Clay County, Missouri
Land Survey Document

# LOT SPLIT SURVEY

## OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 53 NORTH, RANGE 33 WEST

### TITLE COMMITMENT

Title Commitment Number / File Number: FJ0840
Effective date: March 10, 2005 at 8:00 A.M.

United Title Company
2 Victory Drive, suite 230
Liberty, Missouri 64068
Ph. (816) 781-0008 Fax: (816) 781-8954

### TITLE COMMITMENT DESCRIPTION

A part of the North Half of the West Half of the Northwest Quarter of Section Twenty-six (26), Township Fifty-three (53), Range Thirty-three (33), Smithville, Clay County, Missouri, beginning at a point in the centerline of the Old Smithville-Kansas City Road 7-2/3 rods North of the intersection of said road with the South line of the Northwest Quarter of the Northwest Quarter of said Section 26; thence West 20-7/8 rods; thence North 38-1/3 rods to a point 20-7/8 rods due West of the centerline of said road; thence East 20-7/8 rods to the center of said road; thence South along the centerline of said road 38-1/3 rods to the place of beginning, containing 5 acres, more or less, and being the same land conveyed by deed recorded in Book 132 at Page 21 in the Deed Records of Clay County, Missouri, EXCEPT that part thereof thereafter conveyed by deed recorded in Book 132 Page 387 of said Deed Records; ALSO EXCEPT that part legally described as follows: A part of the North Half of the West Half of the Northwest Quarter of Section 26, Township 53, Range 33, Beginning at a point in the centerline of the Old Smithville-Kansas City Road 7-2/3 rods North of the intersection of said road with the South line of the Northwest Quarter of the Northwest Quarter of said Section 26; thence West 20-7/8 rods; thence North 126-1/2 feet to a point 20-7/8 rods due West of the centerline of said road; thence East 20-7/8 rods to the center of said road, thence South along the centerline of said road 126-1/2 feet to the place of beginning, containing 1 acre, more or less, and being the South one acre of the Five acre tract owned by Grantors and lying immediately adjacent and to the North of land now owned by the Grantees.

### RECOMMENDED DESCRIPTION

A Tract of land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, being more particularly described as follows: Commencing at the Northwest Corner of said Northwest Quarter; thence South 00 degrees 24 minutes 38 seconds West along the West line of said Northwest Quarter, a distance of 1303.21 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 33 minutes 49 seconds East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 1143.06 feet to the intersection of the Centerline of Commercial Street (formerly the Old Smithville-Kansas City Road) as constructed; thence North 03 degrees 42 minutes 21 seconds East along said centerline, a distance of 253.00 feet; thence North 89 degrees 33 minutes 49 seconds West parallel with said South line, a distance of 25.04 feet to a point on the West Right-of-Way line of said Commercial Street as established by the Report of Commissioners recorded in Book 1229 at page 962 in the Clay County Recorder of Deeds Office and the Point of Beginning of the Tract of land herein to be described, said point being 25.00 feet Westerly of (this and all subsequent Westerly offset calls are as measured perpendicular to) said Centerline; thence continuing North 89 degrees 33 minutes 49 seconds West, a distance of 319.40 feet; thence North 03 degrees 42 minutes 21 seconds East parallel with said Centerline, a distance of 506.00 feet; thence South 89 degrees 33 minutes 49 seconds East, a distance of 319.40 feet to a point on said West Right-of-Way line, said point being 25.00 feet Westerly of said Centerline; thence along said West Right-of-Way line the following 5 courses; South 03 degrees 42 minutes 21 seconds West, a distance of 252.51 feet; thence South 58 degrees 10 minutes 17 seconds West, a distance of 43.01 feet to a point 60.00 Westerly of said Centerline; thence South 03 degrees 42 minutes 21 seconds West, a distance of 100.00 feet; thence South 50 degrees 45 minutes 34 seconds West, a distance of 43.01 feet to a point 25.00 feet Westerly of said Centerline; thence South 03 degrees 42 minutes 21 seconds West, a distance of 103.50 feet to the Point of Beginning. Said Tract contains 156,978 square feet or 3.60 acres, more or less.

### RECOMMENDED DESCRIPTIONS FOR NEW TRACTS

NOTE: These descriptions to be used after recording of this instrument, followed by the Book and Page assigned by the Clay County Recorder of Deeds.

