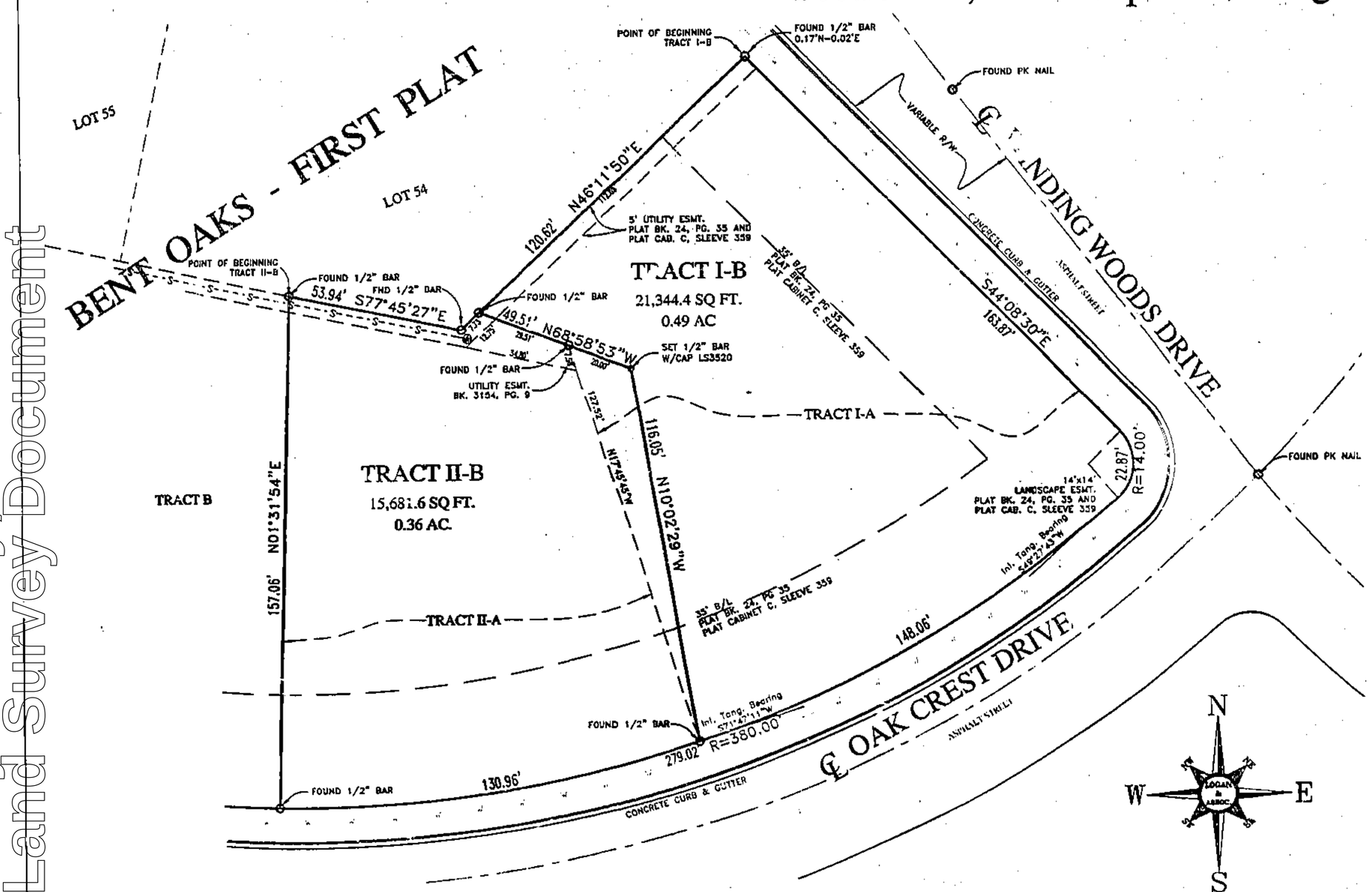
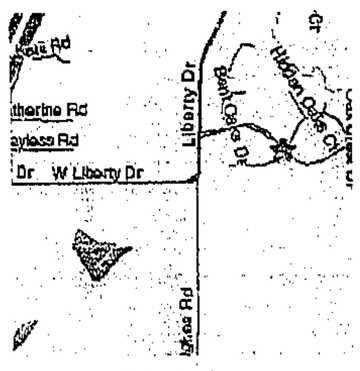
Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

Lot Split of Tract I-A and II-A of the Lot Split Survey of Tract A of Lots 51, 52, and 53
Bent Oaks - First Plat, A Subdivision in Liberty, Clay County, Missouri
Section 23, Township 51N, Range 32W

