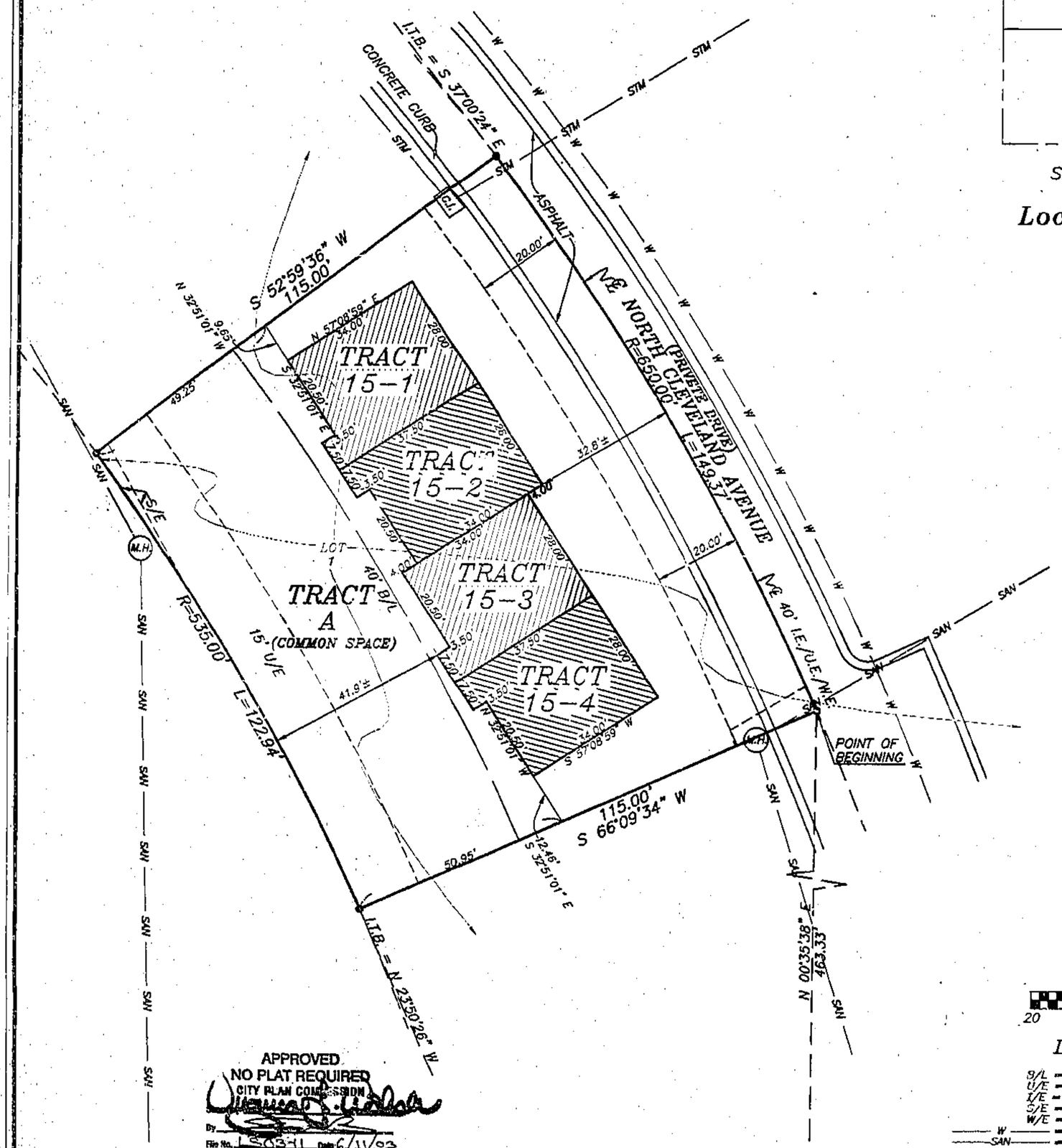
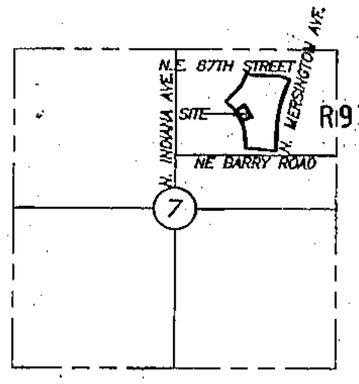
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY
LOT SPLIT—BUILDING 15





