Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

R42404 OCT 18 2002

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC'D
02 OCT 18 P 2:07
Cab D Slot 40
ROBERT A. SPIVER
RECORDER OF DEEDS

CERTIFICATE OF SURVEY – LOT SPLIT

JOB NO: 40072

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

By Mindy McKaig Deputy

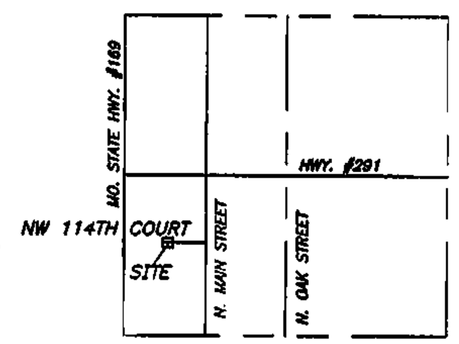
Legal Description:

Tract A:

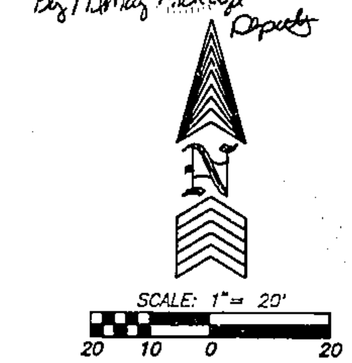
All that part of LOT : BLUE JACKET SECOND PLAT, a subdivision of land in Kansas City, Clay Coun , Missouri, described as follows: Beginning at the Northeasterly corner of said Lot 6; thence Southerly along the Easterly line of said Lot 6, also being the Westerly right-of-way line of Northwest 114th Court along a curve to the left having an initial tangent bearing of South 30 degrees 00 minutes 26 seconds West and a radius of 50.00 feet, an arc distance of 14.19 feet; thence South 86 degrees 43 minutes 48 seconds West, a distance of 214.16 feet to the Westerly line of said Lot 6; thence North 17 degrees 25 minutes 48 seconds West along the Westerly line of said Lot 6, a distance of 48.89 feet; thence continuing along the Westerly line of said Lot 6 along a curve to the left having an initial tangent bearing of North 33 degrees 11 minutes 50 seconds East and a radius of 490.00 feet, an arc distance of 98.70 feet to the most Northerly corner of said Lot 6; thence South 59 degrees 59 minutes 42 seconds East along the Northeasterly line of said Lot 6, a distance of 217.49 feet to the Point of Beginning.

Tract B:

All of LOT 6, BLUE JACKET SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, EXCEPT that part described as follows: Beginning at the Northeasterly corner of said Lot 6; thence Southerly along the Easterly line of said Lot 6, also being the Westerly right-of-way line of Northwest 114th Court along a curve to the left having an initial tangent bearing of South 30 degrees 00 minutes 26 seconds West and a radius of 50.00 feet, an arc distance of 14.19 feet; thence South 86 degrees 43 minutes 48 seconds West, a distance of 214.16 feet to the Westerly line of said Lot 6; thence North 17 degrees 25 minutes 48 seconds West along the Westerly line of said Lot 6, a distance of 48.89 feet; thence continuing along the Westerly line of said Lot 6 along a curve to the left having an initial tangent bearing of North 33 degrees 11 minutes 50 seconds East and a radius of 490.00 feet, an arc distance of 98.70 feet to the most Northerly corner of said Lot 6; thence South 59 degrees 59 minutes 42 seconds East along the Northeasterly line of said Lot 6, a distance of 217.49 feet to the Point of Beginning.

