Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

CERTIFICATE OF SURVEY

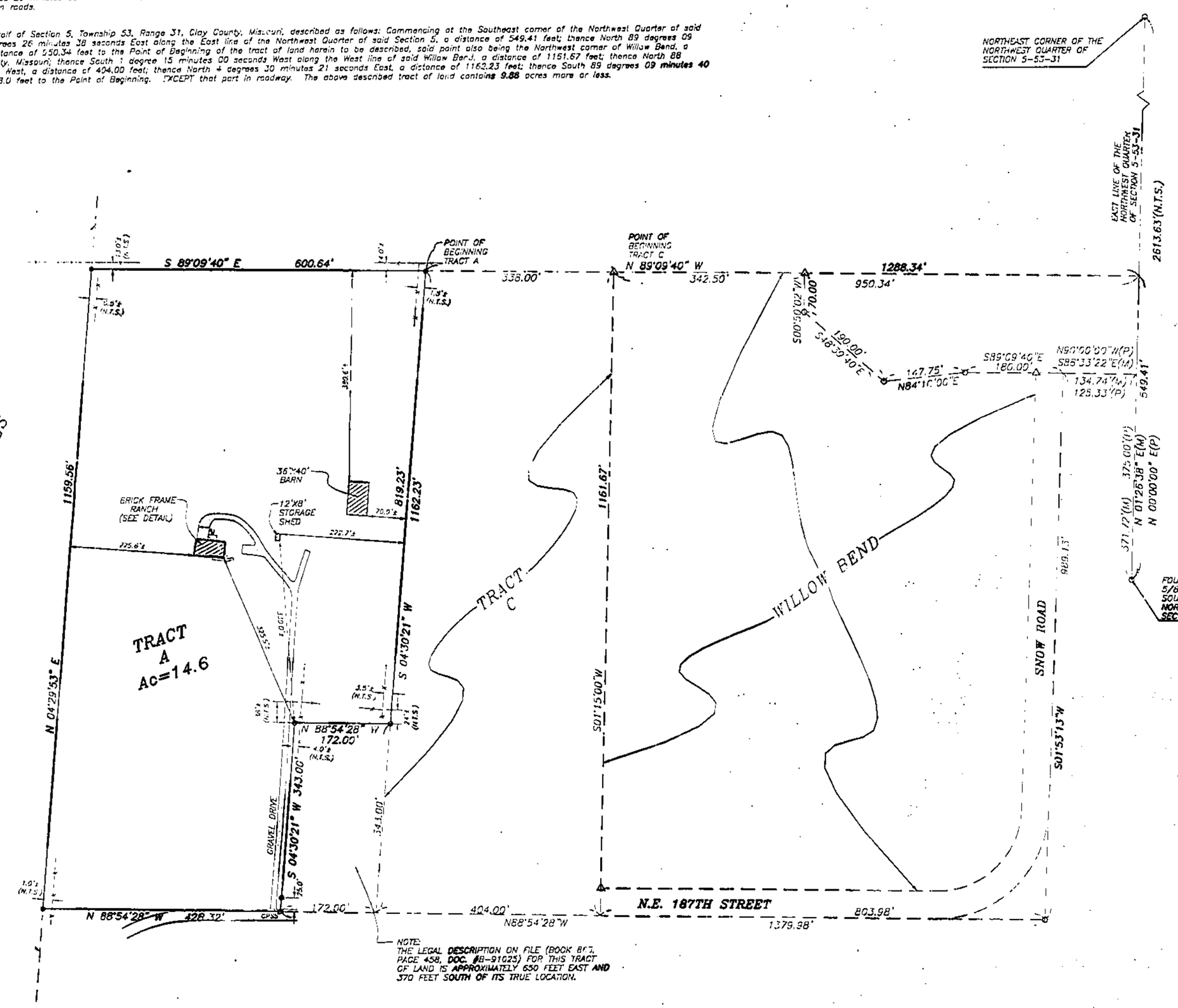
R73239

RECORDER RECD
2007 MAR -5 1:10:28 P
Fee $ Secure 59
by Rikka Ribbo
Supply

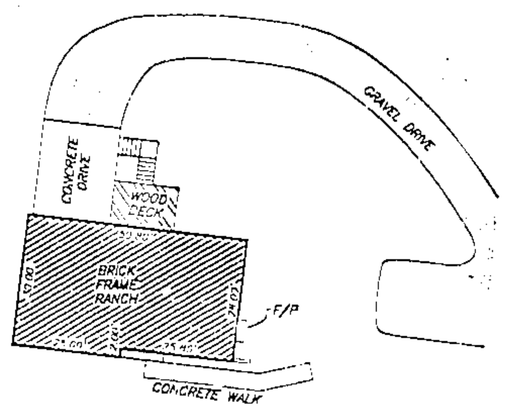
JGB NO. 41121
Prepared By:
Aylett, Flowers Survey & Engineering Company
301 NW 72ND Street
Gladstone, Missouri 64118-1821
Phone: (816) 436-0293 ~ Fax: (816) 436-0797
Land Surveying ~ Civil Engineering ~ Land Planning

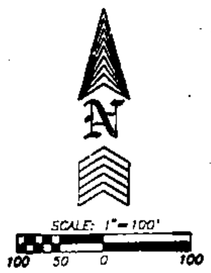
TRACT A:
All that part **of the West Half of Section 5, Township 53, Range 31, Clay County,** Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 5; thence North 01 degrees 26 minutes 38 seconds East along the East line of the Northwest Quarter of said Section 5, a distance of 549.41 feet; thence North 89 degrees 09 minutes 40 seconds West, a distance of 1288.34 feet to the Point of Beginning of the tract of land herein to be described; thence South 04 degrees 30 minutes 21 seconds West, a distance of 343.00 feet; thence North 88 degrees 54 minutes 28 seconds West, a distance of 172.00 feet; thence South 04 degrees 30 minutes 21 seconds West, a distance of 819.23 feet; thence North 88 degrees 54 minutes 28 seconds West, a distance of 428.32 feet to the Easterly line of the Amended Plat of Pine Haven Estates, a subdivision of land in Clay County, Missouri; thence North 04 degrees 29 minutes 53 seconds East, a **distance** of 1159.56 feet; thence South 89 degrees 09 minutes 40 seconds East, a distance of 600.64 feet to the Point of Beginning. EXCEPT any part in roads.

Tract C:
