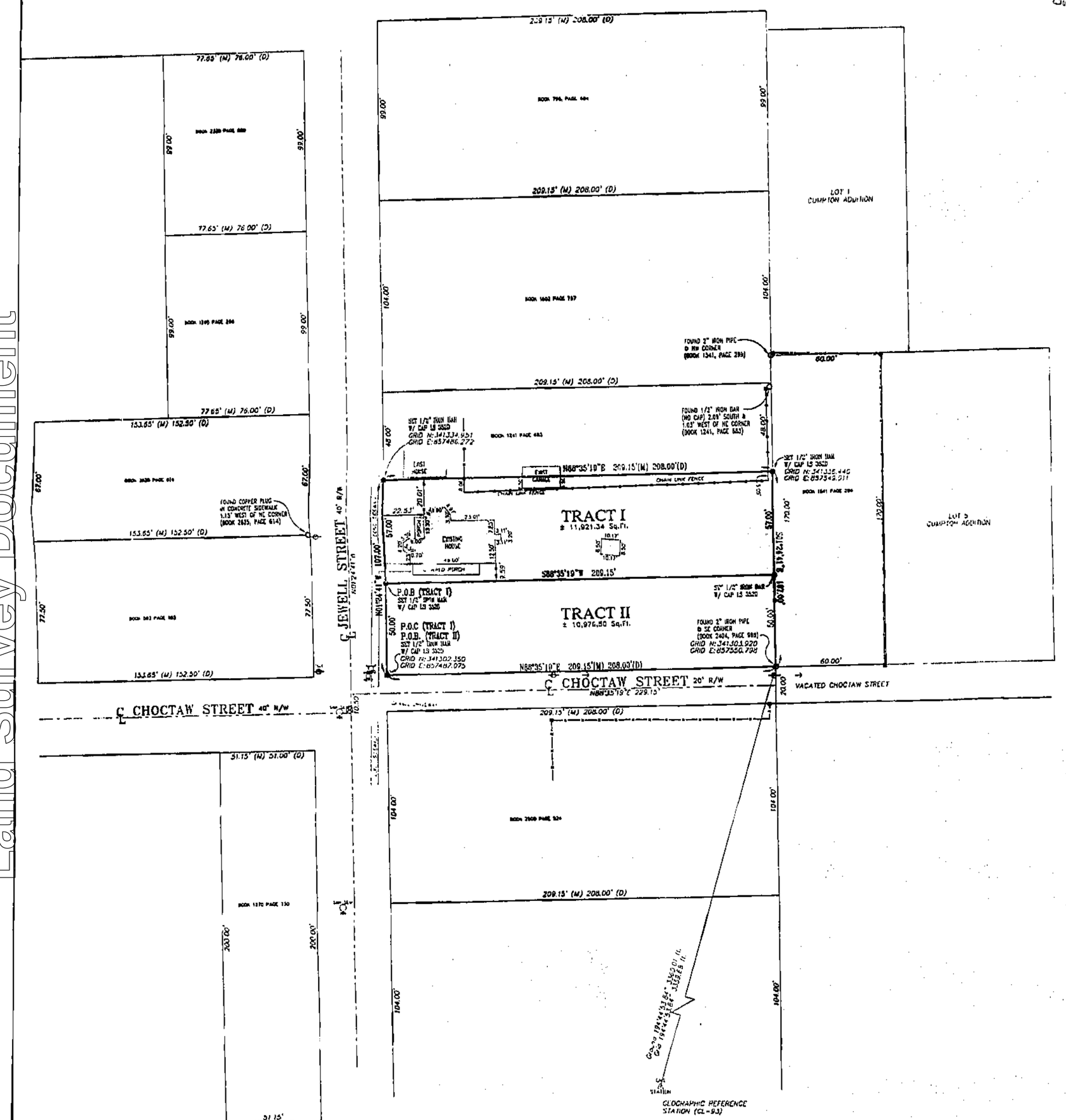
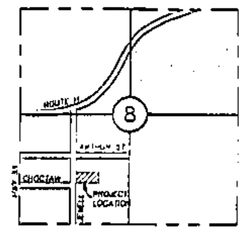
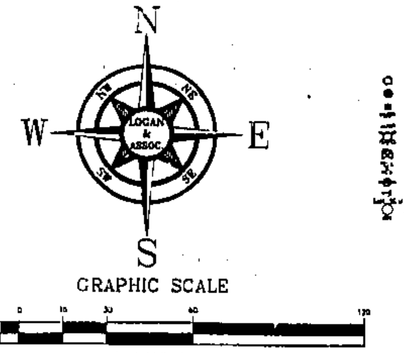
LOT SPLIT SURVEY
PART OF LOT 11, ARTHUR'S SECOND ADDITION

