Clay County, Missouri
Land Survey Document

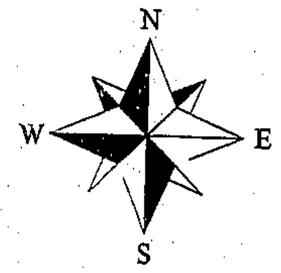
http://www.ClayCoGov.com

S13334

STATE OF MO
CLAY COUNTY
I CERTIFY THIS INSTR. REC'D
2003 AUG -6 P 3
Cab F 90
ROBERT T. SEVIER
RECORDER OF DEEDS
By Mandy
McCafferty Deputy

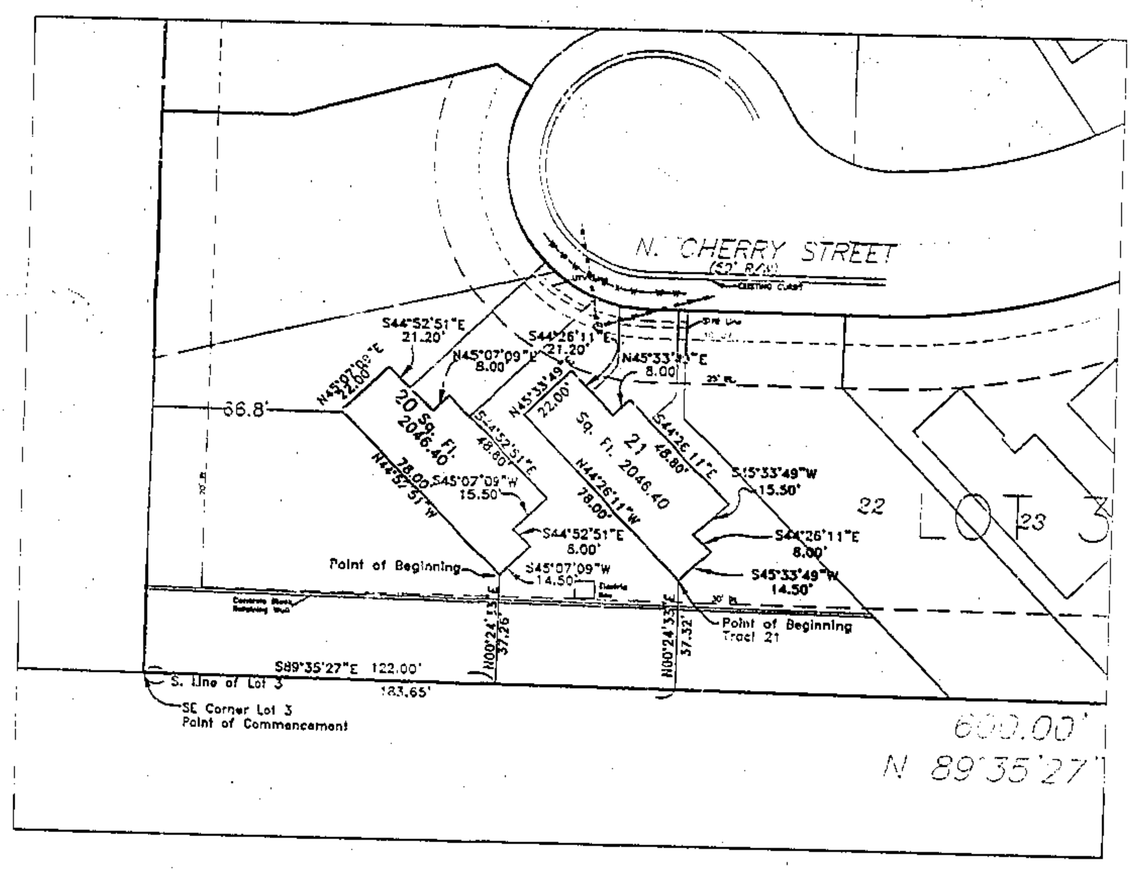
Certificate of Survey

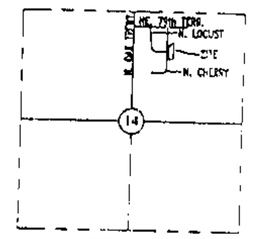
Lot 3, Grey Oaks
Section 14, Township 51 North, Range 33 West



