Clay County, Missouri
Land Survey Document

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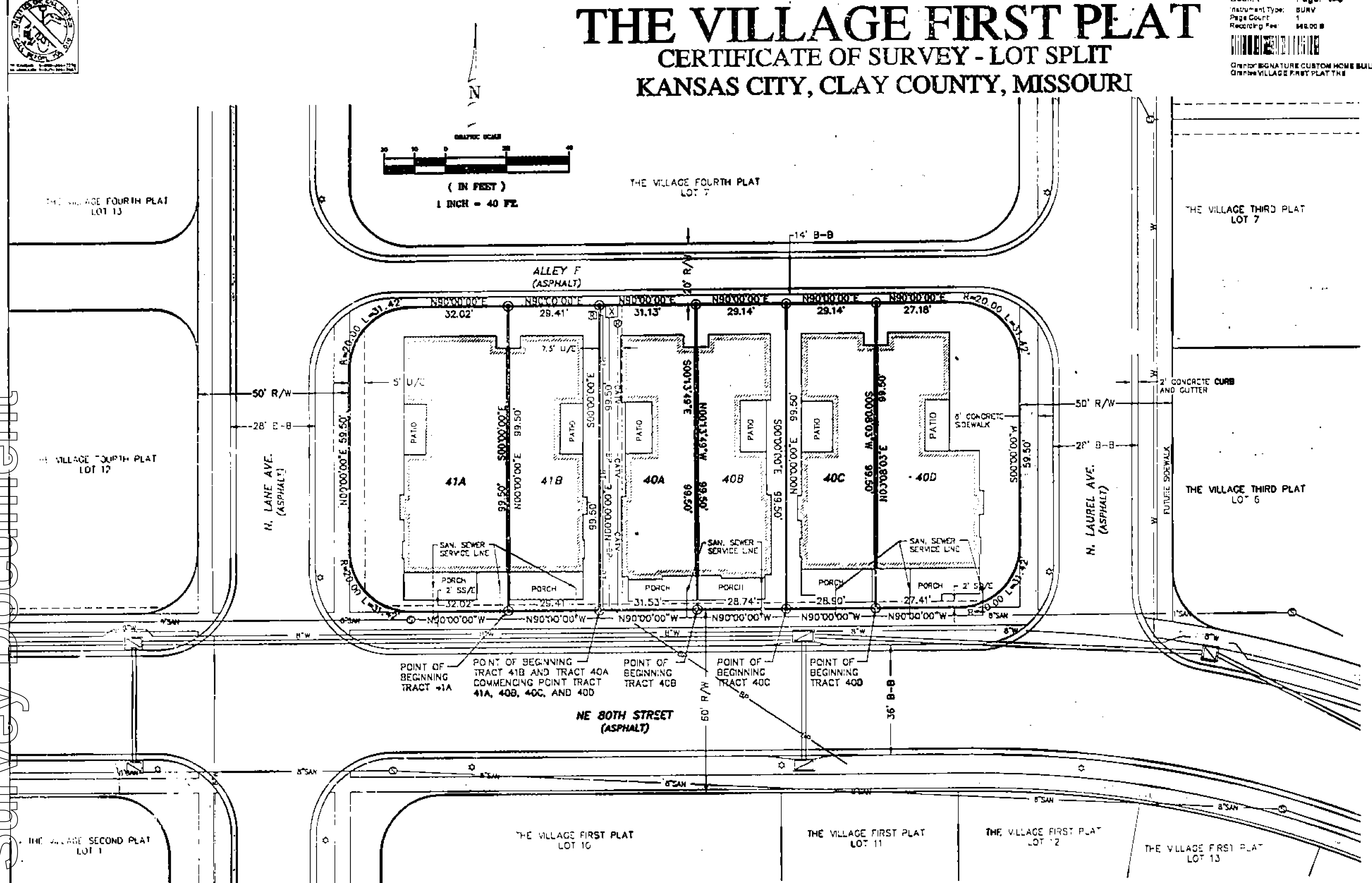
Grantor SIGNATURE CUSTOM HOME BUILDERS INC
Grantee VILLAGE FIRST PLAT THE
Robert T Sevier, Recorder

THE VILLAGE FIRST PLAT

CERTIFICATE OF SURVEY - LOT SPLIT

KANSAS CITY, CLAY COUNTY, MISSOURI



LAND DESCRIPTIONS

TRACT 41A
All that part of Lot 41 THE VILLAGE FIRST PLAT, a subdivision of record in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the Southeast corner of said Lot 41, thence North 90°00'00" West, with the south line of said Lot 41, and the north right-of-way of NE 80th Street, a distance of 29.41 feet to the point of beginning; thence continuing North 90°00'00" West, with the south line of said Lot 41, and the north right-of-way of NE 80th Street, a distance of 32.02 feet to a point of curvature; thence continuing with the south line of said Lot 41, and the east right-of-way of N. Lane Avenue on a curve to the right having a radius of 20.00 feet, an arc distance of 31.42 feet; thence North 00°00'00" East, with the west line of said Lot 41, and the east right-of-way N. Lane Avenue, a distance of 59.50 feet to a point of curvature; thence continuing with the west line of said Lot 41, and the east right-of-way of N. Lane Avenue, on a curve to the right having a radius of 20.00 feet, an arc distance of 31.42 feet to a point on the North line of said Lot 41, and the south right-of-way of Alley F; thence North 90°00'00" East, with the north line of said Lot 41, and the south right-of-way of Alley F, a distance of 32.02 feet; thence South 00°00'00" East, and no longer with the north line of said Lot 41 and the south right-of-way of Alley F, a distance of 99.50 feet to the point of beginning. The above described tract contains 5003.86 square feet or 0.115 acres.