A subdivision in Liberty, Clay County, Missouri
A part of the Southwest 1/4, Sec. 8-T51N-R31W





LOCATION MAP
Sec. 8, Twp. 51, Rge. 31
(Not to Scale)



LEGEND:
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON BAR W/ CAP LS 2525
- FENCE CORNER POST
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- POWER/UTILITY POLE
- GUY WIRE ANCHOR
- SANITARY SEWER MANHOLE

BASIS OF BEARING:
THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, MISSOURI WEST ZONE, HOLD THE EASTERLY RIGHT OF WAY OF JEWELL STREET AS NORTH 01°24'41" WEST

LEGAL DESCRIPTION (TRACT I)

All that part of Lot 11, ARTHUR'S SECOND ADDITION, to the City of Liberty, as marked and numbered on the recorded plat thereof, also described as Tract D, Block 11, ARTHUR'S SECOND ADDITION to the City of Liberty as marked and plotted on Barne's Official Map of the City of Liberty, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 11, said point being the intersection of the Easterly right of way line of Jewell Street and the Northerly right of way line of Choctaw Street as both now established;
thence N01°24'41"E along said Easterly right of way line, a distance of 50.00 feet to the point of beginning of the tract of land herein described;
thence continuing N01°24'41"E along said Easterly right of way line, a distance of 57.00 feet to the Southwest corner of a tract of land described in Book 1241 at Page 683;
thence N88°35'19"E, a distance of 209.15 feet meas. (208.00 deed) to a point on the Westerly line of a tract of land described in Book 1541 at Page 289;
thence S01°24'41"E along said Westerly line, a distance of 57.00 feet;
thence S88°35'19"W, a distance of 209.15 feet to the point of beginning

The above described tract contains, 11,921.34 square feet, more or less, and subject to all easement, restrictions and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT II)

All that part of Lot 11, ARTHUR'S SECOND ADDITION, to the City of Liberty, as marked and numbered on the recorded plat thereof, also described as Tract D, Block 11, ARTHUR'S SECOND ADDITION to the City of Liberty as marked and plotted on Barne's Official Map of the City of Liberty, being more particularly described as follows

Beginning at the Southwest corner of said Lot 11, said point being the intersection of the Easterly right of way line of Jewell Street and the Northerly right of way line of Choctaw Street as both now established;
thence N88°35'19"E along said Northerly right of way line, a distance of 209.15 feet meas. (208.00' deed) to the Southwest corner of a tract of land described in Book 2404 at Page 998;
thence N01°24'41"W a distance of 50.00 feet;
thence S88°35'19"W, a distance of 209.15 feet to a point on said Easterly right of way line;
thence S01°24'41"E, a distance of 50.00 feet to the point of beginning

The above described tract contains 10,976.50 square feet, more or less and is subject to all easements, restrictions and covenants, recorded or unrecorded, if any.

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

In testimony whereof, the undersigned proprietors have hereunto set their hands this 15th day of March, 2000.

L. Dean Ledford (husband) — Shena S. Ledford (wife)

On this 15th day of March, 2000, before me appeared L. Dean Ledford and Shena S. Ledford (husband and wife) and known to be the persons 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: 8-12-03

CITY OF LIBERTY, CLAY COUNTY, MISSOURI:
Approved by the Director of Community Development, under the authority of the Mayor and the City Council of Liberty, Clay County, Missouri.

Douglas J. Hermes
Director of Community Development — Date: 16 MARCH 2000

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:
Bob W. Stevens MO PLS 2349 — Logan & Associates, Corporate LS 2525

SURVEYOR'S GENERAL NOTES:

1) *The Legal Description was copied verbatim from information furnished by the Client as required by the Missouri Standards for Property Boundary Surveys. (BOOK 2404, PAGE 998)*

2) *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.*

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

4) *No Title Report was furnished by the client for this survey.*

5) *Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.*

6) *Bearings and distances shown hereon are based upon the Missouri State Plane Coordinated System of 1983, Missouri West Zone. The following Geographic Reference Stations were used to obtain a combined Grid Scale Factor of 0.9999021.*
CL-91 N: 343491.2930 E: 663977.3550
CL-93 N: 340213.6230 E: 657200.1079
DVER N: 342948.474 E: 654401.7680

SURVEY PREPARED FOR:
MORTGAGE HOMES
308 N. CHURCH ROAD
LIBERTY, MO 64068
PROPERTY ADDRESS: 321 SOUTH JEWELL

LOT SPLIT SURVEY
PART OF LOT 11
ARTHUR'S SECOND ADDITION

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: 99-2398	
DRAWING NAME: 99-2398.DWG	
Scale: 1"=30'	
Drawn By: KRB	Date: 3/1/2000
Check By: DWS	Date: 3/1/2000
Sheet No. 1 OF 1	

Side Case
74460 SP