Clay County, Missouri
Land Survey Document

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| Drawn By: ALH&NRM | File Name: 41686LSA | Job No: 41686 |
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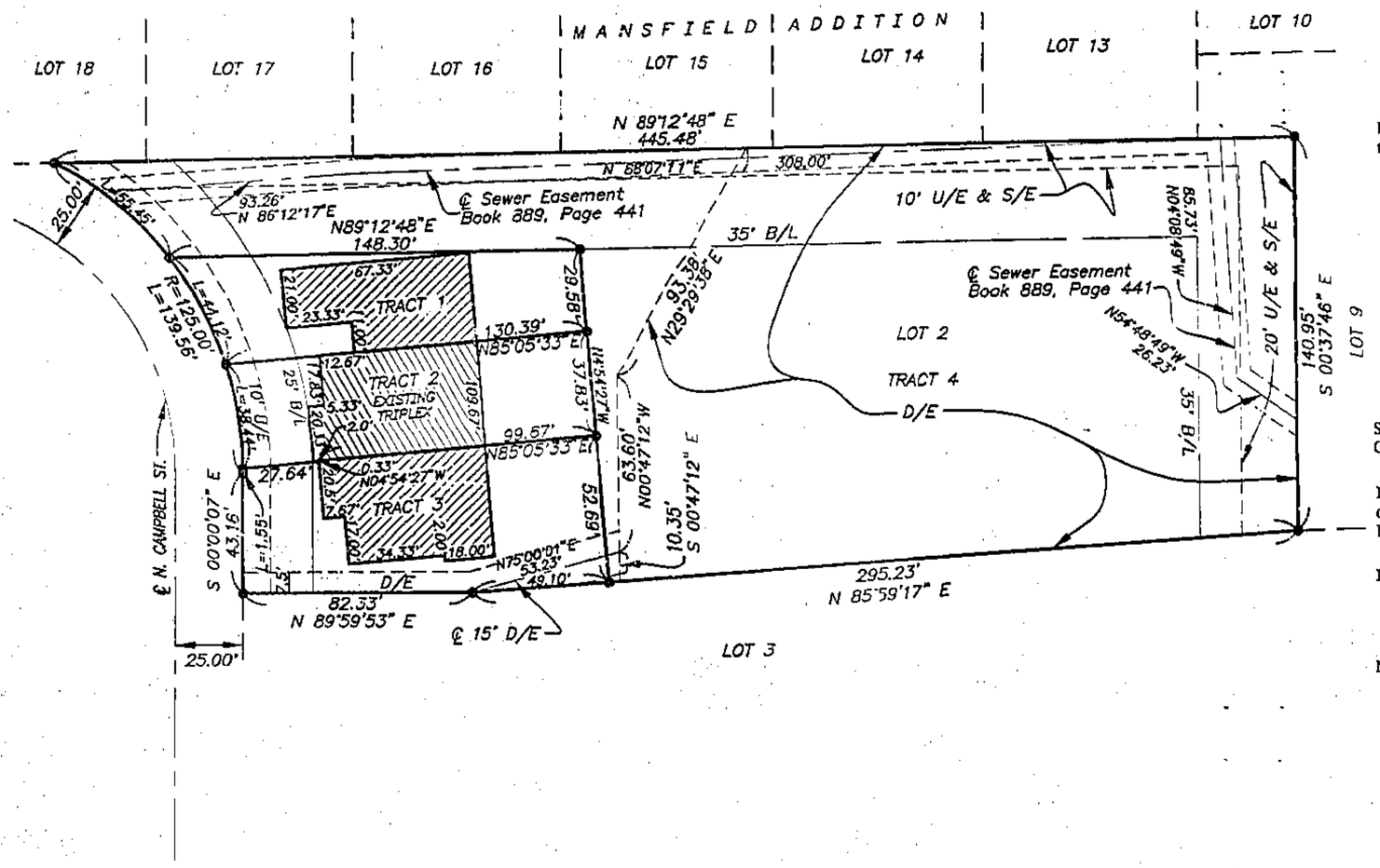
# CERTIFICATE OF SURVEY
# LOT SPLIT

S09743

CLAY COUNTY
I CERTIFY INSTR. REC'D
2003 JUL 25 P 2:29 B
Book D Page 41
ROBERT T. SEVIER
RECORDER OF DEEDS
By Mindy Metcalfe Deputy

**LEGAL DESCRIPTION:**

Lot 2, OAK LANE TOWNHOMES, a subdivision of land in the City of Gladstone, Clay County, Missouri.




IN TESTIMONY THEREOF: Larry R. Mitchell, L.L.C., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this 24th day of July, 2003.

Larry R. Mitchell, L.L.C., a Missouri Corporation

Larry R. Mitchell, President

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

Be it remembered that on this 24th day of July, 2003 before me appeared Larry R. Mitchell to me personally known who being by me duly sworn did say that he is president of Larry R. Mitchell L.L.C., a Missouri Corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Larry R. Mitchell acknowledged said instrument to be free act and deed of said corporation.

IN WITNESS WHEREOF: I have set my hand and affixed my seal on the date last written above.

My commission Expires: _____

NOTARY PUBLIC
VICKIE L. NELSON
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 15, 2004

**GENERAL NOTES:**

1. No title report has been received for this survey, therefore there may be easements of record that effect this tract that are not shown.
2. This tract contains 59,048 square feet or 1.36 Acres, more or less.
3. Bearing System is based on the recorded plat of OAK LANE TOWNHOMES.
4. Basement Finished floor elevation = 978.14
5. Centerline of swale at dam = 975.85

**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: 7-17-03 SAM A. AYLETT, PLS-2074

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

SCALE: 1" = 40'
40 20 0 40

**LEGEND:**

B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument
▲ Set 5/8" Iron Bar with Aluminum Monument #2074
● Set 1/2" Iron Bar with Plastic Cap #2074
○ Denotes Existing Bar

Cal. D. 9/3/03 DR

Prepared For:
LARRY R. MITCHELL
222 NE 73RD STREET
GLADSTONE, MISSOURI, 64118

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street-Gladstone, Missouri 64118-1821
Phone: (816) 436-0732-www.afsec.com-Fax: (816) 436-0767
Land Surveying ~ Civil Engineering ~ Land Planning

Job #: 41686 | Date: July 17, 2003