Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

PART OF LOT 1, ESSEX-SECOND PLAT

TITLE COMMITMENT DESCRIPTION

TRACT 1B:
A Tract of land being part of Lot 1, ESSEX - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, more particularly described as follows:
Commencing at the Northwest corner of said Lot 1, thence Southeasterly along the Westerly line of said Lot 1 along a curve to the left, having an initial tangent bearing of South 04 degrees 34 minutes 35 seconds East and a radius of 435.00 feet, an arc distance of 94.10 feet; thence Southeasterly continuing along said Westerly line along a compound curve to the left, tangent to the last described course and having a radius of 935.00 feet, an arc distance of 145.60 feet to the centerline of a 15 foot wide Drainage Easement as established by said ESSEX - SECOND PLAT and the Point of Beginning of the Tract of land herein to be described; thence North 64 degrees 06 minutes 26 seconds East along said centerline, a distance of 110.00 feet to the Easterly line of said Lot 1, also being the Southwesterly Right-of-Way line of North Cleveland Avenue as established by said ESSEX - SECOND PLAT; thence Southeasterly along said Southwesterly Right-of-Way line and said Easterly line along a curve to the left, having an initial tangent bearing of South 25 degrees 53 minutes 34 seconds East and a radius of 825.00 feet, an arc distance of 182.58 feet; thence South 45 degrees 42 minutes 17 seconds West, a distance of 37.14 feet; thence South 57 degrees 21 minutes 28 seconds West, a distance of 73.44 feet to the Westerly line of said Lot 1; thence Northwesterly along said Westerly line along a curve to the right, having an initial tangent bearing of North 36 degrees 20 minutes 06 seconds West and a radius of 935.00 feet, an arc distance of 203.04 feet to the Point of Beginning.

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B SPECIAL EXCEPTIONS

(4) Easement granted to Kansas City Power and Light Company as set forth in the instrument recorded as Document No. C-48980 in Book 1049 at page 40. This item does not affect the subject property and is plotted hereon (Sheet 1).

(5) Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. N-28787 in Book 2643 at page 71. This item does not affect the subject property and is plotted hereon (Sheet 1).

(10) Easement granted to Kansas City Power and Light Company as set forth in the instrument recorded as Document No. C-50590 in Book 1052 at page 716. This item does not affect the subject property and is plotted hereon (Sheet 1).

(11) Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. Q-50156 in Book 3335 at page 230. This item does not affect the subject property and is plotted hereon (Sheet 1).

(12) Easement granted to the City of Kansas City as set forth in the instrument recorded as Document No. Q-77092 in Book 3449 at page 355. This item does not affect the subject property and is plotted hereon (Sheet 1).

(13) Terms and Provisions of the Covenant for Construction and Maintenance of Storm Water Detention Facility filed as Document No. Q-82641 in Book 3478 at page 96. This item affects the subject property and is not plottable. The item is an easement (with covenants and other agreements) for the subject property owner and other surrounding property owners to use and maintain a nearby detention pond for storm drainage.

(14) The subject property is located within the Kansas City Downtown Airport Heights Zone Map. Document No. 157-D-30, dated March 1982, and is within the transitional surface and ILS Approach Surface. The maximum height of any structure shall not exceed 1000 feet. This item affects the subject property and is not plottable. (The map referenced herein was not provided for review, but this restriction is listed on the recorded plat)

(15) Terms, provisions, conditions, covenants, restrictions, maintenance charges and easements including all exhibits attached thereto, as set forth in the instrument filed under Document No. Q-5584 in Book 3169 at Page 684 and under Document No. Q-95725 in Book 3545 at page 398 amended by Document No. Q-95726 in Book 3545 at page 399. This item affects the entire subject property (encompasses all of Lot 1, ESSEX-SECOND PLAT, being the "Restricted Land" referenced and described in said documents) and is not plotted hereon.

(16) Terms, provisions, conditions, covenants, restrictions, maintenance charges and easements set forth in Declaration of Restrictions, including all exhibits attached thereto, filed under Document No. R-00992 in Book 3573 at Page 383, and made applicable to the premises in question by the instrument recorded as Document No. R-20138 in Book 3674 at page 88. This item affects the subject property and is plotted hereon (Sheet 2).

(17) Terms, provisions, condition, covenants, restrictions, maintenance charges and easements set forth in Declaration of Restrictions, including all exhibits attached thereto, filed under Document No. R-00994 in Book 3573 at Page 410, and made applicable to the premises in question by the instrument recorded as Document No. R-20138 in Book 3674 at page 88. This item affects the subject property and is not plottable.

GENERAL NOTES

1. Basis of Bearing: S 89° 37' 35" E along the North line of ESSEX - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, as shown on said plat, recorded in Cabinet F, at Sleeve 22 in the Clay County Recorded of Deeds office.
2. (Sheet 2) All angles on building are 90° unless otherwise noted.
3. (Sheet 2) The underground utilities shown hereon are representational only and are in no way intended to depict their exact location, nor is this information intended to represent the complete inventory of all utilities in the area. Utility information as shown has been compiled from the information available and does not constitute a report of any field measurements of locations by us. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
4. This Tract contains 21.485 square feet or 0.49 acres, more or less.
5. Monumentation as shown shall be set upon final approval of the Lot Split.
6. (Sheet 2) Locations of main-line tap connections of sewer service lines derived from information shown on permit numbers SEC-70089420 through SEC-70089422 and review of inspection document verbally by Dan Almada at Kansas City Sewer Service Department.

NOTE: Be aware! In the near future the City of Kansas City, MO will start enforcing separate sanitary sewer service lines for each unit.

