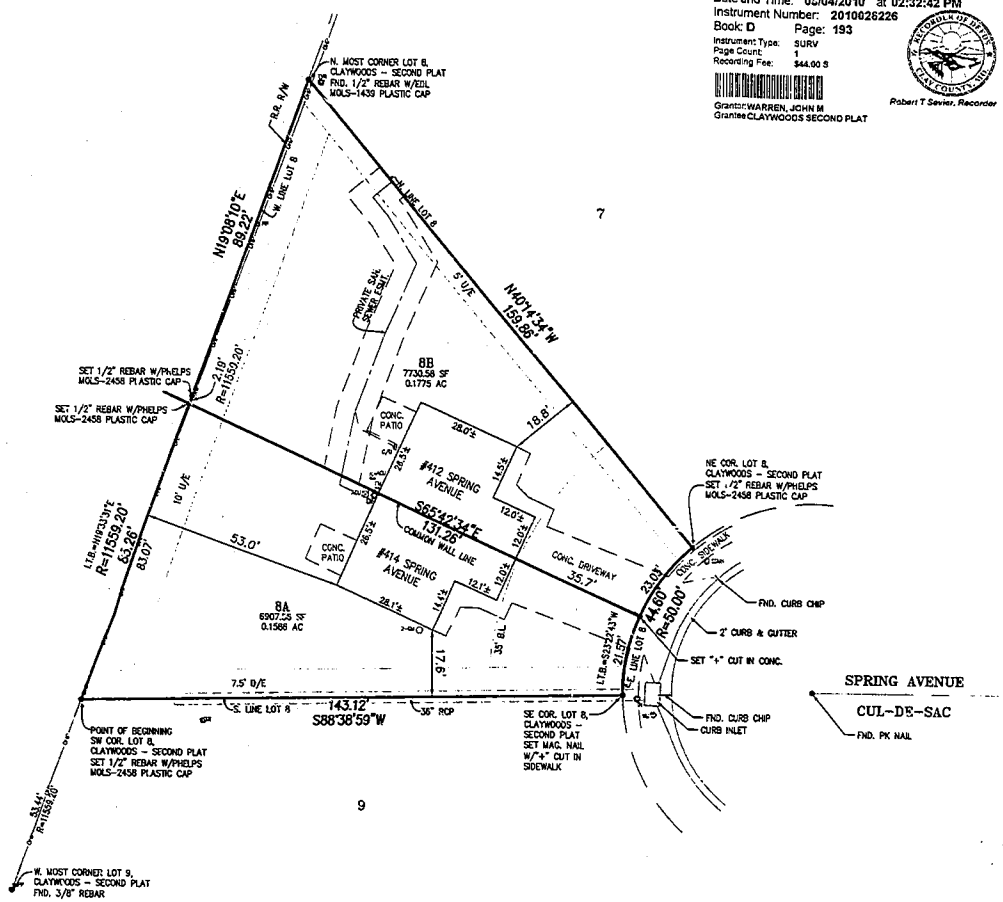
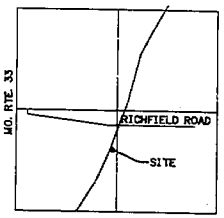
Recorded in Clay County, Missouri
Date and Time: 08/04/2010 at 02:32:42 PM
Instrument Number: 2010026226
Book: D Page: 193
Instrument Type: SURV
Page Count: 1
Recording Fee: $44.00 S
Grantor: WARREN, JOHN M
Grantee: CLAYWOODS SECOND PLAT
Robert T Sevier, Recorder





LOCATION MAP
SECTION 8-51-31

BEARING BASIS: FINAL PLAT OF CLAYWOODS – SECOND PLAT

LEGEND

- ⊙ DENOTES SET 1/2" REBAR W/PHELPS PLASTIC CAP LS-2458, UNLESS OTHERWISED NOTED
- ● DENOTES FOUND MONUMENT AS DESCRIBED
- | DENOTES FOUND CURB CHIP, UNLESS OTHERWISED NOTED
- U/E DENOTES UTILITY EASEMENT
- B/L DENOTES BUILDING LINE
- D.E. DENOTES DRAINAGE EASEMENT
- C/O DENOTES CLEAN OUT
- A/C DENOTES AIR CONDITIONER UNIT
- E DENOTES ELECTRIC METER
- T DENOTES TELEPHONE RISER
- W DENOTES WATER METER
- S DENOTES SANITARY SEWER MH
- G DENOTES GAS METER

STATE OF MISSOURI
DOUGLAS EUGENE UBBEN
2004027120
NUMBER
LS-2304
REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION (PARENT TRACTS):

ALL OF LOT 8, CLAYWOODS – SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, CONTAINING 14,638 SQUARE FEET AND 0.3360 ACRES, MORE OR LESS.