SEC. 7–51–32

Location Map

R97535

JOB NO. 41483

Prepared By:

AYLETT SURVEY COMPANY

◇ SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING

201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118

Phone: 436–0732 ~ Fax: 436–0767

STATE OF MO.
CLAY COUNTY
I CERTIFY THIS INSTRUMENT
2003 JUN 11 AM 11:45
ROBERT T. SEVIER
RECORDER OF DEEDS
Book# Page#
Cat. D Sh 201
By Filing Mail back part
03:43.50

STEWART TITLE
02070647

DESCRIPTION:

All that part of Lot 1, ESSEX FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said ESSEX FIRST PLAT; thence North 89 degrees 24 minutes 22 seconds West along the Westerly prolongation of the Southerly line thereof of said ESSEX FIRST PLAT, a distance of 2.70 feet; thence North 00 degrees 35 minutes 38 seconds East, a distance of 463.33 feet to the Point of Beginning of the tract of land herein to be described; thence South 66 degrees 09 minutes 34 seconds West, a distance of 115.00 feet to the Southwesterly line of said ESSEX FIRST PLAT; thence Northwesterly along the Southwesterly line of said ESSEX FIRST PLAT along a curve to the left having an initial tangent bearing of North 23 degrees 50 minutes 26 seconds West and a radius of 535.00 feet, an arc distance of 122.94 feet; thence North 52 degrees 59 minutes 36 seconds East, a distance of 115.00 feet; thence Southeasterly along a curve to the right having an initial tangent bearing of South 37 degrees 00 minutes 24 seconds East and a radius of 650.00 feet, an arc distance of 149.37 feet to the Point of Beginning.

IN TESTIMONY WHEREOF: LARABROOKE HOMES, INC., has caused these presents to be signed by its President, this 9th day of June, 2003.

LARABROOKE HOMES, INC.

JOE E. PRESKO JR., President

NO SEAL

STATE OF MISSOURI, ss.
COUNTY OF Clay

On this 9th day of June, 2003, before me appeared Joe E. Presko to me personally known who being by me duly sworn did say that he is President of Larabrooke Homes, Inc. and that this instrument was signed in behalf of said corporation by authority of its Board of Directors and said Joe E. Presko acknowledged said instrument to be the free act and deed of said corporation.

STANLEY HARRIS ELLER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Aug. 21, 2006

My Commission Expires: _____

NOTARY PUBLIC

General Notes

1. *Information shown on this survey was taken from Stewart Title Commitment No. 02070647 B, effective date, April 18, 2003.*
2. *This tract contains 15,657 square feet or 0.36 Acres, more or less.*
3. *Bearing System is based on the recorded plat of ESSEX–FIRST PLAT, CLEVELAND.*
4. *Structure was under construction at time of this survey.*
5. *All angles on building are 90° unless noted otherwise.*
6. *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.*
7. *All of the non–city services(gas, electric, cable tv, telephone, etc..) are located within the 40 foot multi–purpose easement(40' I.E./U.E./W.E.) and are not shown.*

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

DATE: 6-10-03

SAM ANTHONY AYLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR

SAM ANTHONY AYLETT, LS-2074

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By _____
File No. 5-03-41 Date 6/11/03

Prepared For:
Lara Brooke Homes
DATE: 06/06/2003

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
ESSEX–FIRST PLAT

SCALE: 1" = 20'
20 10 0 20

LEGEND

B/L = Building Line
U/E = Utility Easement
I/E = Ingress/Egress/Access Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
W = Water Line
SAN = Sanitary Sewer Line
STM = Storm Sewer Line
M.H. = Manhole
C.I. = Curb Inlet
● Set 1/2" Iron Bar with Plastic Cap #2074

JOB NUMBER
41483

41483bna.dwg(BFH)

Cat. D
7/1/03 DM

http://www.ClayGov.net/