Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

ALL OF LOT B, NORTH OAK CROSSING TOWNHOMES

Recorded in Clay County, Missouri
Date and Time: 08/16/2005 at 03:17:32 PM
Instrument Number: 2005037871
Book: G Page: 4
Instrument Type: SURV
Page Count: 3
Recording Fee: $108.00 E
Robert T Sevier, Recorder
Grantor LIBERTY HOMES INC
Grantee NORTH OAK CROSSING TOWNHOMES

TITLE COMMITMENT

File Number: L275140
Effective Date: June 17, 2005 at 8:00 A.M.

Thomson Title Corporation
700 S. 291 Highway, Suite 100
Liberty, Missouri 64068
Contact: Kevin Hamon
Ph: (816) 792-0077
Fax: (816) 792-4834

TITLE COMMITMENT DESCRIPTION

All of Lot B, NORTH OAK CROSSING TOWNHOMES, a subdivision of land in the City of Kansas City, Clay County, Missouri, Being more particularly described as follows: Beginning at the most Southwesterly corner of said Lot B; thence North 0 degrees 06 minutes 08 seconds East along the west line of said lot a distance of 856.98 feet to the Southerly Right of Way of NE 95th Terrace; thence along said Southerly Right of Way South 52 degrees 48 minutes 52 seconds East, a distance of 77.24 feet; thence continuing along said Southerly Right of Way South 57 degrees 25 minutes 52 seconds East, a distance of 77.87 feet to the point of curvature of a circular curve to the right having a radius of 15.00 feet; Thence continuing along said Southerly Right of Way and the arc of said curve a distance of 20.14 feet to the point of Reverse Curvature of a circular curve to the left having a radius of 325.00 feet said point of Reverse Curvature also being a point on the Westerly Right of Way of North Main Street; thence along said Westerly Right of Way and the arc of said curve a distance of 109.93 to the point of tangency; thence continuing along said Westerly Right of Way South 0 degrees 06 minutes 07 seconds West a distance of 333.54 feet to the point of curvature of a circular curve to the left having a radius of 2025.00 feet; Thence continuing along said Westerly Right of Way and the arc of said curve a distance of 284.65 feet to the point of reverse curvature of a circular curve to the right having a radius of 15.00 feet; Thence continuing along said Westerly Right of Way and along the arc of said curve a distance of 23.87 feet to a point of compound curvature of a circular curve to the right having a radius of 1285.00 feet, also being a point on the Northerly Right of Way of Northeast 94th street; thence continuing along said Northerly Right of Way and the arc of said curve a distance of 122.29 feet to the Point of Beginning.