TRACT A:
All of Tract A of the Lot Split Survey of a Tract of Land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, as shown on said Lot Split Survey recorded in Book ___ at Page ___ in the Clay County Recorder of Deeds Office.

TRACT B:
All of Tract B of the Lot Split Survey of a Tract of Land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, as shown on said Lot Split Survey recorded in Book ___ at Page ___ in the Clay County Recorder of Deeds Office.

TRACT C:
All of Tract C of the Lot Split Survey of a Tract of Land in the Northwest Quarter of the Northwest Quarter of Section 26, Township 53 North, Range 33 West, in Smithville, Clay County, Missouri, as shown on said Lot Split Survey recorded in Book ___ at Page ___ in the Clay County Recorder of Deeds Office.

### NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(8) Easement Granted to MO. Gas & Electric Service Co. by instrument filed February 10, 1931, as Document No. 45001, recorded in Book 278, Page 399. This item affects the subject property and is plotted hereon.

(9) Sewer Main Easement granted to City of Smithville by instrument filed April 17, 1970, as Document No. C43441, recorded in Book 1038, Page 790. This item affects the subject property and is plotted hereon.

(10) Waterline Easement granted to City of Smithville by instrument filed April 17, 1970, as Document No. C43442, recorded in Book 1036, Page 792. This item affects the subject property and is plotted hereon.

(11) Right of Way as shown in Report of Commissioners filed September 14, 1976, as Document No. D33782, recorded in Book 1229, Page 962. This item affects the subject property and is plotted hereon.

### GENERAL NOTES

1. Basis of Bearing: Assumed South 00 degrees 24 minutes 38 seconds West along the West line of the Northwest Quarter of Section 26, Township 53 North, Range 33 West.
2. A utility locate request was placed to Missouri One Call System on ticket number: 52792017, on October 6, 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 information available. 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 overall contains 156,978 square feet or 3.60 acres, more or less; Tract A contains 89,865 square feet or 2.06 acres, more or less; Tract B contains 60,613 square feet or 1.39 acres, more or less; Tract C contains 6,500 square feet or 0.15 acres, more or less.
4. Tract C will be transferred to an adjacent property owner and is not eligible for construction of another dwelling.

### ACKNOWLEDGMENTS

IN TESTIMONY WHEREOF: Ron Major, has subscribed his name and caused this instrument to be executed to have the above described lands subdivided in the manner shown hereon this 20th day of January, 2006.

Ron Major
Ron Major

STATE OF Missouri
COUNTY OF Clay }

On this 20th day of January, 2006, before me, a Notary Public in and for said State, personally appeared Ron Major who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