Recorded in Clay County, Missouri
Date and Time: 03/08/2005 at 08:41:08 AM
Instrument Number: 2005009830
Book: F Page: 171
Instrument Type: SURV
Page Count: 1
Recording Fee: $63.00 S
Grantor:WALTHALL BUILDING CO INC
Grantee:BENT OAKS 1ST PL
Robert T Sarver, Recorder





Basis of Bearings

Held with the West Line of Lot 53, Tiffany Lakes, a subdivision in Kansas City, Platte County, Missouri as N04°35'43"E

Property Description (Tract I-B)

All that part of Tract I-A of the Lot Split Survey recorded as Document Number Q2032 in Cabinet E, Sleeve 144 at the Recorder of Deeds in Liberty, Clay County, Missouri Being described as follows;
Beginning at the Northwest corner of said Tract I-A, also a point on the West right-of-way line of Winding Woods Drive (as now established);
Thence S44°08'30"E along said West right-of-way line and East line of Said Tract I-A, a distance of 163.87 feet to a curve to the right being tangent to the last described course and having a radius of 14.00 feet;
Thence along said curve to the right an arc distance of 22.87 feet to a point on the North right-of-way line of Oak Crest Drive (as now established) and a curve to the right having an initial tangent bearing of S49°27'43"W and a radius of 380.00 feet;
Thence along said North right-of-way line and said curve to the right an arc distance of 148.06 feet to the Southwest corner of said Tract I-A;
Thence N10°02'29"W, a distance of 116.05 feet;
Thence N68°58'53"W, a distance of 49.51 feet to the Northwest corner of said Tract I-A;
Thence N46°11'50"E along the North line of said Tract I-A, a distance of 112.89 feet to the Point of Beginning.
Containing 21,344.0 square feet or 0.49 acres more or less.

Property Description (Tract II-B)

All that part of Tract I-A and Tract II-A of the Lot Split Survey recorded as Document Number Q2032 in Cabinet E, Sleeve 144 at the Recorder of Deeds in Liberty, Clay County, Missouri Being described as follows;
Beginning at the Northwest corner of said Tract II-A;
Thence S77°45'27"E along the North line of said Tract II-A, a distance of 53.94 feet;
Thence N46°11'50"E, a distance of 7.73 feet;
Thence S68°58'53"E, a distance of 49.51 feet;
Thence S10°02'29"E, a distance of 116.05 feet to a point on the North right-of-way line of Winding Woods Drive (as now established) and a curve to the right having an initial tangent bearing of S71°47'11"W and a radius of 380.00 feet;
Thence along said North right-of-way line and said curve to the right an arc distance of 130.96 feet to the Southwest corner of said Tract II-A;
Thence N01°31'54"E along the West line of said Tract II-A, a distance of 157.06 feet to the Point of Beginning.
Containing 15,681.6 square feet or 0.36 acres more or less.

In Testimony Whereof:

Walthall Building Co., Inc., a Missouri Corporation and Joseph A. Chabot and Kelli D. Chabot, Husband and Wife, has caused these presents to be executed this 1st day of March, 2005

Walthall Building Co., Inc.

Russ Walthall President — Joseph A Chabot, Husband — Kelli D. Chabot, Wife

State of Missouri)
) SS
County of Clay)

Be it remembered on this 1st day of March, 2005, before me, a notary public in and for the County and State last above written, came Russ Walthall, President of Walthall Building Co., Inc., a Missouri Corporation, and Joseph A. Chabot and Kelli D. Chabot, Husband and Wife, 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 at my office on the day and year last above written.

My Commission Expires: 10-5-06

Notary Public

VIRGINIA JONES
Clinton County
My Commission Expires
October 5, 2006

Approval by the Director of Planning and Development, under the authority of the Mayor and City Council of Liberty, Missouri.

Steve Anderson, Director of Planning and Development — Date 2.1.05

Legend

- Set 1/2" Bar
- Found Monument
- Telephone Pedistal
- Electrical Pedistal
- Sanitary Sewer Man Ho
- —S— Sanitary Sewer Line
- —W— Water Line

THIS SURVEY PREPARED FOR:
Walthall Builders
P.O. Box 427
Liberty, Missouri 64069

Certificate of Survey
Section 23, Township 51N, Range 32W

TRACT I OF TRACT A, BENT OAKS FIRST PLAT
LIBERTY, CLAY COUNTY, MISSOURI

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 Minimum 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.

STATE OF MISSOURI
JAMES W. OGAN
LS-2000

OGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

Job No: 04-0384
Drawing Name: 04-0384.dwg
Scale: 1"=20'
Drawn By: JLS Date: 03-03-04
Check By: JWO Date: 03-03-04
Sheet No. 1 OF 1

Chk-F 4/5/05 JWK

http://www.ClayCoGov.com