Clay County, Missouri
Land Survey Document

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093877 JAN 29 2002

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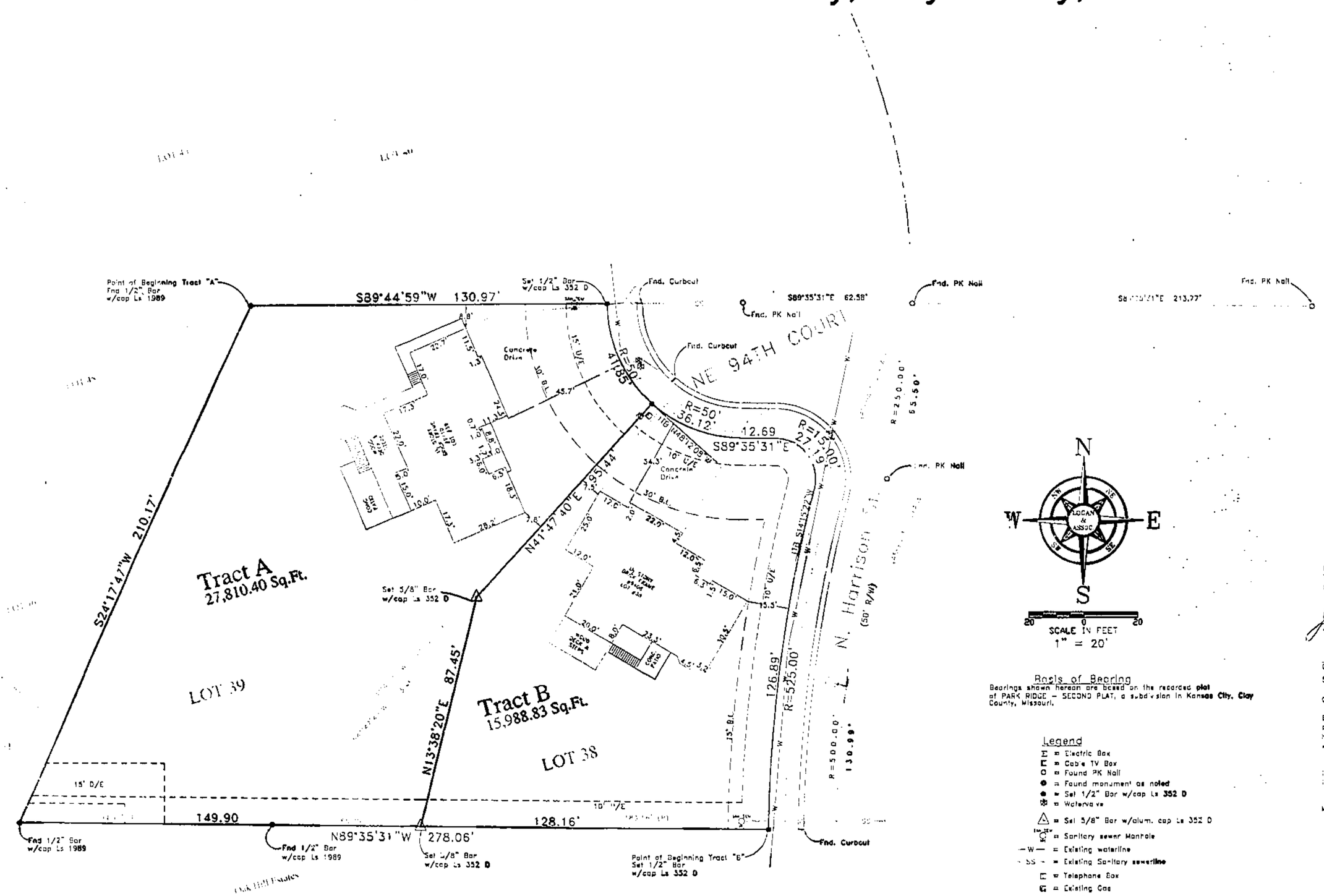
CAB C Slide
RECORDED
RECORDER OF DEEDS
By Thomas Brown
Recording

CERTIFICATE OF SURVEY

Lots 38 & 39 Park Ridge - Second Plat

A subdivision in Kansas City, Clay County, Missouri



Basis of Bearing
Bearings shown hereon are based on the recorded plat of PARK RIDGE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri.

