Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOT 34 AND TRACT 2-G – VILLAS OF NORTH BROOK
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2

Recorded in Clay County, Missouri
Date and Time: 06/28/2005 at 10:19:33 AM
Instrument Number: 2005028575
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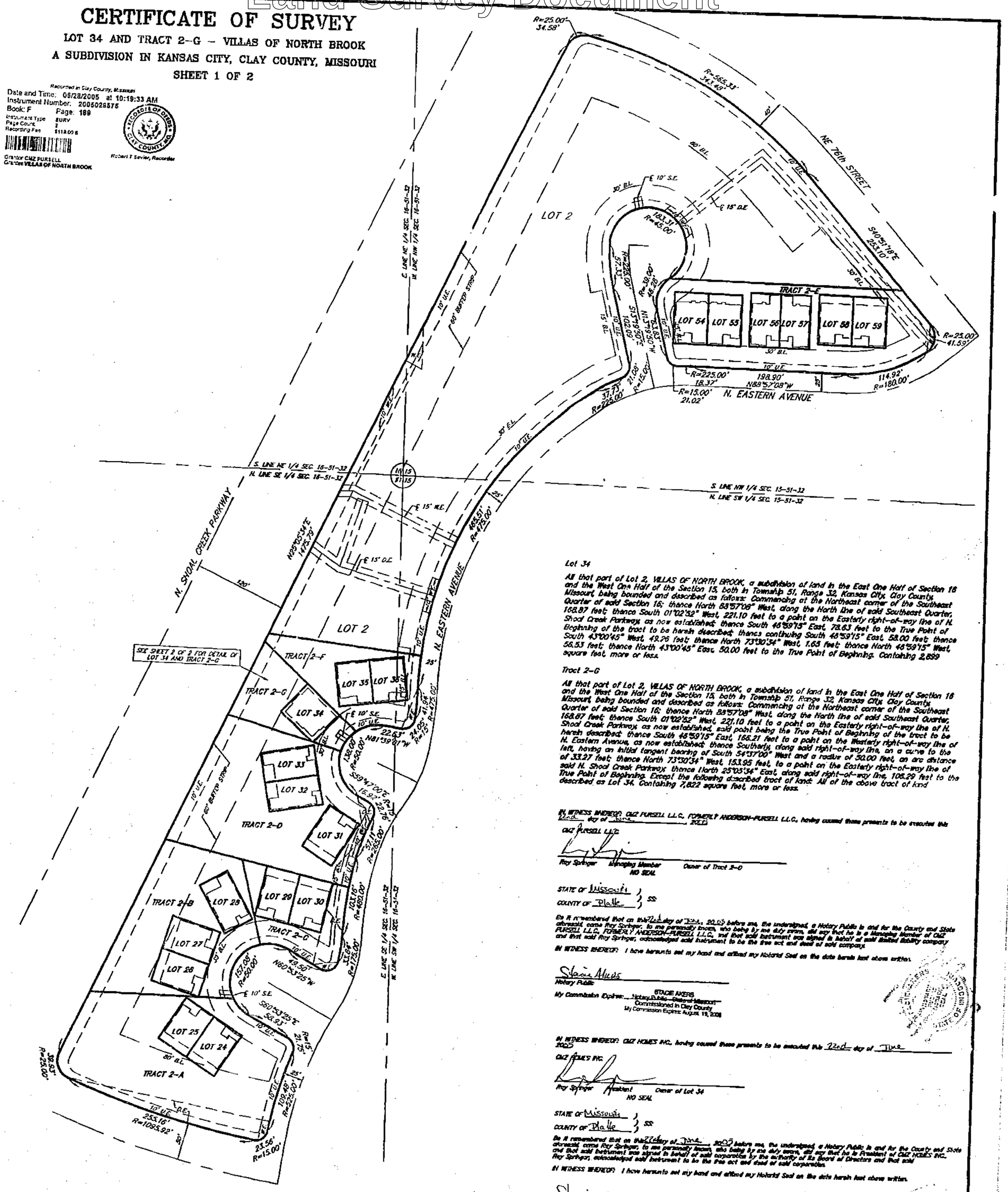
Instrument Type: SURV
Page Count: 2
Recording Fee: $112.00 S
Grantor: CMZ PURSELL
Grantee: VILLAS OF NORTH BROOK
RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sevier, Recorder



