Clay County, Missouri
Land Survey Document

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Instrument Number: 2005062345
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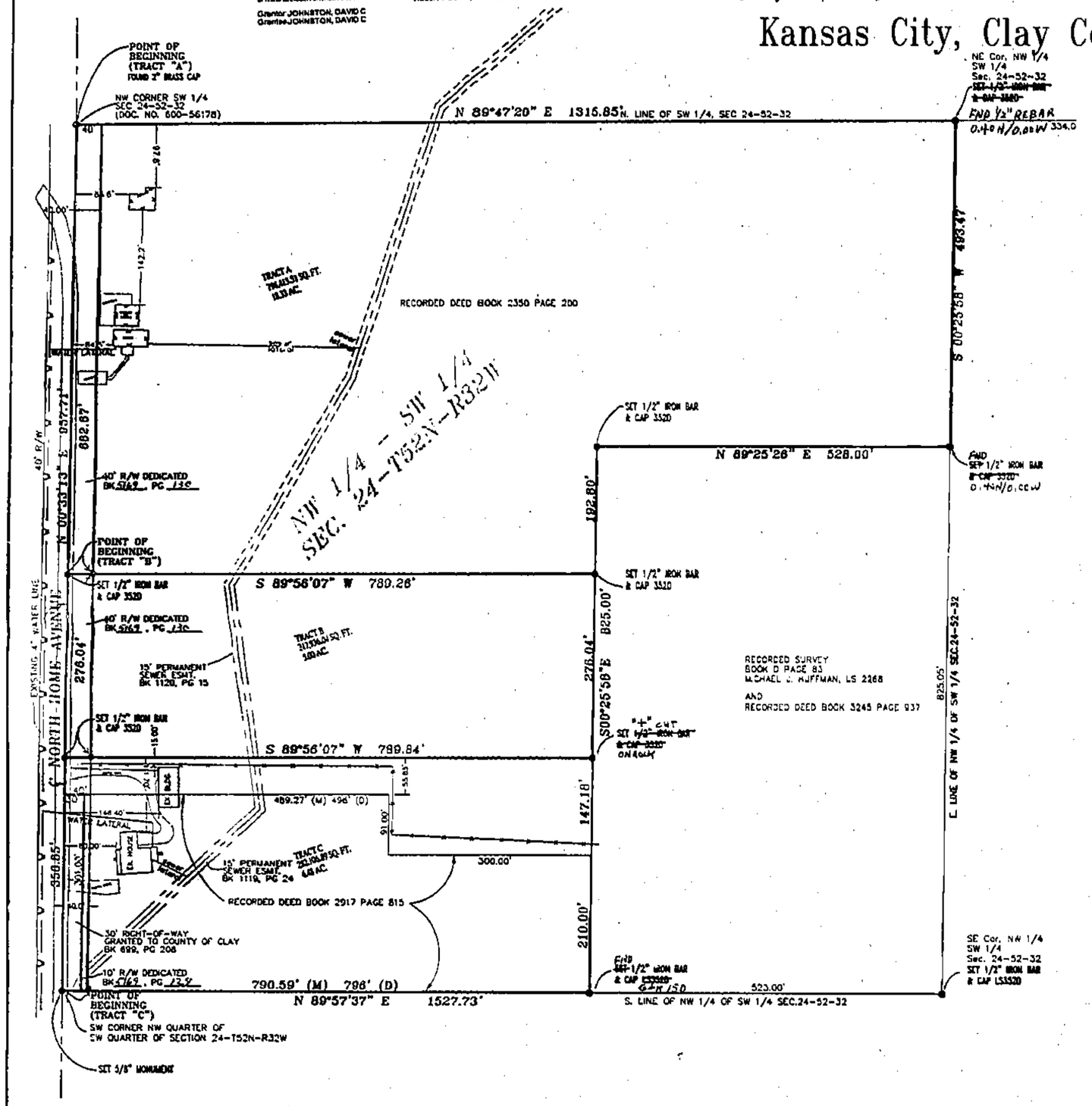
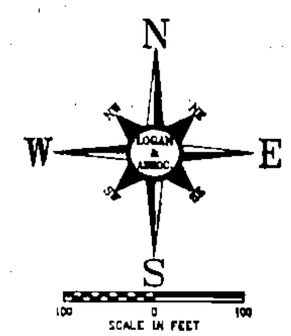
Recording Fee: $66.00 S
Grantor JOHNSTON, DAVID C
Grantee JOHNSTON, DAVID C
Robert T Sever, Recorder

