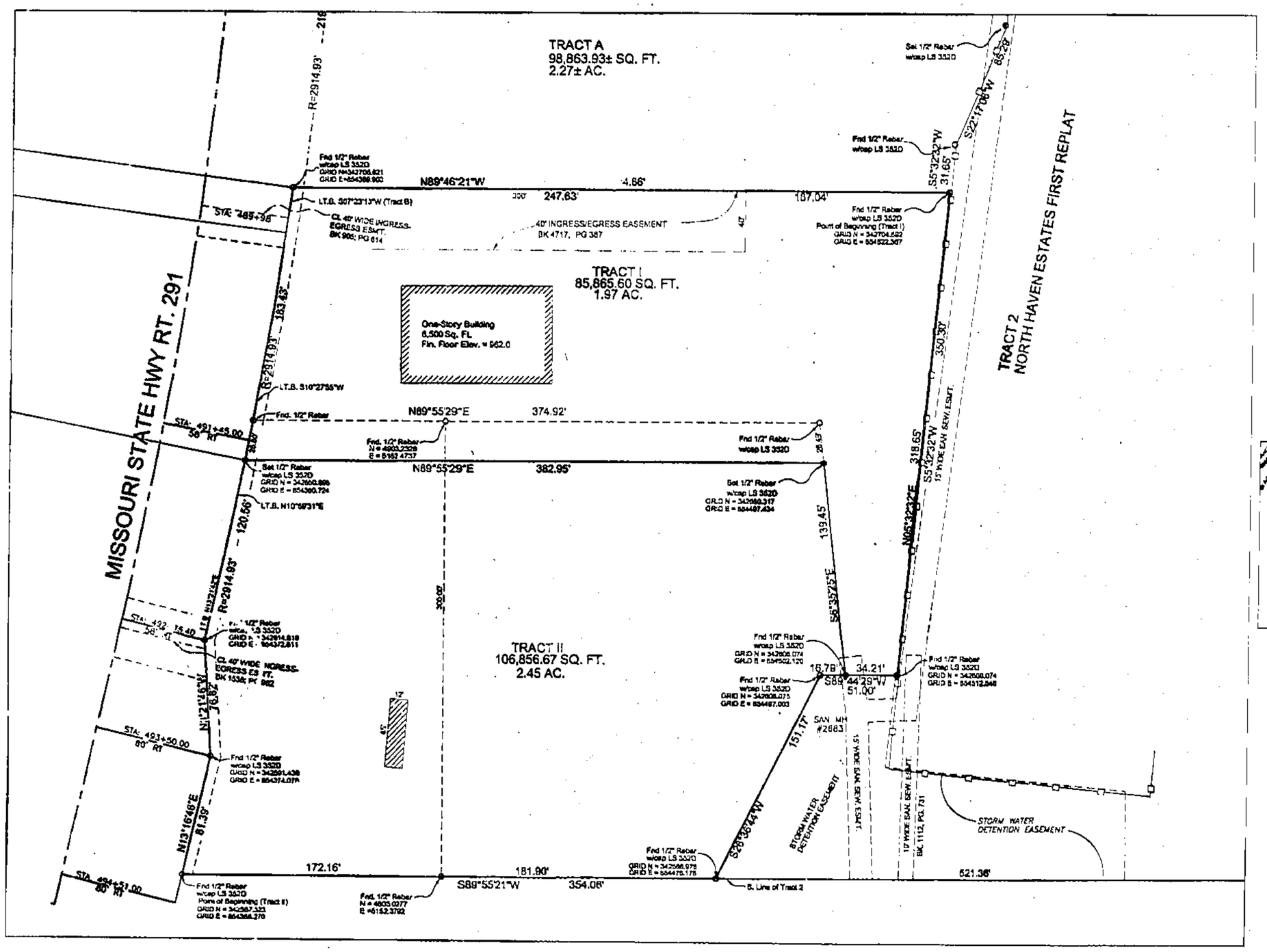
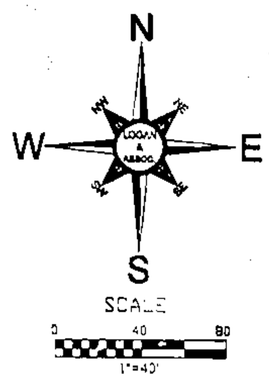
Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