SUGGESTED LEGAL DESCRIPTION (#414 SPRING AVENUE):

ALL THAT PART OF LOT 8, CLAYWOODS – SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 8 ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 19°33'31" E AND A RADIUS OF 11559.20 FEET, AN ARC DISTANCE OF 83.07 FEET; THENCE S 65°42'34" E, ALONG THE EXISTING COMMON WALL AND ITS NORTHWESTERLY AND SOUTHEASTERLY EXTENSION, A DISTANCE OF 131.26 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 23°22'43" W AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 21.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S 88°38'59" W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 143.12 FEET TO THE POINT OF BEGINNING, CONTAINING 6,908 SQUARE FEET, MORE OR LESS.

SUGGESTED LEGAL DESCRIPTION (#412 SPRING AVENUE):

ALL OF LOT 8, CLAYWOODS – SECOND PLAT, A PLATTED SUBDIVISION OF LAND IN THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, EXCEPT THAT PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 8 ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF N 19°33'31" E AND A RADIUS OF 11559.20 FEET, AN ARC DISTANCE OF 83.07 FEET; THENCE S 65°42'34" E, ALONG THE EXISTING COMMON WALL AND ITS NORTHWESTERLY AND SOUTHEASTERLY EXTENSION, A DISTANCE OF 131.26 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 ON A CURVE TO THE LEFT, SAID CURVE HAVING AN INITIAL TANGENT BEARING OF S 23°22'43" W AND A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 21.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S 88°38'59" W, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 143.12 FEET TO THE POINT OF BEGINNING, CONTAINING 7,731 SQUARE FEET, MORE OR LESS.

SURVEY NOTE:

THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PARTY WALL AND EASEMENT AGREEMENT RECORDED IN BOOK 6446, PAGE 173 IN THE RECORDER OF DEEDS OFFICE IN CLAY COUNTY, MISSOURI.

IN TESTIMONY WHEREOF: The undersigned proprietors of the above described tract of land have hereunto subscribed their names this 2nd day of August 2010.

John M. Warren — Judith A. Warren

STATE OF MISSOURI)
) SS
CLAY COUNTY)

On this 2nd day of August 2010, before me the undersigned, a Notary Public for the County and State aforesaid, came John M. Warren and Judith A. Warren, owners of the described tract of land, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State, that day and year last above written.

Shelia Ewing
Notary Public in and for said County and State

My commission expires
NOTARY PUBLIC-State of Kansas
SHELIA EWING
My Appt. Exp. 5-16-13

Approved by the Director of Community Development, under the authority of the Mayor and City Council of Liberty, Missouri.

Steve Anderson–Director of Planning and Development — Date 8-4-2010

THIS IS TO CERTIFY THAT THIS CERTIFICATE OF SURVEY IS BASE ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUES, ORDINANCES AND REGULATIONS GOVERING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISION TO THE BEST OF MY PROFESSIONAL INFORMATION KNOWLEDGE AND BELIEF.

BY: Douglas E. Ubben
DOUGLAS E. UBBEN, MO PLS-2304

DATE: 8/2/10

SURVEYOR:
PHELPS ENGINEERING, INC.
DOUGLAS E. UBBEN, MOLS-2304
1270 N. WINCHESTER
OLATHE, KS 66061
913-393-1155
913-393-1166 FAX

PREPARED FOR/OWNER:
JOHN M. & JUDITH A. WARREN
13526 RIGGS AVENUE
OVERLAND PARK, KS. 66212

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com
PLANNING
ENGINEERING
IMPLEMENTATION

LOT SPLIT SURVEY

LOT 8, CLAYWOODS – SECOND PLAT
SECTION 8, TOWNSHIP 51, RANGE 31
CITY OF LIBERTY, CLAY COUNTY, MISSOURI

PROJECT NO. 100159
DATE: 5-26-10
DRAWN: DAG
DESIGNED:
CHECKED:
APPROVED:

SHEET 1 OF 1

Z:\PV\100159\dwg\CCAD-LOT SPLIT.dwg Layout:2x48 Aug 02, 2010 – 8:59am DAVE GARBER