LOT SPLIT SURVEY

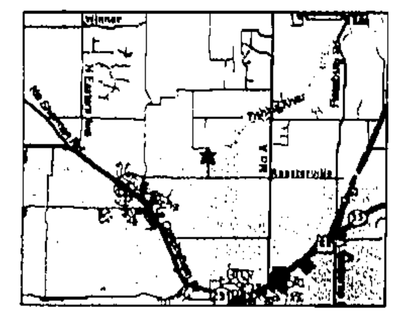
NW1/4, SW1/4 OF SECTION 24, T52N, R32W

Kansas City, Clay County, Missouri





Basis of Bearing
Held the West line of the SW 1/4 as N 00°33'13" E



Legal Description (Tract A)
All that part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 52N, Range 32W, Kansas City, Clay County, Missouri; being more particularly described as follows:
Beginning at the Northwest Corner of the Southwest Quarter of said Section 24;
Thence North 89°47'20" East along the North line of said Southwest Quarter, a distance of 1315.85 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 24;
Thence South 00°25'58" West, along the East line of said Northwest Quarter, a distance of 493.47 feet;
Thence South 89°25'26" West, a distance of 528.00 feet;
Thence South 00°25'58" East, parallel to the East line of said Northwest Quarter, a distance of 192.80 feet;
Thence South 89°56'07" West, a distance of 789.26 feet to a point on the West line of said Northwest Quarter;
Thence North 00°33'13" East, along said West line a distance of 882.67 feet to the Point of Beginning.
Containing 18.33 Acres more or less.

Legal Description (Tract B)
All that part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 52N, Range 32W, Kansas City, Clay County, Missouri being more particularly described as follows:
Commencing at the Southwest corner of said Section 24; Thence North 00°33'13" East, a distance of 882.89 feet to the Point of Beginning;
Thence North 89°56'07" East, a distance of 789.26 feet;
Thence South 00°25'58" East, a distance of 276.04 feet;
Thence South 89°56'07" West, a distance of 789.84 feet to a point on the West line of said Southwest Quarter;
Thence North 00°33'13" East, a distance of 276.04 feet to the Point of Beginning. Containing 5.00 acres more or less.

Legal Description (Tract C)
All that part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 52N, Range 32W, Kansas City, Clay County, Missouri being more particularly described as follows:
Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said section 24;
Thence North 00°33'13" East, along the West line of said Southwest Quarter, a distance of 356.85 feet;
Thence North 89°56'07" East a distance of 789.84 feet;
Thence South 00°25'58" East, a distance of 357.18 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter; Thence South 89°57'37" West along said South line a distance of 796.00 feet To the Point of Beginning.
Containing 6.48 acres more or less.

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from United Title Company, Ownership and Encumbrance Certificate, Commitment No.'s C26982 effective date, October 23, 2002, and C26395 effective date July 29, 2002.

2). The subject property surveyed lies within a Flood Zone designated Zone (C) per F.E.M.A. Map, Panel No. 30 of 145, Community Panel No. 290173 0030 B, Effective Date: August 5, 1986.

3). Property owners:
Tracts A & B:
David & Sara J. Johnston
11521 N. Home Avenue
Kansas City, Missouri 64157

Tract C:
Thomas J. & Natalie J. Witthar
11401 N. Home Avenue
Kansas City, Missouri 64157

4). Lot Split No. LS 0574

NO PLAT REQUIRED
PLAN DEPICTS ON
LS 0574 10-11-05

IN TESTIMONY WHEREOF:
The undersigned proprietors of the above described tracts have caused these presents to be signed this 10 day of October, 2005.

David C. Johnston (Husband) — Sara J. Johnston (Wife)

Thomas J. Witthar (Husband) — Natalie J. Witthar (Wife)

State of Missouri }
} SS
County of Clay }

Be it remembered on this 10 day of October, 2005, before me, a notary public in and for the County and State last above written, came David C. Johnston and Sara J. Johnston, husband and wife and Thomas J. Witthar and Natalie J. Witthar, 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 Expire: 11-22-05 — MY COMMISSION EXPIRES NOVEMBER 22, 2005 — Notary Public

REVISED PER CITY COMMENTS 10-6-05 BWS

Legend
- Set 1/2" Bar w/ Plastic Cap #3520
- Find. Monument as noted
- B.L. Building Line
- D.E. Drainage Easement
- S.E. Sanitary Sewer Easement
- U.E. Utility Easement

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 Missouri 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 Surveys to the best of my professional information, knowledge and belief.

THIS SURVEY PREPARED FOR:
DAVID & SARA JOHNSTON
11521 N. HOME AVENUE
KANSAS CITY, MISSOURI 64157

LOT SPLIT SURVEY
NORTHWEST 1/4 OF SOUTHWEST 1/4 OF

SEC. 24, TWP 52 N, RGE 32 W
KANSAS CITY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7826
Fax (816) 781-7483

Job No: 05-1883
DRAWING NAME: 05-188SLS.DWG
Scale: 1"=100'
Drawn By: BWS Date: 11/01/02
Check By: BWS Date: 11/01/02
Sheet No. 1 OF 1

Rec. G 11/2/05

LS0574

http://www.ClayCoGov.com