TRACT 41B
All that part of Lot 41 THE VILLAGE FIRST PLAT, a subdivision of record in the City of Kansas City, Clay County, Missouri, more particularly described as follows: beginning at the southeast corner of said Lot 41, thence North 90°00'00" West, with the south line of said Lot 41, and the north right-of-way of NE 80th Street, a distance of 29.41 feet; thence North 00°00'00" East, and no longer with the south line of said Lot 41, and the north right-of-way of NE 80th Street, a distance of 99.50 feet to a point on the north line of said Lot 41 and the south right-of-way of Alley F; thence North 90°00'00" East, with the north line of said Lot 41 and the south right-of-way of Alley F, a distance of 29.41 feet to the northeast corner of said Lot 41; thence South 00°00'00" East, with the east line of said Lot 41, and no longer with the North line of said Lot 41 and the south right-of-way of Alley F, a distance of 99.50 feet to the point of beginning. The above described tract contains 2926.30 square feet, or 0.067 acres.

TRACT 40A
All that part of Lot 40 THE VILLAGE FIRST PLAT, a subdivision of record in the City of Kansas City, Clay County, Missouri, more particularly described as follows: beginning at the southwest corner of said Lot 40, thence North 00°00'00" East, with the west line of said Lot 40, a distance of 99.50 feet to a point on the north line of said Lot 40 and the south right-of-way of Alley F; thence North 90°00'00" East, with the north line of said Lot 40 and the south right-of-way of Alley F, a distance of 31.13 feet; thence South 00°13'49" East, a distance of 99.50 feet to a point on the south line of said Lot 40 and the the north right-of-way of NE 80th Street; thence North 90°00'00" West, south line of said Lot 40 and the north right-of-way of NE 80th Street a distance of 31.53 feet to the point of beginning. The above described tract contains 3116.97 square feet, or 0.072 acres.

TRACT 40B
All that part of Lot 40 THE VILLAGE FIRST PLAT, a subdivision of record in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of said Lot 40, thence North 90°00'00" East, with the south line of said Lot 40, and the north right-of-way of NE 80th Street, a distance of 31.53 feet to the point of beginning; thence North 00°13'49" West, and no longer with the south line of said Lot 40 and the north right-of-way of NE 80th Street, a distance of 99.50 feet to a point on the north line of said Lot 40 and the south right-of-way of Alley F; thence North 90°00'00" East, with the north line of said Lot 40 and the south right-of-way of Alley F, a distance of 29.14 feet; thence South 00°00'00" East, and no longer with the north line of said Lot 40 and the south right-of-way of Alley F, a distance of 99.50 feet to a point on the south line of said Lot 40 and the north right-of-way of NE 80th Street; thence North 90°00'00" West, with the south line of said Lot 40 and the north right-of-way of NE 80th Street, a distance of 28.74 feet to the point of beginning. The above described tract contains 2879.23 square feet, or 0.066 acres.

TRACT 40C
All that part of Lot 40 THE VILLAGE FIRST PLAT, a subdivision of record in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of said Lot 40, thence North 90°00'00" East, with the south line of said Lot 40, and the north right-of-way of NE 80th Street, a distance of 60.27 feet to the point of beginning; thence North 00°00'00" East, and no longer with the south line of said Lot 40 and the north right-of-way of NE 80th Street, a distance of 99.50 feet to a point on the north line of said Lot 40 and the south right-of-way of Alley F; thence North 90°00'00" East, with the north line of said Lot 40 and the south right-of-way of Alley F, a distance of 29.14 feet; thence South 00°08'03" West, and no longer with the north line of said Lot 40 and the south right-of-way of Alley F, a distance of 99.50 feet to a point on the south line of said Lot 40 and the north right-of-way of NE 80th Street; thence North 90°00'00" West, with the south line of said Lot 40 and the north right-of-way of NE 80th Street, a distance of 28.90 feet to the point of beginning. The above described tract contains 2887.53 square feet, or 0.066 acres.