All that part of the West One Half of Section 5, Township 53, Range 31, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 5; thence North 01 degrees 26 minutes 38 seconds East along the East line of the Northwest Quarter of said Section 5, a distance of 549.41 feet; thence North 89 degrees 09 minutes 40 seconds West, a distance of 550.34 feet to the Point of Beginning of the tract of land herein to be described, said point also being the Northwest corner of Willow Bend, a subdivision of land in Clay County, Missouri; thence South 1 degree 15 minutes 00 seconds West along the West line of said Willow Bend, a distance of 1161.67 feet; thence North 88 degrees 54 minutes 28 seconds West, a distance of 404.00 feet; thence North 4 degrees 30 minutes 21 seconds East, a distance of 1162.23 feet; thence South 89 degrees **09 minutes 40** seconds East, a distance of 338.0 feet to the Point of Beginning. EXCEPT that part in roadway. The above described tract of land contains **9.88** acres more or less.



HOME DETAIL
1"=20'





LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
N.T.S. = Not To Scale
(P) = Platted
(M) = Measured
△ Denotes Existing Monument
▲ Set 5/8" Iron Bar with Aluminum Monument #2074
■ Set 1/2" Iron Bar with Plastic Cap #2074
● CP55 Set Cotton Picker Spindle Spike
C Denotes Existing Bar
—x— Fence

General Notes

1. No Title Commitment Furnished.
2. This tract contains 430,876 square feet or 14.6 Acres, more or less.
3. Bearing System is based on the recorded plat of WILLOW BEND.

NOTE: This survey meets the accuracy requirements for a Suburban Class of Property.

I hereby certify that the 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: 5-17-03

STATE OF MISSOURI JAN A. AYLETT NUMBER LS-2074 LICENSED LAND SURVEYOR

JAN A. AYLETT, LS-2074

Prepared For:
CHICAGO TITLE INSURANCE COMPANY
5/17/03

JOB NUMBER
41121

41121BN.DWG(NRM)

Cal. F
11/1/03