Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY
LOT SPLIT

JOB NO. 40467

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◊ LAND PLANNING ◊ CIVIL ENGINEERING
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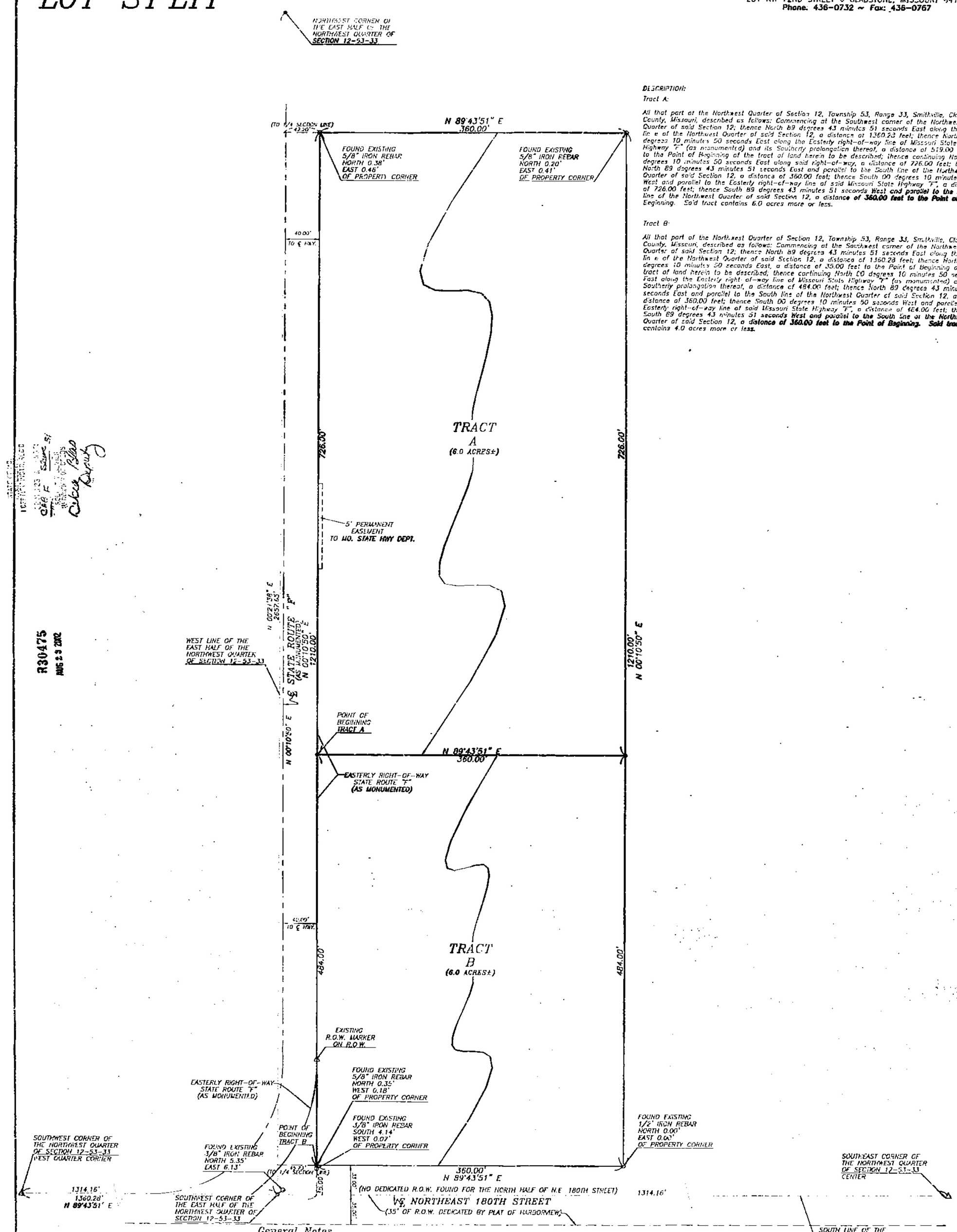

DESCRIPTION:

Tract A:

All that part of the Northwest Quarter of Section 12, Township 53, Range 33, Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 12; thence North 89 degrees 43 minutes 51 seconds East along the South line of the Northwest Quarter of said Section 12, a distance of 1360.28 feet; thence North 00 degrees 10 minutes 50 seconds East along the Easterly right-of-way line of Missouri State Highway "F" (as monumented) and its Southerly prolongation thereof, a distance of 519.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 10 minutes 50 seconds East along said right-of-way, a distance of 726.00 feet; thence North 89 degrees 43 minutes 51 seconds East and parallel to the South line of the Northwest Quarter of said Section 12, a distance of 360.00 feet; thence South 00 degrees 10 minutes 50 West and parallel to the Easterly right-of-way line of said Missouri State Highway "F", a distance of 726.00 feet; thence South 89 degrees 43 minutes 51 seconds West and parallel to the South line of the Northwest Quarter of said Section 12, a distance of 360.00 feet to the Point of Beginning. Said tract contains 6.0 acres more or less.

Tract B:

All that part of the Northwest Quarter of Section 12, Township 53, Range 33, Smithville, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 12; thence North 89 degrees 43 minutes 51 seconds East along the South line of the Northwest Quarter of said Section 12, a distance of 1360.28 feet; thence North 00 degrees 10 minutes 50 seconds East, a distance of 35.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 10 minutes 50 seconds East along the Easterly right-of-way line of Missouri State Highway "F" (as monumented) and its Southerly prolongation thereof, a distance of 484.00 feet; thence North 89 degrees 43 minutes 51 seconds East and parallel to the South line of the Northwest Quarter of said Section 12, a distance of 360.00 feet; thence South 00 degrees 10 minutes 50 seconds West and parallel to the Easterly right-of-way line of said Missouri State Highway "F", a distance of 484.00 feet; thence South 89 degrees 43 minutes 51 seconds West and parallel to the South line of the Northwest Quarter of said Section 12, a distance of 360.00 feet to the Point of Beginning. Said tract contains 4.0 acres more or less.

General Notes

1. No title report furnished. There may be easements of record that affect this property, which are not shown.
2. This tract contains 435,587 square feet or 10.00 Acres, more or less.
3. Bearing System is based on the South line of the Northwest Quarter of Section 12-53-33 having an assumed bearing of N 89°43'51" E.
4. This survey is based upon a Deed of Release recorded in Book 2598, Page 791, at the Recorder of Deeds in Clay County, Missouri.

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 Missouri 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 land surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE 8-22-02 SAM A. AYLETT, LS-2074

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

Job No. 40467

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FOR: Tom Gerant, Jr.

DATE: 08/22/02

BK. E 9/4/02 DK

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