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

1. Standard Sewer Easement as disclosed in instrument filed September 27, 2000, Recorded in Book: 3305, at page: 350, in favor of: Kansas City. This item does affects the subject property and is plotted hereon. (Sheet 2).
2. Subordination of License or easement as disclosed by instrument filed: August 10, 2004, recorded in Book: 4720, at page: 310, in favor of: Kansas City Power and Light Company. This item does not affect the subject property and is not plotted hereon.
3. Access and Sewer Connection easement as disclosed by instrument filed: January 14, 2004, recorded in Book: 4473, at page 247, in favor of: JOIE, L.L.C. This item benefits the subject property and is plotted hereon.
4. Grant of Right of Way as disclosed by instrument filed: April 21, 2004, recorded in Book: 4586, at Page 673, in favor of: Missouri Gas Energy, a division of Southern Union Company. This item affects the subject property and is plotted hereon (Sheet 2).
5. Deferral Agreement for Public Improvements as disclosed by instrument filed: August 10, 2004, recorded in Book: 4720, at Page: 350. This item affects he subject property, but is not a plotted survey matter.
6. Minimum building setbacks and easements as shown on the recorded plat for NORTH OAK CROSSING TOWNHOMES, filed: August 10, 2004, recorded in Plat Cabinet F, at Sleeve 140. This item affects the subject property and is plotted hereon (Sheet 2).
7. Note: The recorded plat filed August 10, 2004, recorded in Plat Cabinet F at Sleeve 14 stipulates the following: Sale of Units: The future sale of individual units within Lots 1 and 2, will require a Certificate of Survey to be prepared and approved by the City of Kansas City, Missouri. Surveyor's Note: As no "Lot 1 and 2" appears on said plat, this survey interprets the stated "Lots 1 and 2" to be Lots "A" and "B" which are shown on said plat. This item affects the subject property and is addressed hereon with this "Lot Split Survey" document.
8. Declaration of Covenants, Conditions, Restrictions and Dedication of Easements as filed: August 10, 2004, recorded in Book: 4720, at Page 366. This item affects the subject property and is plotted hereon (Sheet 3).
9. Subject to the terms and conditions of Homes Association Declaration filed: August 10, 2004, recorded in Book: 4720, at Page 366. This item affects the subject property but is not a plottable survey matter.
10. Declaration of Covenants, Conditions, Restrictions and Dedication of Easements filed: August 10, 2004, recorded in Book: 4720, at Page 390. This item affects the subject property and is plotted hereon. (Sheet 3)
11. Subject to the terms and conditions of Homes Association Declaration filed: August 10, 2004, recorded in Book: 4720, at Page 390. This item affects the subject property but is not a plottable survey matter.
12. A standard utility easement filed: October 29, 2004, recorded in Book: 4900, at Page: 830, in favor of: Kansas City. This item affects the subject property and is plotted hereon (Sheet 2).
13. Easement Conveyance filed: December 2, 2004, recorded in Book: 4940, at Page 33, in favor of: Kansas City Power and Light Company. This easement affects the subject property but is not plottable from the document. The item is a 10' wide easement to be centered on installed facilities. As construction is ongoing we can not determine if "all facilities" have been installed. However, easement is plotted were facilities appear. (Sheet 2).

GENERAL NOTES:

1. Basis of Bearing: N 00° 06' 08" E along the West line of NORTH OAK CROSSING TOWNHOMES, also being the West line of the East-Half of the Northwest Quarter, Section 2, Township 51 North, Range 33 West, as shown on the recorded plat filed in Cabinet F, Sleeve 140.
2. A utility locate request was placed to Missouri One Call System on ticket number: 50540173, 50581873, 50581836, 50581536, 50581571 on February 23, 2005 for this survey. 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 marks found from the above described locate request and other various sources. 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.
3. This tract contains 96,572.32 square feet or 2.217 acres more or less.

UNIT DESCRIPTIONS (PROPOSED)

UNIT 1A
ALL OF UNIT 1A OF LOT B, NORTH OAK CROSSING TOWNHOMES, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORD PLAT THEREOF AS SHOWN ON THE LOT SPLIT SURVEY OF LOT B RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE.

UNIT 1B
ALL OF UNIT 1B OF LOT B, NORTH OAK CROSSING TOWNHOMES, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORD PLAT THEREOF AS SHOWN ON THE LOT SPLIT SURVEY OF LOT B RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE.

UNIT 2A
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UNIT 2B
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UNIT 3A
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UNIT 5A
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UNIT 6A
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UNIT 7A
ALL OF UNIT 7A OF LOT B, NORTH OAK CROSSING TOWNHOMES, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORD PLAT THEREOF AS SHOWN ON THE LOT SPLIT SURVEY OF LOT B RECORDED IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE.

