Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY
LOT SPLIT

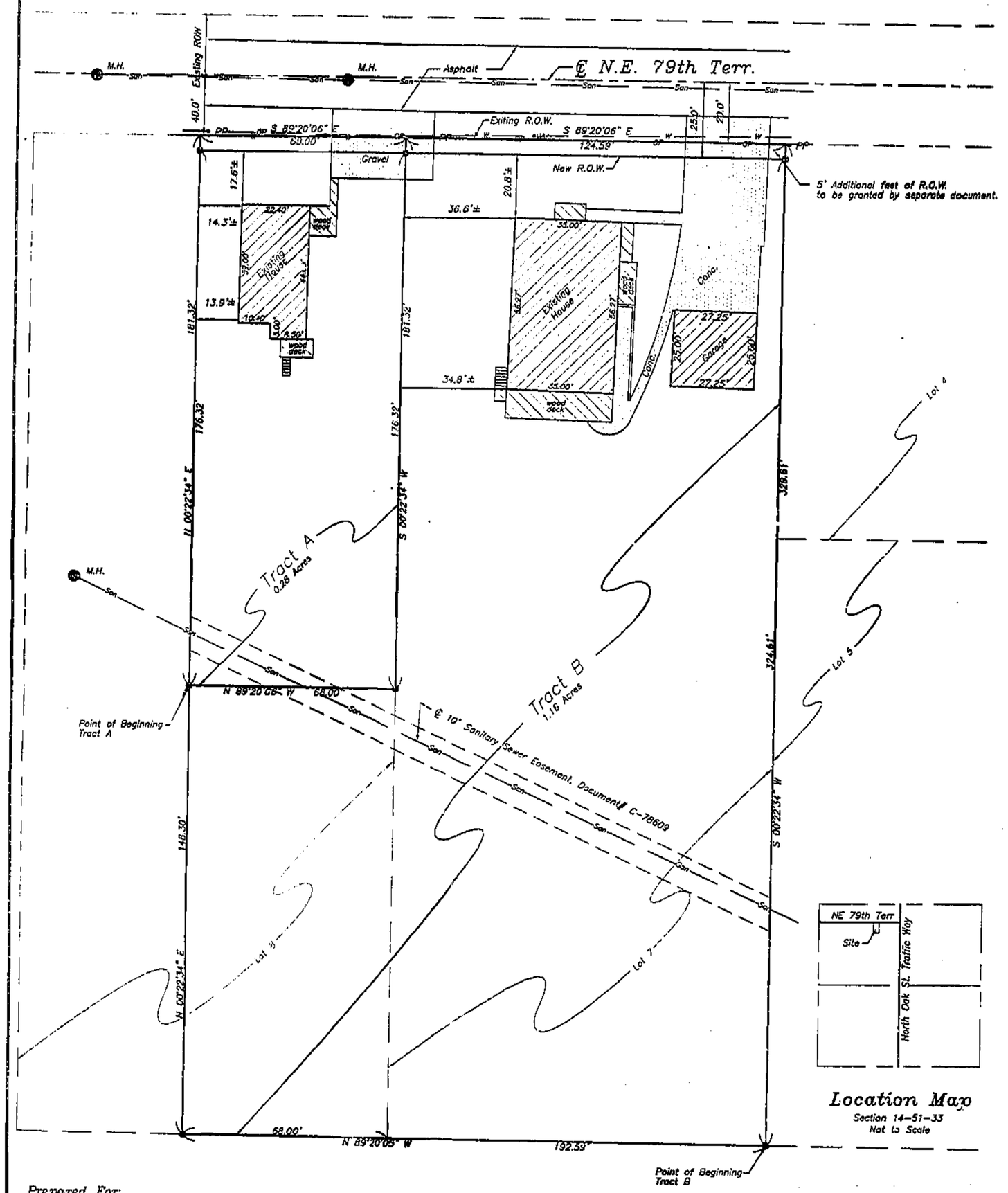
R40584

OCT 1 0 2002

STATE OF MO.
CLAY COUNTY
RECORDER OF DEED
RECORDED IN ABOVE
BOOK
PAGE
RECORDER OF DEEDS

JOB NO. 40433

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



Location Map
Section 14-51-33
Not to Scale

LEGEND

B/L – Building Line
U/E – Utility Easement
● Set 1/2" Iron Bar with Plastic Cap #2074
—x— Fence
—G— Gas Line
—SW— Sanitary Sewer Main
—W— Water Main
—OP— Overhead Power Lines
● Sanitary Manhole
TP Telephone Pedestal
PP Power Pole
WM Water Meter
WV Water Valve
FH Fire Hydrant
GM Gas Meter
LP Light Pole
GA Guy Anchor
ROW Right of Way
NTS Not to Scale

SCALE: 1" = 20'
20 10 0 20

DESCRIPTION:

Tract A:

All that part of LOT 8, JEFFERSON GROVE, a subdivision of land in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of said Lot 8; thence North 89 degrees 20 minutes 05 seconds West along the South line of said Lot 8, a distance of 68.00 feet; thence North 00 degrees 22 minutes 34 seconds East and parallel to the East line of said Lot 8, a distance of 148.30 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 22 minutes 34 seconds East, a distance of 181.32 feet to the Southerly right-of-way line of Northeast 79th Terrace; thence South 89 degrees 20 minutes 05 seconds East along said line, a distance of 68.00 feet; thence South 00 degrees 22 minutes 34 seconds West, a distance of 181.32 feet; thence North 89 degrees 20 minutes 06 seconds West, a distance of 68.00 feet to the Point of Beginning. EXCEPT the Northerly 5.0 feet thereof for street right-of-way.

Tract B:

All that part of LOTS 7 and 8, JEFFERSON GROVE, a subdivision of land in Kansas City, Clay County, Missouri, described as follows: Beginning at the Southeast corner of said Lot 8; thence North 89 degrees 20 minutes 05 seconds West along the South line of said Lots 7 and 8, a distance of 192.59 feet; thence North 00 degrees 22 minutes 34 seconds East and parallel to the East line of said Lot 8, a distance of 148.30 feet; thence South 89 degrees 20 minutes 06 seconds