Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

OF THE WEST 198 FEET OF LOT 15, THOMAS HEIGHTS, IN GLADSTONE, CLAY COUNTY, MISSOURI

TITLE COMMITMENT

Title Commitment Number / File Number: 2005070505
Effective date: July 8, 2005 at 8:00 A.M.

Community Land Title
7001 N. Locust, Suite 105
Gladstone, Missouri 64118
Ph: (816) 468-6272 Fax: (816) 468-6271

TITLE COMMITMENT DESCRIPTION (BK. 5168, PG. 95)

The West 198 feet of Lot 15, THOMAS HEIGHTS, a subdivision in Gladstone, Clay County, Missouri.

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(d) Easement granted to the City of Gladstone by the instrument recorded as Document No. 664357 in Book 1987 at Page 128. This item affects the subject property and is plotted hereon.

(e) Sewer easement granted to the City of Gladstone by the instrument recorded as Document No. 898395 in Book 689 at Page 402. This item affects the subject property and is plotted hereon.

(n) Easement granted to Kansas City Power and Light Company by instrument recorded Book 226 at Page 294. This item does not affect the subject property and is not plotted hereon. (Easement lies along N. Oak)

RECOMMENDED DESCRIPTIONS FOR NEW TRACTS

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

TRACT A:
All of Tract A, of the West 198 feet of Lot 15, THOMAS HEIGHTS, a subdivision of land in Gladstone, Clay County, Missouri, according to the recorded plat thereof, as shown on the Lot Split Survey of said West 198 feet of Lot 15, recorded at the Clay County Recorder of Deeds Office.

TRACT B:
All of Tract B, of the West 198 feet of Lot 15, THOMAS HEIGHTS, a subdivision of land in Gladstone, Clay County, Missouri, according to the recorded plat thereof, as shown on the Lot Split Survey of said West 198 feet of Lot 15, recorded at the Clay County Recorder of Deeds Office.

GENERAL NOTES

1. Basis of Bearing: Assumed S 00° 03' 45" E along the West line of the Southeast Quarter of Section 14, Township 51 North, Range 33 West.
2. No underground utilities were located for this survey. 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 and protect all utilities whether shown or not.
3. This tract overall contains 61,380 square feet or 1.41 acres, more or less; Tract A contains 37,475 square feet or 0.86 acres, more or less; Tract B contains 19,915 square feet or 0.46 acres, more or less; Light-of-Way and U/E tract contains 3,990 square feet or 0.09 acres, more or less.

EASEMENT DEDICATION

An easement is hereby granted to Gladstone, Missouri, and to the utility companies franchised to operate in Gladstone, Missouri, for the purpose of locating, construction, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements are to be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Gladstone, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works.

RIGHT-OF-WAY DEDICATION

The Right-of-Way shown on this Lot Split and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

ACKNOWLEDGMENTS

IN TESTIMONY WHEREOF: Bal Properties, a Missouri Limited Liability Corporation, has by the authority of its Members caused this instrument to be executed and the above described property to be subdivided in the manner shown hereon by its Managing Member this 23 day of May, 2006.

Bal Properties, L.L.C.

Brian Lautenschlager - Managing Member

STATE OF Missouri
COUNTY OF Clay

On this 23 day of May, 2006, before me appeared Brian Lautenschlager, to me personally known who being by me duly sworn did say that he is Managing Member of Bal Properties, L.L.C. and that said instrument was signed in behalf of said corporation by authority of its Members and said Brian Lautenschlager acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 9/26/2008 Notary Public

DEABRA L. O'HARA
Notary Public-Notary Seal
Clay County, State of Missouri
My Commission Expires 09-26-2008
Commission # 04410020