Legend
- Electric Box
- Cable TV Box
- Found PK Nail
- Found monument as noted
- Set 1/2" Bar w/cap Ls 352 D
- Waterwave
- Set 5/8" Bar w/alum. cap Ls 352 D
- Sanitary sewer Manhole
- Existing waterline
- Existing Sanitary sewerline
- Telephone Box
- Existing Gas
- Plat Distance

Legal Description Tract "A"
All that part of Lots 38 and 39, PARK RIDGE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri being more particularly described as follows:
Beginning at the Northwest corner of Said Lot 39;
Thence South 24°17'47" West along the Westerly line of said Lot 39, a distance of 210.17 feet to the Southwest corner of said Lot 39;
Thence South 89°35'31" East, along the South line of said Lots 38 and 39, a distance of 149.90 feet;
Thence North 13°38'20" East, a distance of 87.45 feet;
Thence North 41°47'40" East, a distance of 95.44 feet to the Northeast corner of said Lot 39, and to the beginning of a curve to the right, having initial tangent bearing of North 48°12'08" West, and a radius of 50.00 feet;
Thence along said curve to the right, an arc length of 41.85 feet; to the Northeast corner of said Lot 39;
Thence South 89°44'59" West, along the North line of said Lot 39, a distance of 130.97 feet to the Point of Beginning.
Containing 27,810.40 Sq.Ft. more or less

Legal Description Tract "B"
All that part of Lots 38 and 39, PARK RIDGE – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri being more particularly described as follows:
Beginning at the Southwest corner of said Lot 38 North 89°35'31" West along the South line of said Lot 38, a distance of 128.16 feet;
Thence North 13°38'20" East, a distance of 87.45 feet;
Thence North 41°47'40" East, a distance of 95.44 feet to the Northwest corner of said Lot 38 and to a point on a curve to the left having an initial tangent bearing of South 48°12'08" East and a radius of 50.00 feet;
Thence along said curve to the left an arc length of 36.12 feet;
Thence South 89°35'31" East, a distance of 12.69 feet to the beginning of a curve to the right, tangent to the last described course and having a radius of 150.00 feet;
Thence along said curve to the right an arc length of 27.19 feet to a point on a curve to the left having an initial tangent bearing of South 14°15'22" West and a radius of 525.00 feet;
Thence along said curve to the left an arc length of 126.89 feet to the Point of Beginning.
Containing 15,988.83 Sq.Ft. more or less.

SURVEYOR'S GENERAL NOTES:

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

2). Title report was furnished by United Title Company, Inc. Commitment **No. F24953,** and Commitment No. C24952.

3). The subject property surveyed lies within a Flood Zone designated Zone (C) per F.E.M.A. Map, Panel No. 45 of 145, Community Panel No. 290173 0045 B Dated: August/5/1983.

4). Property Owner Tract "A"
John H. and Scharyl S. Vasquez
9410 N. Harrison Court
Kansas City, Missouri 64155

Property Owner Tract "B"
Chester L. and Mitzy S. Remington
9406 N. Harrison Court
Kansas City, Missouri 64155

5). Lot Split No. LS 0177

IN TESTIMONY WHEREOF:
The undersigned proprietors of **the above described tracts have caused** these presents to be signed this 28 day of January, 2002.

John H. Vasquez (Husband) — Scharyl S. Vasquez (Wife)

Chester L. Remington (Husband) — Mitzy S. Remington (Wife)

State of Missouri)
) ss
County of Clay)

Be it remembered on this 28 day of January, 2002, before me, a notary public in and for the County and State last above written, come John H. Vasquez and Scharyl S. Vasquez husband and wife and Chester L. Remington and Mitzy S. Remington, husband and wife, to me personally known to be the same persons, who signed and acknowledged the within instrument as their free act and **deed.**

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

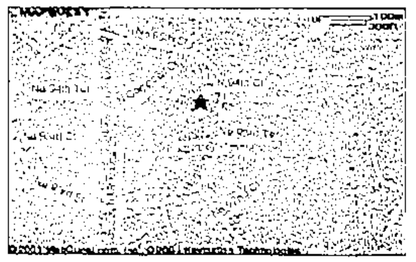
My Commission Expires: 11-22-05

NOTARY SEAL — Seal of Office — Notary Public — Clay County, Missouri

MY COMMISSION EXPIRES NOVEMBER 22, 2005

Notary Public

APPROVED
NO PLAT REQUIRED
CITY COMMISSION
By
Date 1/29/02



Revised per city comments dated November 9, 2001 BWS

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.

THIS SURVEY PREPARED FOR:
John Vasquez
9410 N. Harrison Court
Kansas City, Missouri 64155

CERTIFICATE OF SURVEY
Lots 38 & 39 Park Ridge - Second

SEC 2, TWN. 51, RGE 33
KANSAS CITY, CLAY COUNTY, MISSOURI
LS 0177

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

Job No: 01-1692
Drawing Name: 01-1692.dwg
Scale: 1"=20'
Drawn By: BWS Date: 10-08-01
Check By: BWS Date: 10-08-01
Sheet No. 1 OF 1

Lot F
3/4/04 DK