East, a distance of 68.00 feet to the East line of said Lot 8; thence North 00 degrees 22 minutes 34 seconds East along the East line of said Lot 8, a distance of 181.32 feet to the Southerly right-of-way line of Northeast 79th Street Terrace; thence South 89 degrees 20 minutes 06 seconds East along said line, a distance of 124.59 feet to the East line of said Lot 7; thence South 00 degrees 22 minutes 34 seconds West along the East line of said Lot 7, a distance of 329.61 feet to the Point of Beginning. EXCEPT the Northerly 5.0 feet thereof for street right-of-way.

IN TESTIMONY WHEREOF: Keith B. Neagle and Doris F. Neagle, husband and wife have subscribed their names this 9th day of October 2002.

Keith B. Neagle
Keith B. Neagle

Doris F. Neagle
Doris F. Neagle

STATE OF MISSOURI
COUNTY OF Clay s.s.

On this 9th day of October, in the year 2002, before me a Notary Public in and for said State, Personally appeared Keith B. Neagle and Doris F. Neagle, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 10-11-04

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

Angela M. Robbins
NOTARY PUBLIC

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Director
By
File No. LS-02-57 Date 10/10/02

General Notes

1. Information shown on this survey was taken from First Title, Inc. Commitment No. 0207C023, effective date, June 27, 2002.
2. Bearing System is based on the Missouri State Plane Coordinate System.
3. Information as shown for underground utilities has been compiled from the records of various utility companies concerned, and does not constitute a report of any field measurements of locations by us. When precise locations of underground utilities are needed prior to excavation or connections, the various utility companies concerned are to furnish a crew to point out the locations at the job site.

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

DATE: 10-08-02

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

SAM A. AYLETT, LS-2074

Prepared For:
Keith Neagle
DATE: 9/04/02

Job No. 40433
40433LSA.DWG(DOC)

Cole F. 11/13/02 DM

http://www.ClayCoGov.com