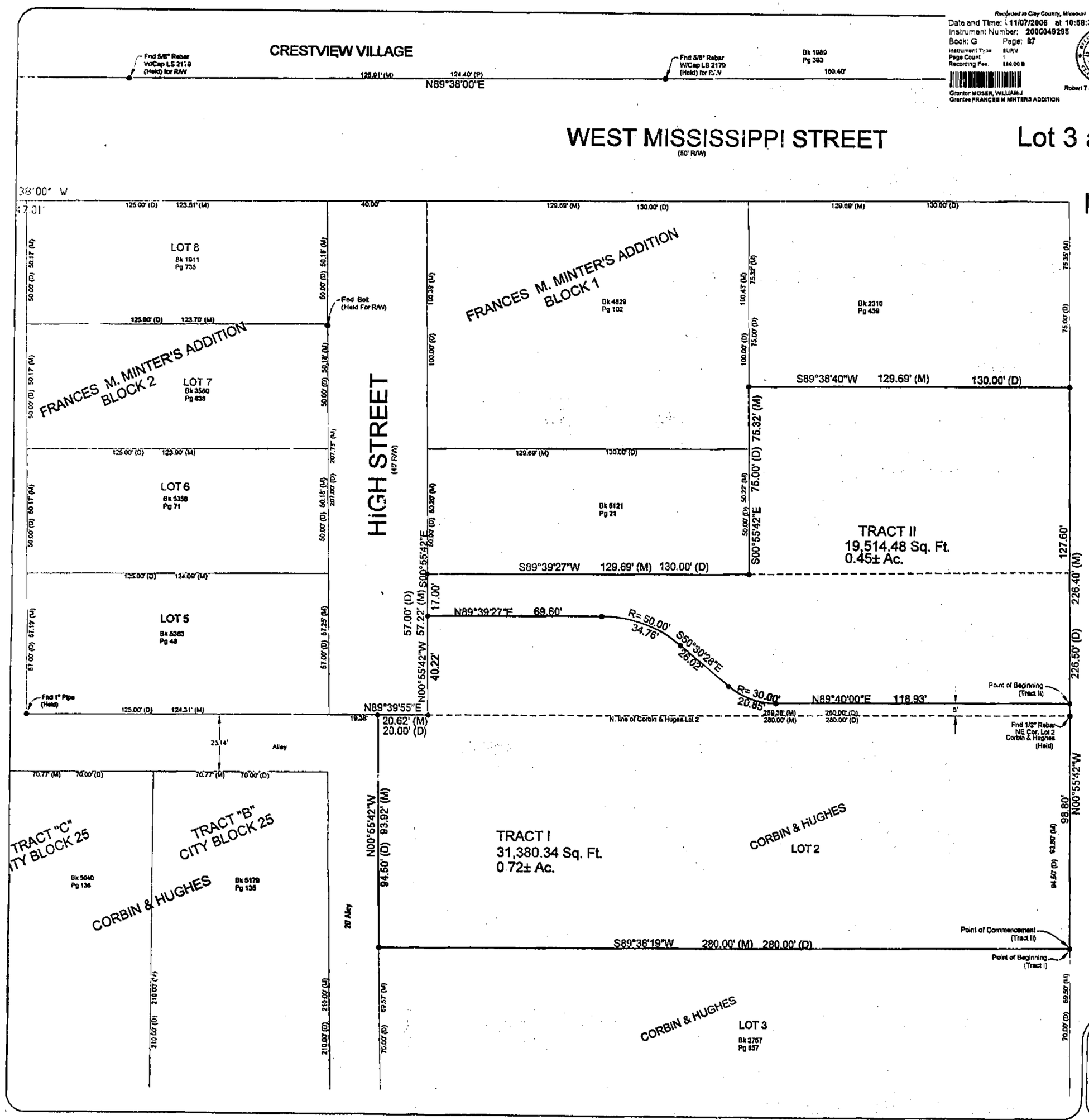
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

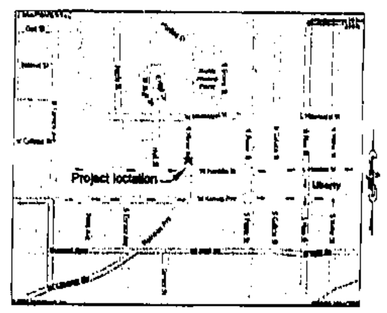
Recorded in Clay County, Missouri
Date and Time: 11/07/2006 at 10:59:34 AM
Instrument Number: 2006049295
Book: G Page: 87
Instrument Type: SURV
Page Count: 1
Recording Fee: 160.00 B
Grantor: MOSER, WILLIAM J
Grantee: FRANCES M MINTER'S ADDITION
Robert T Sevier, Recorder

LOT SPLIT SURVEY

Lot 2, CORBIN & HUGHES
and
Lot 3 and 4, Block 1, FRANCES M. MINTER'S ADDITION
Liberty, Clay County, Missouri
NE 1/4, Section 7, Township 51N, Range 32W



Basis of Bearings
Bearings based on the North Right of Way line of Mississippi Street as N89°38'00"E



Location Map
NOT TO SCALE

Legend

- OHP -- = Overhead Power Lines
- ● = Set 1/2" Rebar W/Cap LS352D
- ● = Fnd Monument as Noted
- —SS— = Sanitary Sewer Line
- (SS) = Sanitary Sewer Man Hole
- —G— = Gas Line
- —W— = Water Line
- D = Deed Distance
- M = Measured Distance
- P = Plat Distance

Surveyor's General Notes:

1. Information shown on this survey was taken from Thomson Title Corporation, Title Commitment No. 23373, dated December 27 2005 at 8:00AM.

