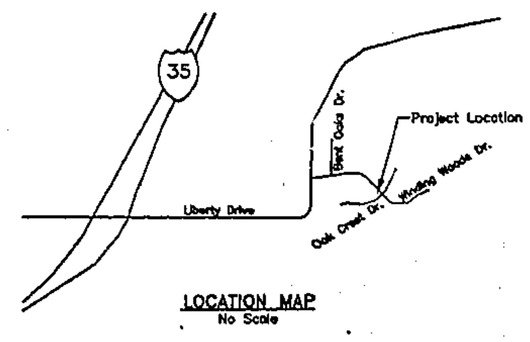
Clay County, Missouri
Land Survey Document

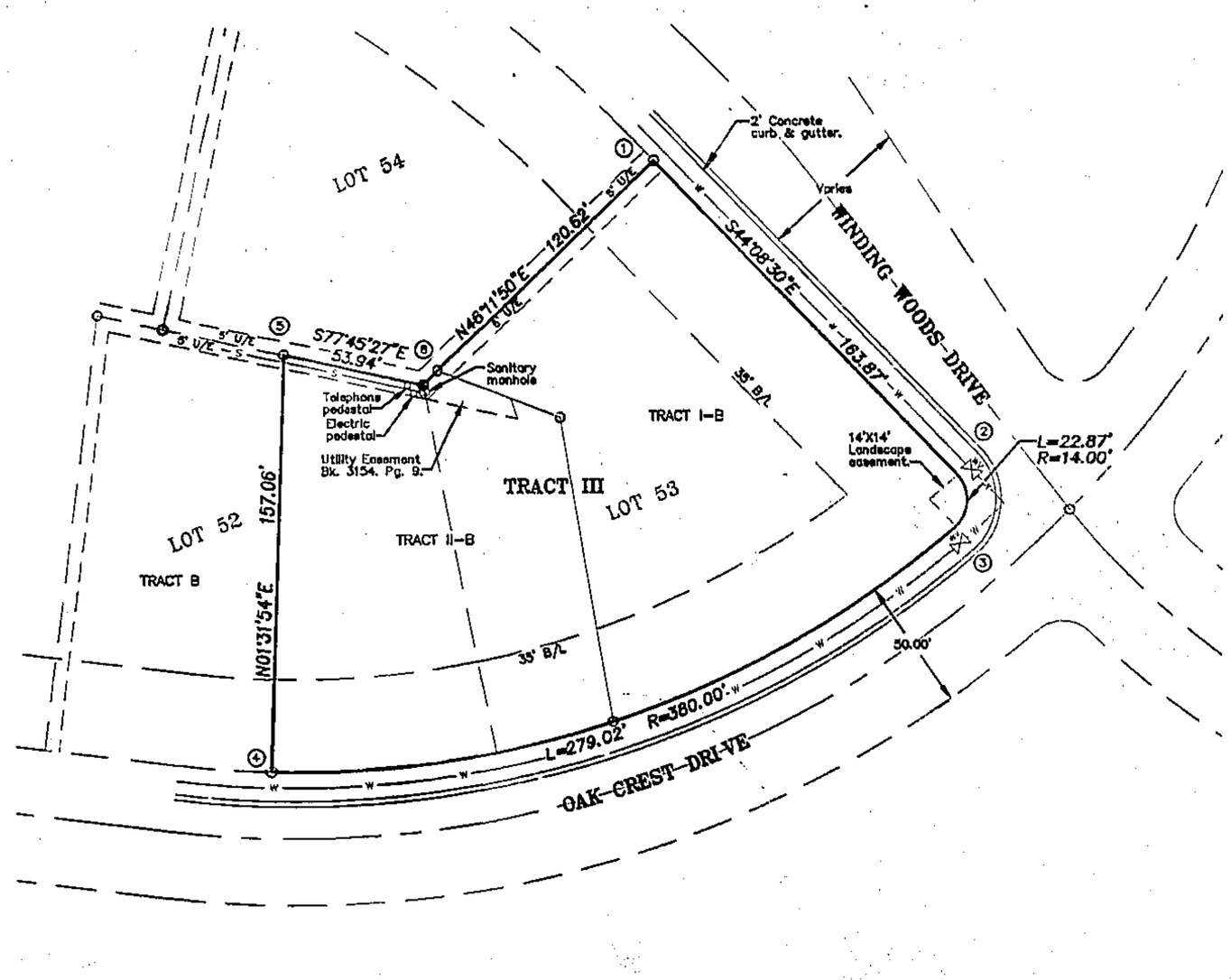
Recorded in Clay County, Missouri
Date and Time: 01/30/2006 at 08:47:47 AM
Instrument Number: 2006003834
Book: G Page: 43
Instrument Type SURV
Page Count 1
Recording Fee $66.00 $
Grantor: CHB DEVELOPMENT
Grantee: BENT OAKS FIRST PLAT
Robert T Sever, Recorder

