Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY
LOT SPLIT

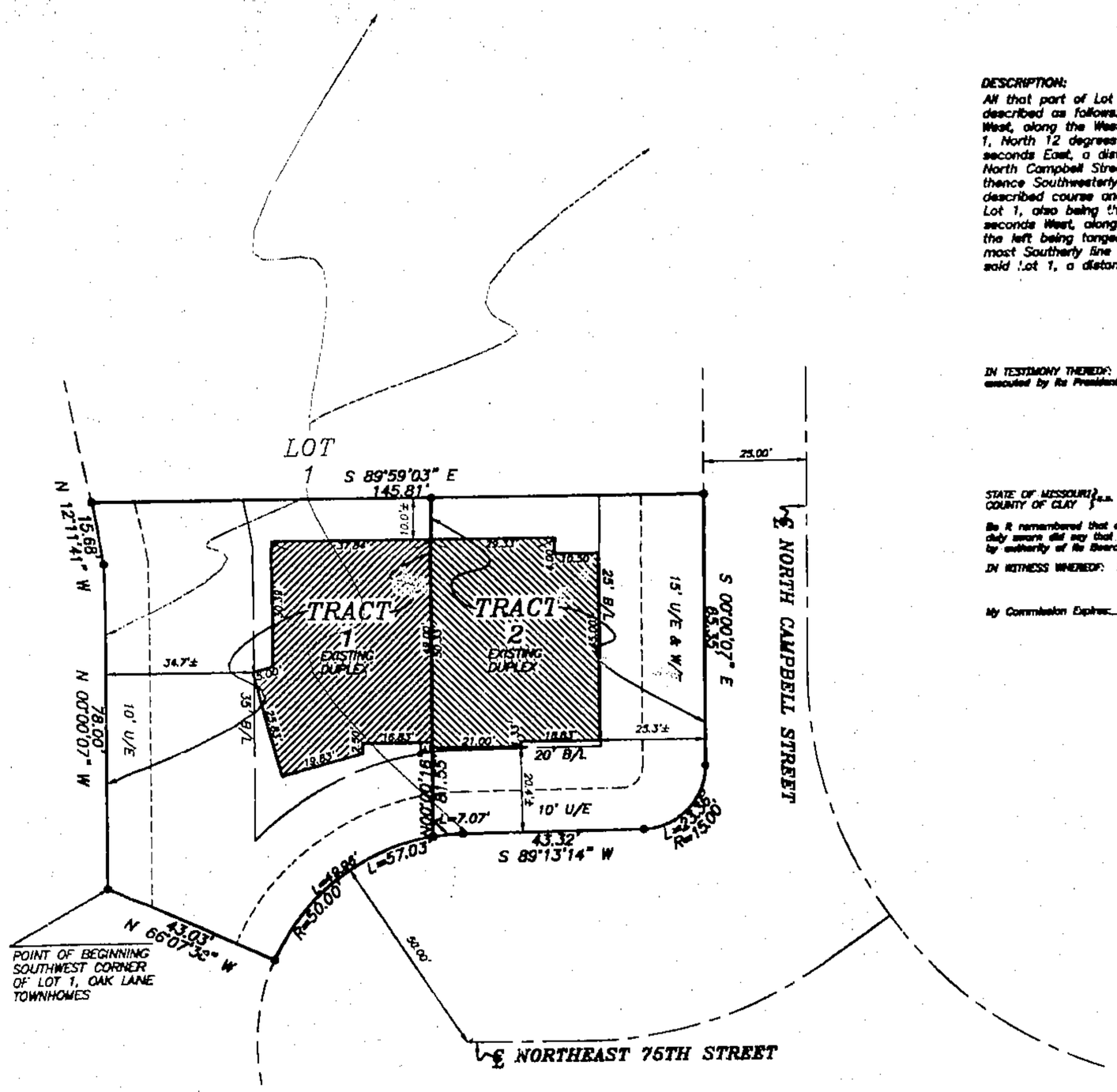
Q67484

AUG 3 1 2001

STATE OF MISSOURI
CLAY COUNTY
I CERTIFY INSTR. REC'D
01 AUG 31 P 3:58 R
OAB D Steere 132
ROBERT M. STEVENS
RECORDER OF DEEDS
By: Wenda Watson
Deputy

JOB NO. 39040

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767



DESCRIPTION:
All that part of Lot 1, OAK LANE TOWNHOMES, a subdivision of land in the City of Gladstone, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Lot 1; thence North 00 degree 00 minute 07 seconds West, along the Westerly line of said Lot 1, a distance of 78.00 feet; thence continuing along the Westerly line of said Lot 1, North 12 degrees 11 minutes 41 seconds West, a distance of 15.68 feet; thence South 89 degrees 59 minutes 03 seconds East, a distance of 145.81 feet to the Easterly line of said Lot 1, also being the Westerly right-of-way line of North Campbell Street; thence South 00 degree 00 minute 07 seconds East, along said line, a distance of 65.35 feet; thence Southwesterly along the Southeasterly line of said Lot 1, along a curve to the right being tangent to the last described course and having a radius of 15.00 feet, an arc distance of 23.36 feet to a point on the Southerly line of said Lot 1, also being the Northerly right-of-way line of Northeast 75th Street; thence South 89 degrees 13 minutes 14 seconds West, along said line, a distance of 43.32 feet; thence continuing along said line Southwesterly, along a curve to the left being tangent to the last described course and having a radius of 50.00 feet, an arc distance of 57.03 feet to the most Southerly line of said Lot 1; thence North 66 degrees 07 minutes 38 seconds West, along the Southwesterly line of said Lot 1, a distance of 43.03 feet to the Point of Beginning.

IN TESTIMONY THEREOF: Larry R. Mitchell, L.L.C., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this 30th day of Aug 2001.

Larry R. Mitchell, L.L.C., a Missouri Corporation

Larry R. Mitchell, President

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

Be it remembered that on this 30th day of August 2001 before me appeared Larry R. Mitchell to me personally known who being by me duly sworn did say that he is President of Larry R. Mitchell, L.L.C., a Missouri Corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Larry R. Mitchell acknowledged said instrument to be free act and deed of said corporation.

IN WITNESS WHEREOF: I have set my hand and affixed my seal on the date last written above.

My Commission Expires: VICKIE L. MILLER, Notary Public - Notary Seal, STATE OF MISSOURI, Clay County, My Commission Expires May 10, 2004

NOTARY PUBLIC

LEGEND

B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
● Set 1/2" Iron Bar with Plastic Cap #2074

Cal. D.
10/3/01 DM

SCALE: 1" = 20'
20 10 0 20

1. No title report furnished. There may be easements of record that affect this tract, which are not shown.
2. This tract contains 12,701 square feet or 0.29 Acres, more or less.
3. Bearing System is based on the recorded plat of OAK LANE TOWNHOMES.
4. Structure was under construction at time of this survey.

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 [illegible] and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: _____ SAM A. AYLETT, LS-2074

Prepared For:
Larry R. Mitchell, L.L.C.
DATE: 08/29/01

JOB NUMBER
39040

39040bna.dwg(BFH)

http://www.ClayCoGov.com