Lot 34

All that part of Lot 2, VILLAS OF NORTH BROOK, a subdivision of land in the East One Half of Section 16 and the West One Half of the Section 15, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 16; thence North 88°57'08" West, along the North line of said Southeast Quarter, 168.87 feet; thence South 01°02'52" West, 221.10 feet to a point on the Easterly right-of-way line of N. Shoal Creek Parkway, as now established; thence South 46°59'15" East, 78.63 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 46°59'15" East, 58.00 feet; thence South 43°00'45" West, 49.26 feet; thence North 73°30'34" West, 1.65 feet; thence North 46°59'15" West, 56.53 feet; thence North 43°00'45" East, 50.00 feet to the True Point of Beginning. Containing 2,899 square feet, more or less.

Tract 2-G

All that part of Lot 2, VILLAS OF NORTH BROOK, a subdivision of land in the East One Half of Section 16 and the West One Half of the Section 15, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 16; thence North 88°57'08" West, along the North line of said Southeast Quarter, 168.87 feet; thence South 01°02'52" West, 221.10 feet to a point on the Easterly right-of-way line of N. Shoal Creek Parkway, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 46°59'15" East, 186.21 feet to a point on the Westerly right-of-way line of N. Eastern Avenue, as now established; thence Southerly, along said right-of-way line, on a curve to the left, having an initial tangent bearing of South 54°37'00" West and a radius of 50.00 feet, an arc distance of 33.27 feet; thence North 73°30'34" West, 153.95 feet, to a point on the Easterly right-of-way line of said N. Shoal Creek Parkway; thence North 25°05'34" East, along said right-of-way line, 106.29 feet to the True Point of Beginning. Except the following described tract of land: All of the above tract of land described as Lot 34. Containing 7,822 square feet, more or less.

IN WITNESS WHEREOF, CMZ PURSELL L.L.C., FORMERLY ANDERSON-PURSELL L.L.C., having caused these presents to be executed this 22nd day of June, 2005

CMZ PURSELL L.L.C.

Roy Springer Managing Member Owner of Tract 2-D
NO SEAL

STATE OF Missouri }
COUNTY OF Platte } SS

Be It remembered that on this 22nd day of June, 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Roy Springer, to me personally known, who being by me duly sworn, did say that he is a Managing Member of CMZ PURSELL L.L.C., FORMERLY ANDERSON-PURSELL L.L.C., and that said instrument was signed in behalf of said limited liability company and that said Roy Springer, 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 Notarial Seal on the date herein last above written.

Stacie Akers
Notary Public

STACIE AKERS
My Commission Expires: Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: August 19, 2008

IN WITNESS WHEREOF: CMZ HOMES INC., having caused these presents to be executed this 22nd day of June 2005

CMZ HOMES INC.

Roy Springer President Owner of Lot 34
NO SEAL

STATE OF Missouri }
COUNTY OF Platte } SS

Be It remembered that on this 22nd day of June, 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Roy Springer, to me personally known, who being by me duly sworn, did say that he is President of CMZ HOMES INC., and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Roy Springer, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Stacie Akers
Notary Public

STACIE AKERS
My Commission Expires: Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: August 19, 2008

LEGEND

B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
D.E. – STORM DRAINAGE EASEMENT
S.E. – SANITARY SEWER EASEMENT
W.E. – WATER EASEMENT

NOTE: NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED FROM LOT 2 ONTO N. SHOAL CREEK PARKWAY.

I HEREBY CERTIFY, that Lot Split 0547 of the VILLAS OF NORTH BROOK subdivision 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 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 platting of subdivisions to the best of my professional knowledge and belief.

Date: 6-22-05 *Signed: W. James Schaire, PLS 1998*

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By: [signature]
File No. LS 0547 Date 6-22-05

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DATE: 06-14-05	Job No.- 04418	File Name- NB-SPLIT

LS 0547 S:\SURVEY\NB-PATIO\NB-SPLIT

http://www.ClayCoGov.com