CERTIFICATE OF SURVEY

TRACT III, BENT OAKS-FIRST PLAT
LIBERTY, CLAY COUNTY, MISSOURI
NE. 1/4 Sec. 23, Twp. 51N, Rge. 32W



LOCATION MAP
No Scale



TRACT "III" DESCRIPTION: All of Tract I-B and Tract II-B of the Lot Split of Tract I-A and II-A of the Lot Split Survey of Tract A of Lots 51, 52, of the recorded plat "BENT OAKS-FIRST PLAT" in Liberty, Clay County, Missouri, described as follows:
BEGINNING at the Northern most corner of Tract I-B, being a point on the existing Southerly Right Of Way of Winding Woods Drive; thence South 44 degrees, 08 minutes, 30 seconds East, along the Southerly Right Of Way, 163.87 feet, to a point of curvature; thence on a curve to the right, tangent to the last course, having a radius of 14.00 feet, and an arc length of 22.87 feet, to a point of compound curvature, and a point on the existing Northerly Right Of Way of Oak Crest Drive; thence along a curve to the right, compound to last curve and along the Northerly Right Of Way of Oak Crest Drive, having a radius of 380.00 feet, and an arc length of 279.02 feet, to the Southwest corner of Tract II-B; thence North 01 degrees, 31 minutes, 54 seconds East, along the West line of Tract II-B, 157.06 feet, to the Northwest corner of Tract II-B; thence South 77 degrees, 45 minutes, 27 seconds East, along the North line of Tract II-B, 53.94 feet, to the most Southerly corner of Lot 54; thence North 48 degrees, 11 minutes, 50 seconds East, along the Southeasterly line of Lot 54, 120.62 feet, to the POINT OF BEGINNING, containing 37,028.0 square feet, or 0.85 acres, more or less.

IN TESTIMONY WHEREOF: CHB DEVELOPMENT, L.L.C., HAS BY THESE PRESENTS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MEMBER. THIS 26th DAY OF January, 2006.
BY: Joseph A. Chabot
JOSEPH A. CHABOT
MEMBER CHB DEVELOPMENT, L.L.C.

STATE OF MISSOURI) S.S.
COUNTY OF CLAY)
ON THIS 26 DAY OF January 2006, BEFORE ME, APPEARED JOSEPH A. CHABOT, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF CHB DEVELOPMENT, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY THE AUTHORITY OF ITS GOVERNING BODY AND THAT SAID JOSEPH A. CHABOT ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID L.L.C., AND HE DULY ACKNOWLEDGES THE EXECUTION OF THE SAME.
IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: 11-26-06
NOTARY PUBLIC: Carolyn J. Watson

APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LIBERTY, MISSOURI THIS 27th DAY OF January, 2006.
STEVE ANDERSON
DIRECTOR OF PLANNING AND DEVELOPMENT

LEGEND
B/L = Building Line
U/E = Utility Easement
—S— Sanitary Sewer Line
—W— Water Line
—(V)— Water Valve
○ Denotes Found Existing Monument
● Denotes Monument to be Set with Cap Marked AGC 2002000799.

State Plane Coordinate Table

POINT	NORTHING (M)	EASTING (M)
1	338586.181	653194.727
2	338550.332	653229.507
3	338544.118	653229.218
4	338516.371	653150.835
5	338564.226	653152.123
6	338560.733	653168.195

STATE PLANE TRAVERSE TABLE

POINT	NORTHING(m)	EASTING(m)	GRID BEARING	GRID DISTANCE(m)	TO
WILSHIRE	340305.192	653168.594	S00-52-16E	1719.210m	P.O.B. Tr. III
P.O.B. Tr. III	338586.181	653194.727			

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9999044. THE COORDINATES LISTED ARE IN METERS, AND BASED ON 1983 ADJUSTMENT.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS CERTIFICATE OF 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF LAND SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

STATE OF MISSOURI
LS-2389
RONALD E. SCHRODER
1/26/06
REGISTERED LAND SURVEYOR
RONALD E. SCHRODER, MO LS NO. 2389
SIGNATURE AND STAMP IN BLUE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR, ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

BY	REVISION	DATE:
RES	REVISED AND RESUBMITTED	01/23/06
RES	AS SUBMITTED TO CLIENT	12/02/05

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-3666

Akin, Gordon & Cowger
Engineers & Land Surveyors

(NORM. 20 FEET)
1 inch = 20 ft.

DRAWING NO.
1 OF 1

http://www.ClayCoGov.com