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UNIT 8A
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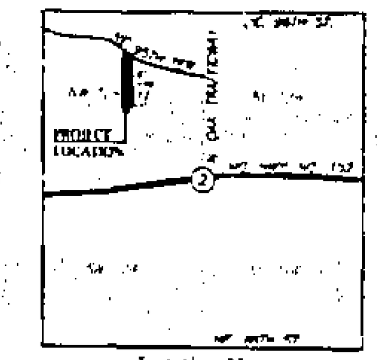
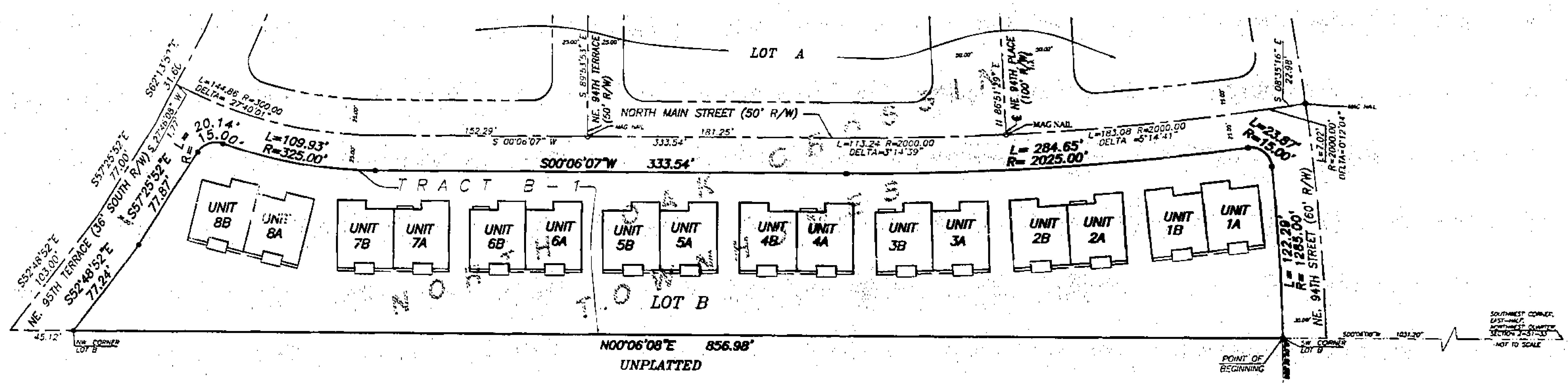
THOMSON TITLE CORP.



Location Map
Section 2-51-33
(Not To Scale)

SCALE 1" = 40'



SEE SHEET 2 FOR IMPROVEMENT & EASEMENT DETAILS

SEE SHEET 3 FOR UNIT & TRACT DETAILS

LEGEND

- ● Set Monument-1/2" Iron Bar w/ Cap MO-0156 (Unless otherwise noted)
- O Found Monument
- R/W Right of Way
- ℄ Center Line
- I.T.B. Initial Tangent Bearing
- R Radius
- L Length of Arc
- BK Book
- PG Page

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

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, 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: 8/4/05

MARK BERGSTROM, RLS-2400

ACKNOWLEDGMENTS: IN TESTIMONY WHEREOF, LIBERTY HOMES INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused this instrument to be executed this 4 day of Aug, 2005.

RICK Westmoreland, President
LIBERTY HOMES, Inc.

STATE OF Missouri
COUNTY OF Clay

On this 9th day of August 2005, before me, a Notary Public in and for said State, personally appeared Rick Westmoreland, to me personally know, who being by me duly sworn, did say that he is President of LIBERTY HOMES Inc. a Missouri Corporation, and that said instrument was signed in behalf of said corporation and under and with the authority of its Board of Directors and he acknowledged that said instrument to be the free act and deed of said corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: 11/30/2005

Notary Public

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
L-S-0563 Date 8-9-05

LOT B, NORTH OAK CROSSING TOWNHOMES
Clay County, Missouri
LOT SPLIT

Client:
LIBERTY HOMES
100 CLAYVIEW DRIVE
Liberty, MO 64024

Aylett, Flowers Survey & Engineering Company

Land Surveying ~ Civil Engineering ~ Land Planning

Job #: 44296 | Sheet: 1 of 3 | Date: August 4, 2005

Cab. G Book 5 Pg 4

LS0563

http://www.ClayCoGov.com