Basis of Bearing

The bearings shown on this plat are based upon the recorded plat of Grey Oaks





SEC. 14-51-33
LOCATION MAP

Legal Description (Tract 20):
Tract 20 of Lot 3, GREY OAKS, a subdivision in Kansas City, Clay County, Missouri, described as follows:
Commencing at the Southwest Corner of Said Lot 3,
Thence South 89°35'27" East along the South line of said Lot 3, a distance of 122.00 feet;
Thence North 00°24'33" East, a distance of 37.32 feet to the Point of Beginning; Thence
North 44°52'51" West, a distance of 78.00 feet;
Thence North 45°07'09" East, a distance of 22.00 feet;
Thence South 44°52'51" East, a distance of 21.20 feet;
Thence North 45°07'09" East, a distance of 8.00 feet;
Thence South 44°52'51" East, a distance of 48.8 feet;
Thence South 45°07'09" West, a distance of 15.50 feet;
Thence South 44°52'51" East, a distance of ...00 feet;
Thence South 45°07'09" West, a Distance of 14.50 Feet to the Point of Beginning.
Containing 2,046.40 Sq. Ft.

Legal Description (Tract 21):
Tract 21 of Lot 3, GREY OAKS, a subdivision in Kansas City, Clay County, Missouri, described as follows:
Commencing at the Southwest Corner of Said Lot 3,
Thence South 89°35'27" East along the South line of said Lot 3, a distance of 183.65 feet;
thence North 00°24'33" East, a distance of 37.32 feet to the Point of Beginning;
Thence North 44°26'11" West, a distance of 78.00 feet;
Thence North 45°33'49" East, a distance of 22.00 feet;
Thence South 44°26'11" East, a distance of 21.20 feet;
Thence North 45°33'49" East, a distance of 7.20 feet;
Thence South 44°26'11" East, a distance of 48.8 feet;
Thence South 45°33'49" West, a distance of 15.50 feet;
Thence South 44°26'11" East, a distance of 8.00 feet;
Thence South 45°33'49" West, a Distance of 14.50 Feet to the Point of Beginning.
Containing 2,046.40 Sq. Ft.

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from Thomson Title Corporation, Ownership and Encumbrance Certificate, effective date, October 4, 2002.

2). This tract of land does not lie within a Regulatory Floodplain.

3). All angles on buildings are 90° unless noted otherwise.

4). Buildings were underconstruction at time of this survey.

5). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

6). Lot Split No. 0334

IN TESTIMONY WHEREOF:
Heatherton Custom Homes, Inc., has caused these presents to be signed by its Vice President this 5 day of August 2003.

Heatherton Custom Homes, Inc.
Tammy M. Taylor Vice President

Seal

State of Missouri)
) ss
County of Clay)

Be it remembered on this 5 day of August, 2002, before me, a notary public in and for the County and State last above written, came Tammy M. Taylor, Vice President of Heatherton Custom Homes, Inc., to me personally known to be the same persons, who signed and acknowledged the within instrument as their free act and deed.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal, my office on the day and year last above written.

My Commission Expire: 11-22-05

Notary Public

MY COMMISSION EXPIRES
NOVEMBER 22, 2005

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. LS-0334 Date 8/6/03

Cab F
91463 DM

Legend
- ● Set 1/2" Bar w/ Plastic Cape #352D
- O Find. Monument as noted
- B/L Building Line
- D.E. Drainage Easement
- S.E. Sanitary Sewer Easement
- U.E. Utility Easement
- ---W--- Existing Water

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY, That the accompanying 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 adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief.

THIS SURVEY PREPARED FOR:
HEATHERTON HOMES
PO. BOX 732
LIBERTY, MISSOURI

LOT SPLIT
LOT 3, GREY OAKS

SECTION 25, TOWNSHIP 51, RANGE 33,
GLADSTONE, CLAY COUNTY, MISSOURI

OGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7806
Fax (816) 781-7483

Job No: 03-0437	
DRAWING NAME:	03-0437 Lot Split
Scale:	1" = 20'
Drawn By:	Date: 4-29-03
HZ	
Check By:	Date: 4-29-03
R. STUDDS, PLS	
Sheet No.	
1 OF 1	

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