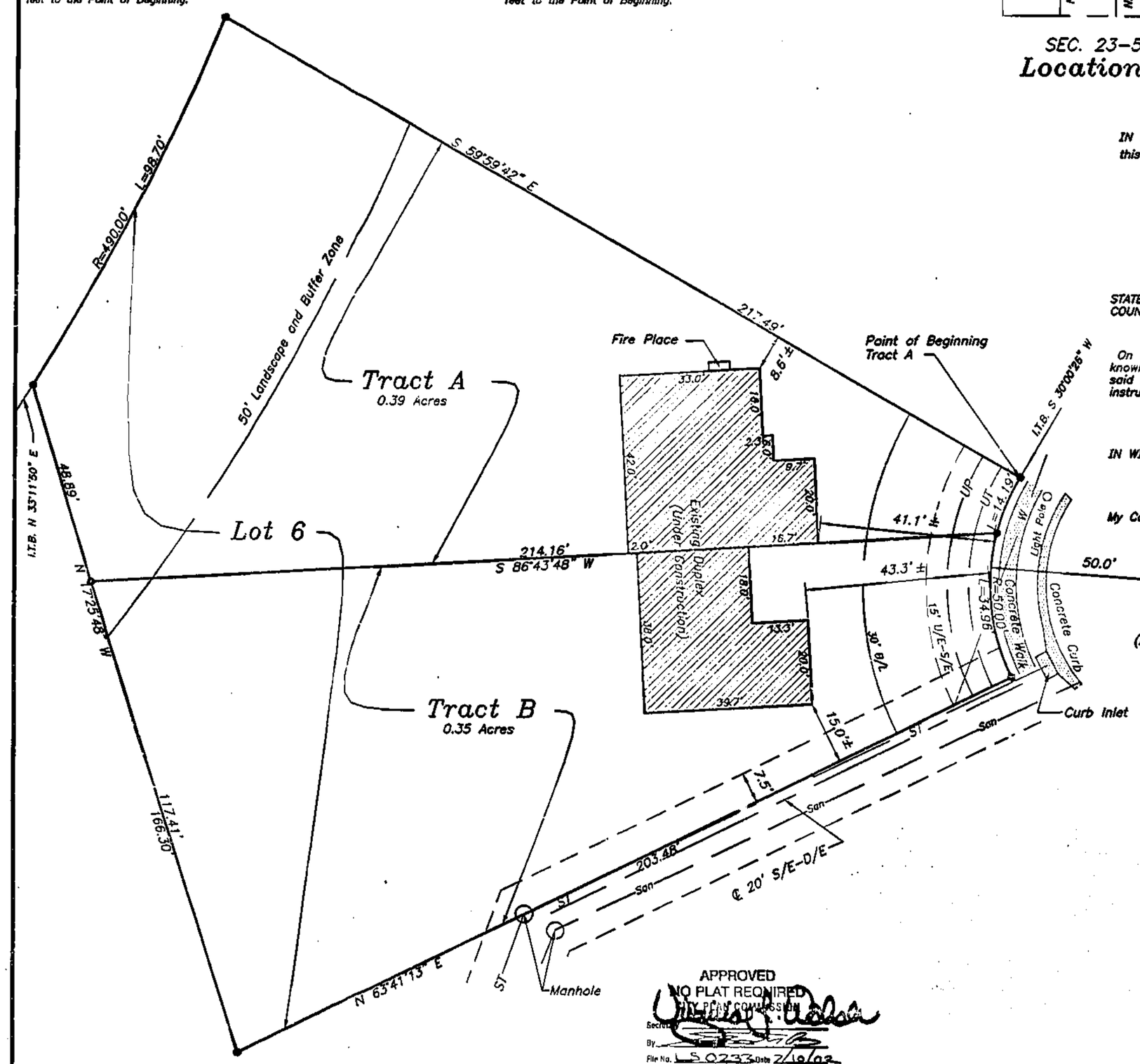


SEC. 23-52-33
Location Map



LEGEND:

- ● Set 1/2" Iron Bar with Plastic Cap #2074
- ○ Denotes Existing Bar
- B/L = Building Line
- U/E = Utility Easement
- –W– Water Line
- –UP– Underground Power
- –CATV– Underground Cable Television
- –SAN– Sanitary Sewer
- –UT– Underground Telephone
- –G– Underground Gas Line
- –ST– Storm Sewer



IN TESTIMONY WHEREOF: CAPITAL ENTERPRISES, LTD., a Missouri Corporation has caused these presents to be signed by its President, this 9th day of July, 2002.

CAPITAL ENTERPRISES, LTD.

O. E. Owen
O. E. Owen, President

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

On this 9th day of July, 2002, before me appeared O. E. Owen to me personally known who being by me duly sworn did say that he is President of CAPITAL ENTERPRISES, LTD., a Missouri Corporation and that said instrument was signed in behalf of said corporation by authority of its Board of Directors of said O. E. Owen acknowledged said instrument to be the free act and deed of said corporation.

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

My Commission Expires: October 11, 2004

Angela M. Robbins
NOTARY PUBLIC

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-04

General Notes

1. Information shown on this survey was taken from Frist Title, Inc. Commitment No. 02030015, effective date, March 1, 2002.
2. Bearing System is based on the recorded plat of BLUE JACKET SECOND PLAT.
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 plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 6-26-02

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

SAM A. AYLETT, LS-2074

DATE: 6/26/02

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. 50233 Date 2/10/03

FOR: GENE OWEN

Job No.
40072

Cab. D.
11/5/03 Dm

40072LSA.DWG(DCV)