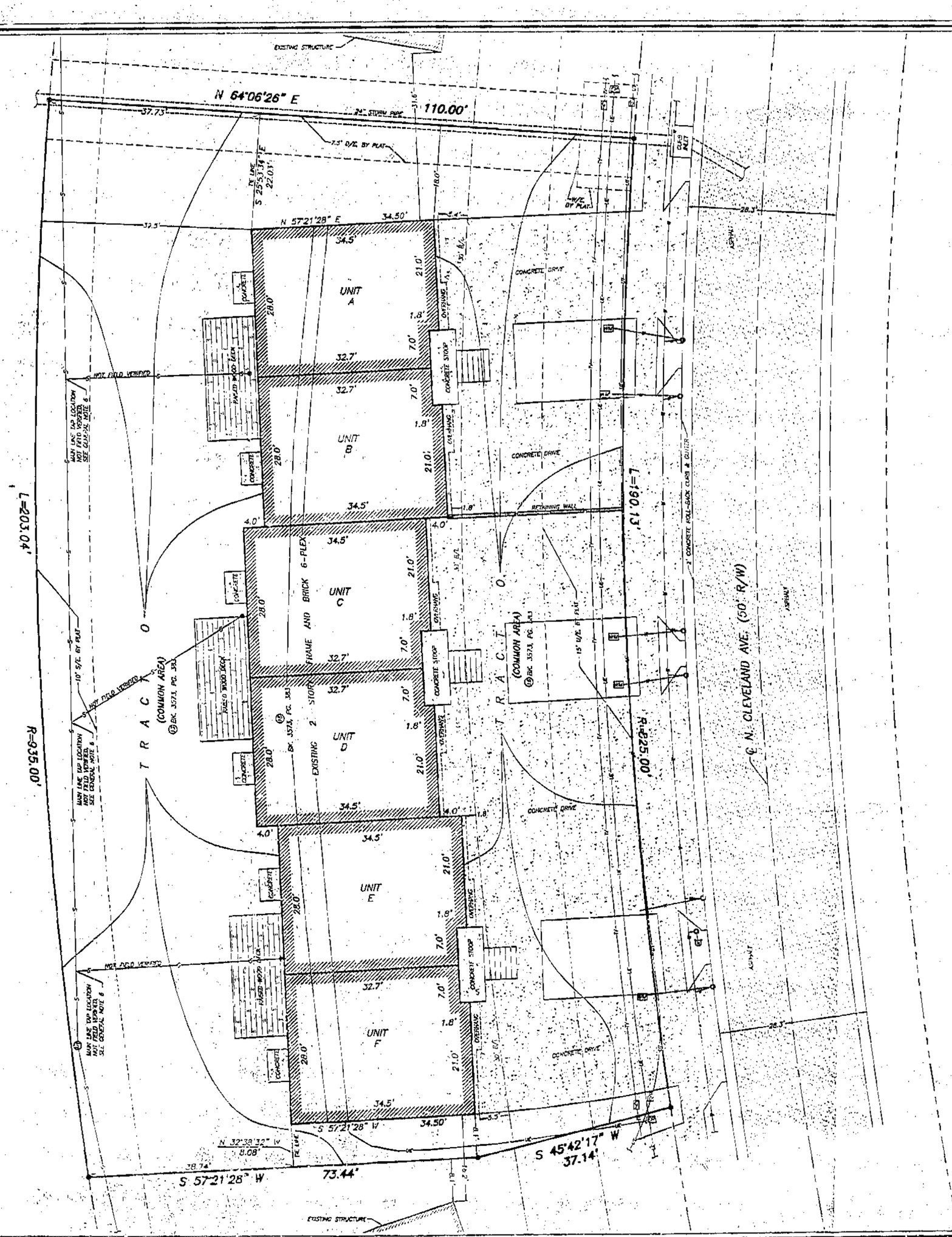
NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

I hereby state that this Boundary 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 Missouri Department of Natural Resources, Division of Geological Survey Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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: 4/20/05

MARK BERGSTROM PE-LS

STATE OF MISSOURI MARK DAVID BERGSTROM NUMBER LS-2003000157 REGISTERED LAND SURVEYOR



Drawn By: DD	File Name: 44275ESs-Tract1B	Job No: 44275
Revisions:	Description	Date
No. 1	SHOWED BAR, REV. LEGEND PER CITY COMMENTS	4/25/05

LEGEND

- Set Monument-1/2" iron Bar w/ Cap MO-0150 (Unless otherwise noted)
- Found Monument
- Underground Electric Lines
- Electric Pedestal
- Water Line
- Fire Hydrant
- Water Valve
- Water Meter
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Underground Telephone or Fiber-Optic Line
- Telephone or Fiber-Optic Pedestal
- Underground Cable TV Line
- Cable TV Pedestal
- R/W Right of Way
- ℄ Center Line
- I.T.B. Initial Tangent Bearing
- R Radius
- L Length of Arc
- (P) Platted
- (M) Measured
- U/E Utility Easement
- W/E Water Easement
- S/E Sewer Easement
- D/E Drainage Easement
- B/L Building Line
- BK Book
- PG Page

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (MISSOURI)

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION

PART OF LOT 1, ESSEX - SECOND PLAT
CLAY COUNTY, MISSOURI
LOT SPLIT SURVEY

Prepared For:
SIGNATURE QUALITY HOMES
101 R NE. 72ND STREET
GLADSTONE, MISSOURI 64118

Aylett, Flowers Survey & Engineering Company
301 NW 72ND Street-Gladstone, Missouri 64118-1821
Phone: (816) 436-0752-www.afsec.com-Fax: (816) 436-0782
Land Surveying - Civil Engineering - Land Planning

Sheet: 2 of 2	
Job #: 44275	Date: April 7, 2005

LS 0571

http://www.ClayCoGov.com