TRACT 40D
All that part of Lot 40 THE VILLAGE FIRST PLAT, a subdivision of record in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of said Lot 40, thence North 90°00'00" East, with the south line of said Lot 40, and the north right-of-way of NE 80th Street, a distance of 89.17 feet to the point of beginning; thence North 00°08'03" East, and no longer with the south line of said Lot 40 and the north right-of-way of NE 80th Street, a distance of 99.50 feet to a point on the north line of said Lot 40 and the south right-of-way of Alley F; thence North 90°00'00" East, with the north line of said Lot 40 and the south right-of-way of Alley F, a distance of 27.18 feet to a point on the east line of said Lot 40 and the west right-of-way of N. Laurel Avenue; thence with the east line of said Lot 40 and the west right-of-way of N. Laurel Avenue on a curve to the right having a radius of 20.00 feet and arc distance of 31.42 feet; thence South 00°00'00" East, with the east line of said Lot 40 and the west right-of-way of N. Laurel Avenue, a distance of 59.50 feet to a point of curvature; thence continuing with the east line of said Lot 40 and the west right-of-way of N. Laurel Avenue on a curve to the right having a radius of 20.00 feet an arc distance of 31.42 feet to a point on the south line of said Lot 40 and the north right-of-way of NE 80th Street; thence North 90°00'00" West, with the south line of said lot 40 and the north right-of-way of NE 80th Street, a distance of 27.41 feet to the point of beginning. The above described tract contains 4534.00 square feet, or 0.104 acres.

LEGEND
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATER LINE EASEMENT
- B/L BUILDING LINE
- B-B DISTANCE FROM BACK OF CURB TO BACK OF CURB
- -CATV- BURIED CABLE TELEVISION LINE
- CABLE TELEVISION RISER
- -BP- BURIED POWER LINE
- ELECTRICAL TRANSFORMER
- -BT- BURIED TELEPHONE LINE
- TELEPHONE RISER
- SET 1/2" BAR W/ CAP 2640
- STREET LIGHT
- CONCRETE PAVEMENT
- BUILDING

The use of all Lots and Tracts of land in this subdivision shall hereafter be subject to the Community Charter for Shoal Creek Valley, recorded in the Office of the Register of Deeds of Clay County, Missouri, in Book 3514 at pages 368 through 508.

All exterior boundary corners and interior lot corners will be set or reset after construction is complete.

In testimony whereof: Signature Custom Home Builders, Inc. a Missouri Corporation, has caused these presents to be signed by its President, Bill Bernard, this 13 day of June, 2005

By [signature]
Bill Bernard,
President

STATE OF MO)
COUNTY OF Jackson)ss.

BE IT REMEMBERED that on the 13 day of June 2005, before me, the undersigned, a notary public in and for the County and State aforesaid, came Bill Bernard, to me personally known, who being by me duly sworn did say that he is the President of Signature Custom Home Builders, Inc. a Missouri Corporation, and that said instrument was signed on behalf of said corporation as President of said company and that Bill Bernard acknowledged said instrument to be the free act and deed of said company.

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

ASHLEY N. NEAL NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

My commission expires: 10-07-07

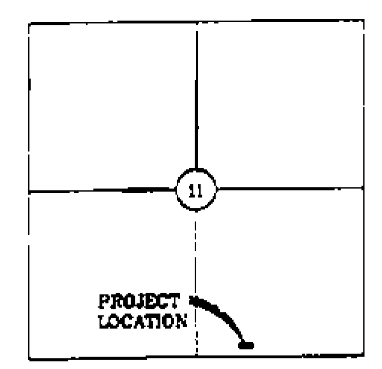
[signature] Ashley McNeal
Notary Public

SURVEYOR'S CERTIFICATE
I hereby certify that survey and plat 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 Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

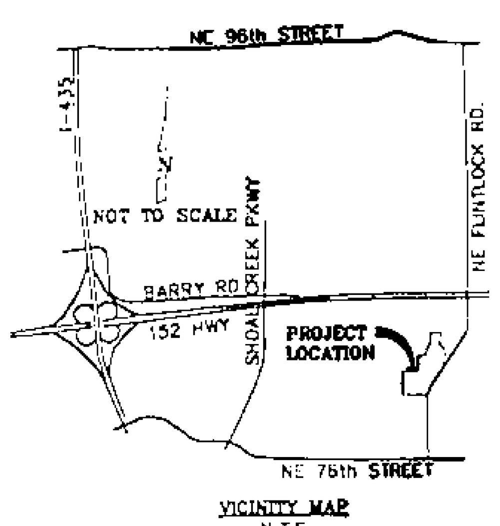
STATE OF MISSOURI GARY S. SMITH Number LS-2640 6-2-05 REGISTERED LAND SURVEYOR

6-2-05
Date

[signature]
Gary S. Smith
Missouri R.L.S. No. 2640



SECTION 11-T51N-R32W
N.T.S.



VICINITY MAP
N.T.S.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By [signature]
File No. LS0534 Date 6-22-05

Continental CONSULTING ENGINEERS INC. SINCE 1978
8000 STATE LINE ROAD LEAWOOD, KANSAS 66208

Jun 02, 2005 - 8:03am - USER SAM2
C:\shoal creek\village\first plat\ Lot 40-41 lot split.dwg

STEWART TITLE
6501145

Book F
7/6/05

LS 0534

http://www.ClayCoGov.com