Clay County, Missouri
Land Survey Document

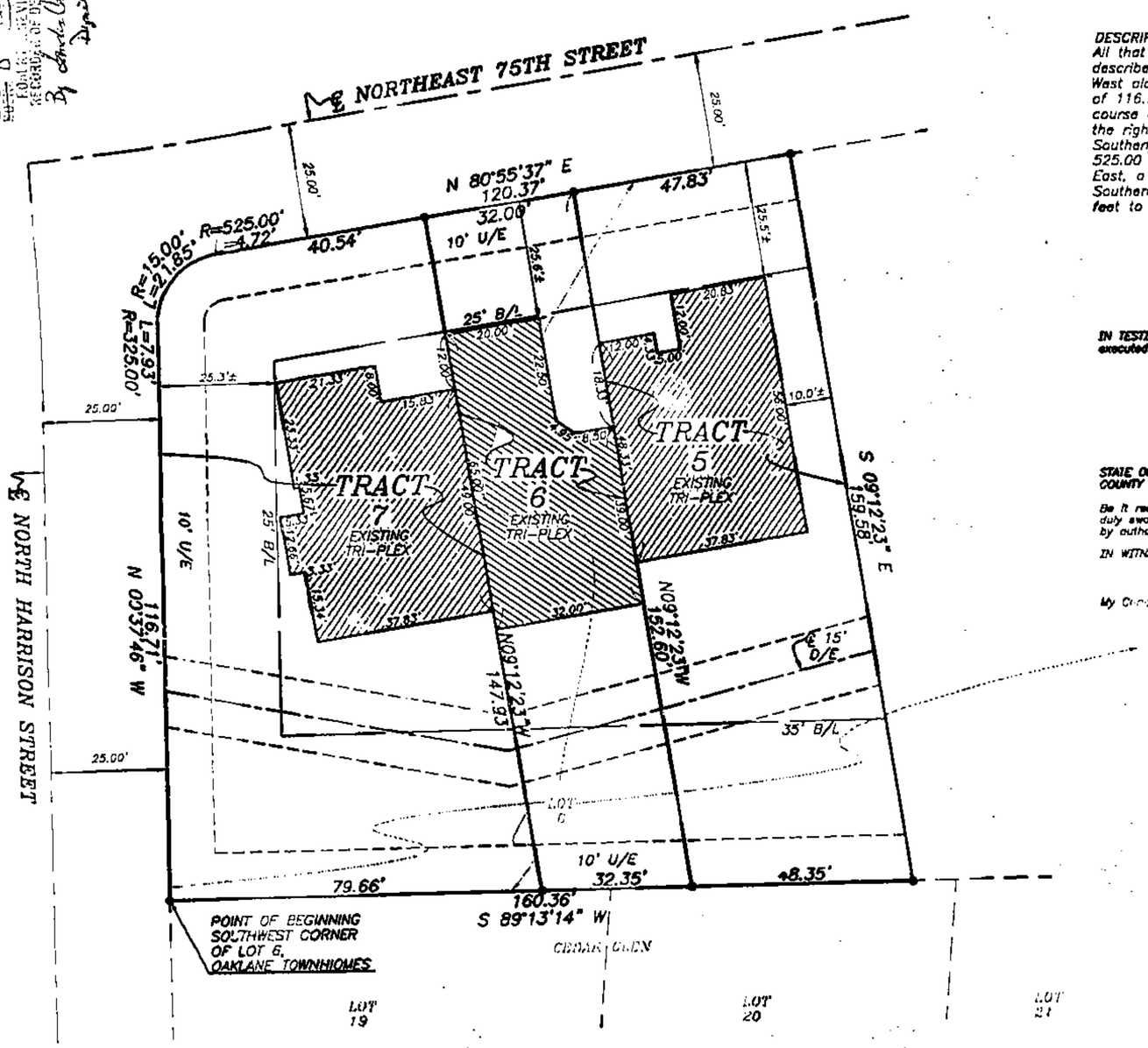
CERTIFICATE OF SURVEY
LOT SPLIT

Q72686

OCT 03 2001

JOB NO. 39186

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 43[illegible] [illegible]67



DESCRIPTION:
All that part of Lot 6, 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 6; thence North 00 degrees 37 minutes 46 seconds West along the Westerly line of said Lot 6, also being the Easterly right-of-way line of North Harrison Street, a distance of 116.71 feet; thence continuing Northerly along said line along a curve to the left, being tangent to the last described course and having a radius of 325.00 feet, an arc distance of 7.93 feet; thence Northeasterly along a reverse curve to the right having a radius of 15.00 feet, an arc distance of 21.85 feet to the Northerly line of said Lot 6, also being the Southerly right-of-way line of Northeast 75th Street; thence Easterly along a reverse curve to the left having a radius of 525.00 feet, an arc distance of 4.72 feet; thence continuing along said line North 80 degrees 55 minutes 37 seconds East, a distance of 120.37 feet; **thence South 09 degrees 12 minutes 23 seconds** East, a distance of 159.58 feet to the Southerly line of said Lot 6; **thence South 89 degrees 13 minutes 14 seconds West** along said line, a distance of 160.36 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 2nd day of October, 2001.

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

Larry R. Mitchell, President

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

Be it remembered that on this 2nd day of October, 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. NELSON
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 15, 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

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 22,043 square feet or 0.51 Acres, more or less.
3. Bearing System is based on the recorded plat of OAK LANE TOWNHOMES.
4. Structure was under construction at the 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 practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 10-02-01

STATE OF MISSOURI
SAM A. AYLETT
NUMBER 2074
REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074

Prepared For:
Larry R. Mitchell, L.L.C.
DATE: 10/01/01

Calc. D. 11/9/01 [illegible]

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http://www.ClayCoGov.com