2. This survey meets or exceeds the accuracy standards of a (urban) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3. Flood Plain Information found on Flood Insurance Rate Map (FIRM) Community Panel Number 290086 0001 D Rev.Feb. 1st, 1985, Panel 1 of 4, City of Liberty, Missouri

4. Property Address: 118 N. Morse Ave., Liberty, Missouri, 64068

Revised per city comments 10-31-06 BWS

Property Description (Tract I)
All of Lot 2, CORBIN AND HUGHES SUBDIVISION and part of Lots 3 and 4, Block 1, FRANCIS M. MINSTER'S ADDITION, subdivisions in Liberty, Clay County, Missouri being described as follows:
Beginning at the southeast corner of said Lot 2;
Thence S89°38'10"W along the south line of said Lot 2, a distance of 280.00 feet to the southwest corner of said Lot 2;
Thence N00°55'42"W along the west line of said Lot 2, a distance of 93.92 feet (94.50 feet Deed) to the northwest corner of said Lot 2;
Thence N89°39'55"E along the north line of said Lot 2, a distance of 20.62 feet (20.00 feet Deed) to the southeast corner of said Lot 4, Block 1;
Thence N00°55'42"W along the west line of said Lot 4, Block 1, a distance 40.22 feet;
Thence N89°39'27"E, a distance of 69.60 feet to a curve to the right having a radius of 50.00 feet and tangent to the last described course;
Thence along said curve to the right an arc distance of 34.76 feet;
Thence S50°30'28"E, a distance of 26.02 feet to a curve to the left having a radius of 30.00 feet and tangent to the last described course;
Thence along said curve to the left an arc distance of 20.85 feet;
Thence N89°40'00"E, a distance of 118.93 feet to the Point of Beginning.
Containing 31,380.34 Square feet or 0.72 acres more or less.

Property Description (Tract II)
All of Lots 3 and 4, Block 1, FRANCIS M. MINSTER'S ADDITION, subdivisions in Liberty, Clay County, Missouri being described as follows:
Commencing at the southeast corner of Lot 2, CORBIN AND HUGHES, a subdivision in Liberty, Clay County, Missouri;
Thence N00°55'42"W along the westerly right of way line of North Morse Avenue (as now established), a distance of 98.80 feet to the Point of Beginning;
Thence continuing N00°55'42"W along said westerly right of way line, a distance of 127.60 feet;
Thence S89°38'40"W, a distance of 129.69 feet (130.00 feet Deed);
Thence S00°55'42"E, a distance of 75.32 feet (75.00 feet Deed);
Thence S89°39'27"W, a distance of 129.69 feet (130.00 feet Deed) to a point on the west line of said Lot 4, Block 1;
Thence S00°55'42"E along the west line of said Lot 4, Block 1, a distance 17.00 feet;
Thence N89°39'27"E, a distance of 69.60 feet to a curve to the right having a radius of 50.00 feet and tangent to the last described course;
Thence along said curve to the right an arc distance of 34.76 feet;
Thence S50°30'28"E, a distance of 26.02 feet to a curve to the left having a radius of 30.00 feet and tangent to the last described course;
Thence along said curve to the left an arc distance of 20.85 feet;
Thence N89°40'00"E, a distance of 118.93 feet to the Point of Beginning.
Containing 19,514.48 Square feet or 0.45 acres more or less.

In Testimony Whereof:

William J. Moser and Denise S. Moser, Husband and Wife, have caused these presents to be executed this 6th day of November, 2006.

William J. Moser, Husband — Denise S. Moser, Wife

State of Missouri)
) SS
County of Clay)

Be it remembered on this 6th day of November, 2006 before me, a notary public in and for the County and State last above written, came William J. Moser and Denise S. Moser, to me personally known to be the same persons, who signed and acknowledged the within instrument as thier free act and deed.

DEBORAH J. BALLARD
Notary Public • Notary Seal
STATE OF MISSOURI • Clay County
My Commission Expires November 22, 2007
Commission: 05-0462933

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 Expires: 11-22-07 — Notary Public

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

Steve Anderson, Director of Planning and Development — 11-7-06 Date

THIS SURVEY PREPARED FOR:
BB Moser
118 N. Morse Avenue
Liberty, Missouri 64068

Lot Split Survey
Section 7 NE 1/4, Township 51N, Range 32W

Lot 3 and 4, FRANCIS M. MINTER'S ADDITION
Lot 2, CORBIN AND HUGHES SUBDIVISION
Liberty, Clay County, Missouri

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 Minimum 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 Survey, to the best of my professional information, knowledge and belief.

STATE OF MISSOURI
DAVID W. OGAN
LS-2352
Date: 11-7-06
Certificate of Authority: LS-2352

OGAN & ASSOCIATES, INC.
Professional Engineers
Professional Land Surveyors
0807 Royal Street Suite A
Pleasant Valley, Missouri 64068
(816) 781-7620
Fax (816) 781-7463

Job No:	05-2322
DRAWING NAME:	05-2322.dwg
Scale:	1"=20'
Drawn By: DJO	Date: 10-05-06
Check By: DWS	Date: 10-06-06
Sheet No.	1 OF 1