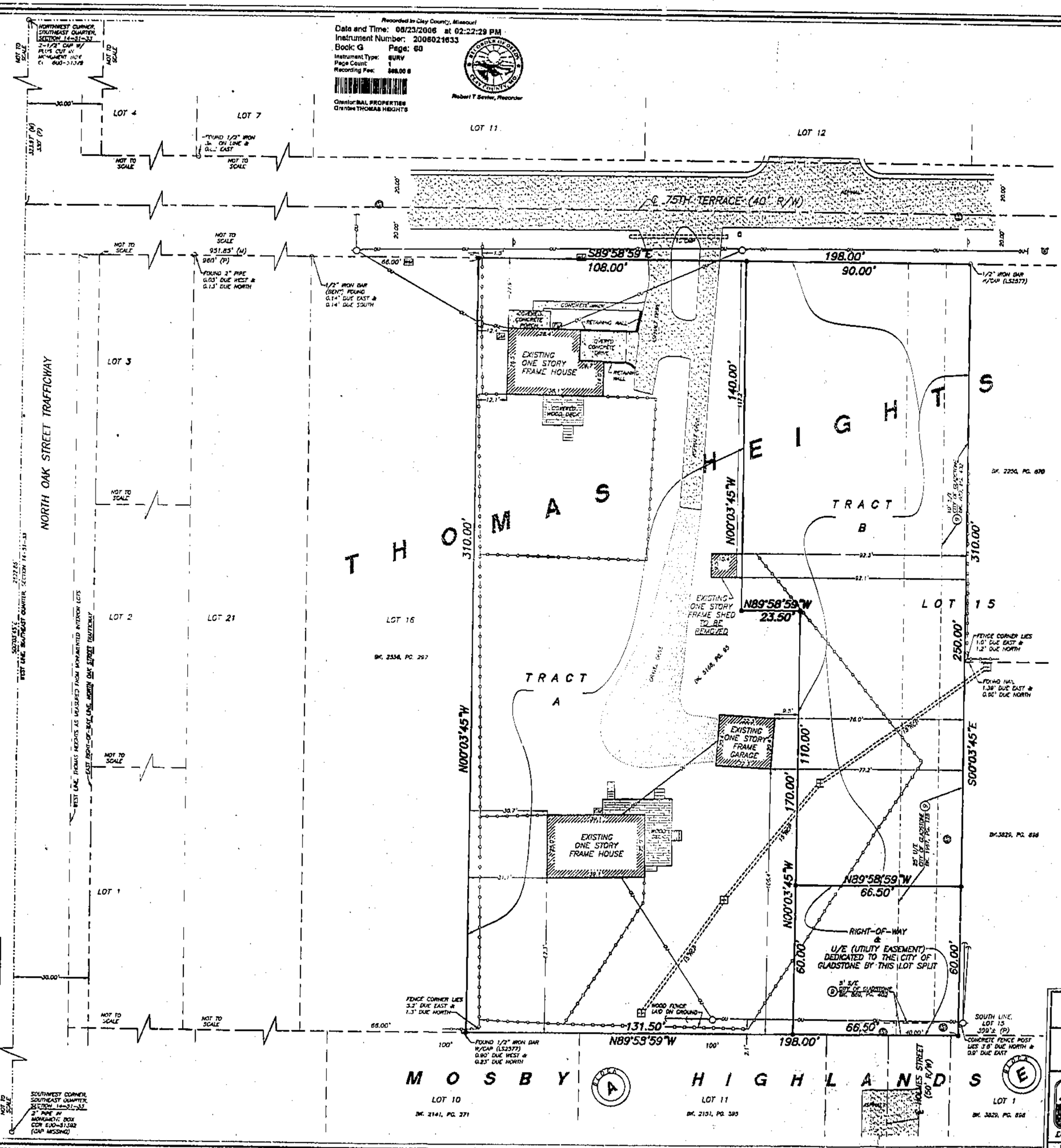
COMMUNITY DEVELOPMENT DEPT.
CITY OF GLADSTONE
7010 N. HOLMES
GLADSTONE, MISSOURI 64118

APPROVED 6/9/06

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 Resource 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 surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 5/16/06 MARK BERGSTROM, PLS-2408 5/16/06



http://www.ClayCoGov.com