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

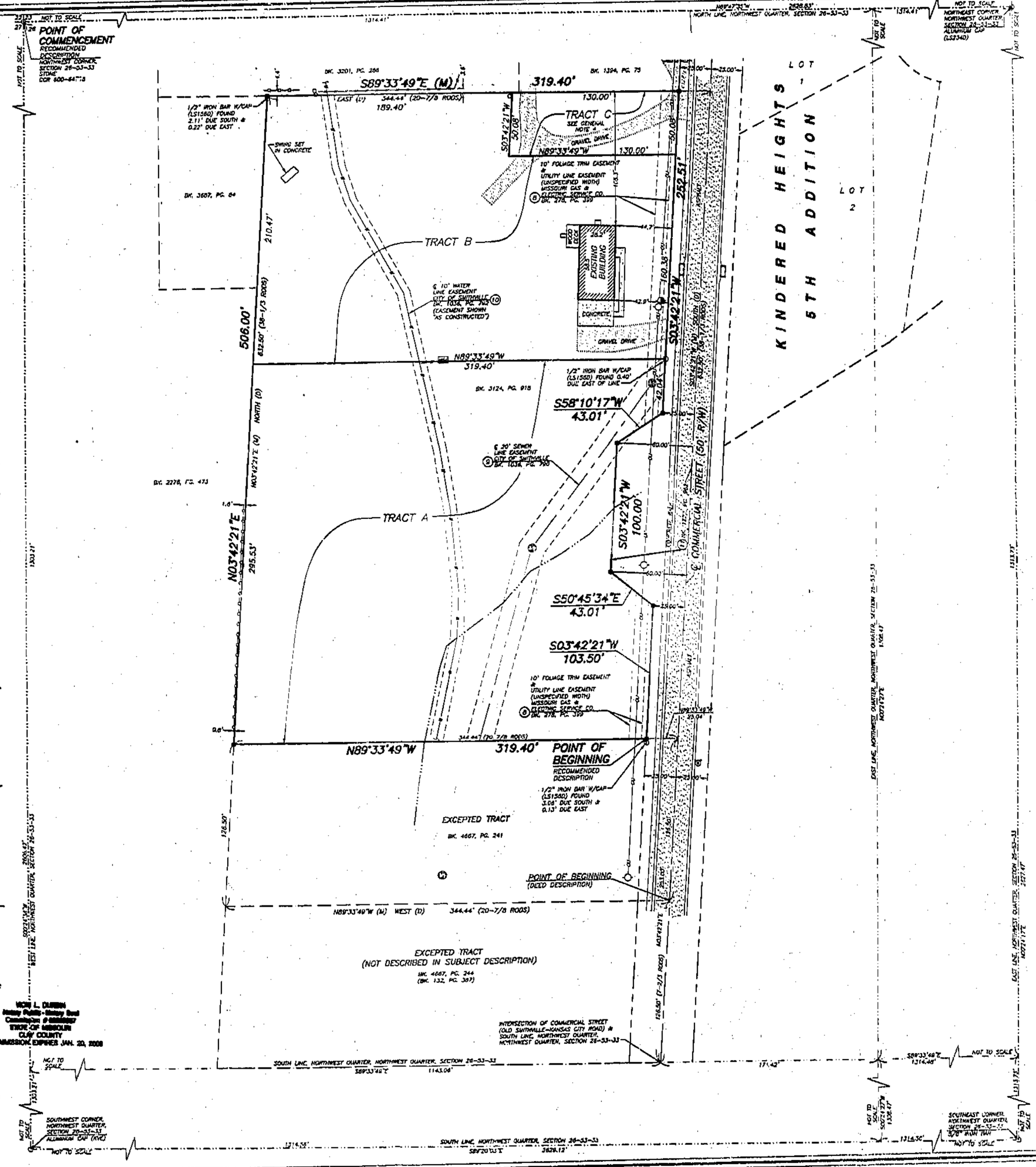
My Commission Expires: 1/20/2008 Nikki L Dubin
Notary Public

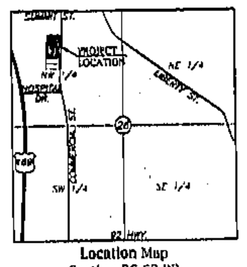
NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

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 Assessment, 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 land surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 11/1/05

NIKI L. DUBIN
Notary Public - Notary Seal
Commission # 04000007
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES JAN. 20, 2008




Location Map
Section 26-53-33
(Not To Scale)

Recorded in Clay County, Missouri
Date and Time: 01/20/2006 at 02:36:47 PM
Instrument Number: 2006002860
Book: D Page: 169
Instrument Type: SURV
Page Count: 1
Recording Fee: $40.00 S
Robert T Bevier, Recorder
Grantor: MAJOR, RON
Grantee: MAJOR, RON

SCALE: 1" = 40'
40 20 0 40

LEGEND

| | |
|---|---|
| ● | Set Monument-1/2" Iron Bar w/ Cap MO-0156 (Unless otherwise noted) |
| ○ | Found Monument |
| —o/— | Overhead Utility Lines |
| | Utility Pole |
| | Utility Pole w/Light |
| | Fire Hydrant |
| WM | Water Meter |
| | Sanitary Sewer Manhole |
| o | Sanitary Sewer Clean-out |
| —x—x—x— | Chain Link Fence |
| —o—o—o— | Wood Fence |
| —x—x—x— | Wire Fence |
| —·—·—·— | Flow line |
| R/W | Right of Way |
| ℄ | Center Line |
| (M) | Measured |
| (D) | Deeded |
| BK. | Book |
| PG. | Page |

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

NW. QUARTER, SECTION 26-T53N-R33W
CLAY COUNTY, MISSOURI
LOT SPLIT SURVEY

Client
RON MAJOR
PO BOX 252
SMITHVILLE, MISSOURI 64089

Aylett, Flowers Survey & Engineering Company
701 NW 291ND Street • Gladstone, Missouri 64118-1813
Phone: (816) 436-0732 • www.afsec.com • Fax: (816) 436-0760
Land Surveying ~ Civil Engineering ~ Land Planning

Job #: 44205 Date: November 1, 2005

http://www.ClayCoGov.com