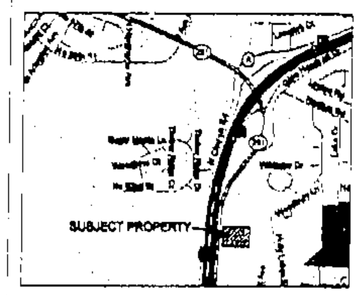
Replat of Tracts B & C of Tract 2, NORTH HAVEN ESTATES - FIRST REPLAT
Liberty, Clay County, Missouri
SW1/4 of Section 1, Township 51N, Range 32W

Recorded in Clay County, Missouri
Date and Time: 12/13/2006 at 09:41:46 AM
Instrument Number: 2006064433
Book: G Page: 92
Instrument Type: SURV
Page Count: 1
Recording Fee: $18.00
Grantor: A & B BUILDERS
Grantee: NORTH HAVEN ESTATES FIRST REPL
Robert T Sarver, Recorder





Basis of Bearings
Held with the North line of Tract 2, NORTH HAVEN ESTATES - FIRST PLAT, a subdivision in Liberty, Clay County, Missouri as N89°54'50"E



LOCATION MAP
(Not to Scale)

Note
State Plane Coordinates:
(HELD) with "OGER" GPS Monument.
Coordinates (Meters)
N=342948.474, E=554401.783
Grid Factor=0.9996955
(Note 1 Meter=3.28083333 Feet

Legend
- Found Monument as noted
- Set 1/2" rebar w/cap LS 3320
- Existing Fence

PROPERTY DESCRIPTION: (Tract I)

All that part of Tracts B and C of Tract 2, NORTH HAVEN ESTATES - FIRST REPLAT, a subdivision in Liberty, Clay County, Missouri being described as follows;
Beginning at the Northeast corner of said Tract B;
Thence N89°46'21"W, a distance of 434.66 feet to a point on said East right of way line and a curve to the right having an initial tangent bearing of S07°23'13"W and a radius of 2914.93 feet;
Thence along said curve to the right, a distance of 183.43 feet;
Thence N89°55'29"E, a distance of 382.95 feet;
Thence S6°35'25"E, a distance of 139.45 feet;
Thence N89°44'29"E, a distance of 34.21 feet;
Thence N53°32'32"E, a distance of 318.65 feet to the Point of Beginning
Containing 85,865.60 square feet or 1.97 acres, more or less.

PROPERTY DESCRIPTION: (Tract II)

All that part of Tracts B and C of Tract 2, NORTH HAVEN ESTATES - FIRST REPLAT, a subdivision in Liberty, Clay County, Missouri being described as follows;
Beginning at the Southwest corner of said Tract C and Tract 2 at a point on the East right of way line of Missouri State Highway Route 291 (as now established);
Thence N13°16'46"E along said East right of way line, a distance of 81.39 feet;
Thence N3°21'45"W along said East right of way line, a distance of 76.82 feet to a curve to the left having an initial tangent bearing of N13°21'52"E and a radius of 2914.93 feet;
Thence along said East right of way line and said curve to the left, a distance of 120.56 feet
Thence N89°55'29"E, a distance of 382.95 feet;
Thence S6°35'25"E, a distance of 139.45 feet;
Thence S89°44'29"W, a distance of 16.79 feet;
Thence S26°36'44"W, a distance of 151.17 feet to a point on the South line of said Tract 2;
Thence S89°55'21"W along said South line, a distance of 354.06 feet to the Point of Beginning.
Containing 106,856.67 square feet or 2.45 acres, more or less.

In Testimony Whereof:
R & J Holdings, LLC, have caused these presents to be executed this 7 day of December, 2006.

Randy Grumke, President

State of Missouri)
) SS
County of Clay)

Be it remembered on this 7 day of December, 2006, before me, a notary public in and for the County and State last above written, came R & J Holdings, LLC, to me personally known to be the same persons, who signed and acknowledged the within instrument as their free act and deed.

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: _____

KATHLEEN A. SULLIVAN
My Appt. Exp. 2/20/09

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

12.12.06
Date

Revised per city comments 10-31-2006

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

Date 12-7-06
STATE OF MISSOURI
JAMES A. OGAN
NUMBER LS-2003000142
PROFESSIONAL LAND SURVEYOR

THIS SURVEY PREPARED FOR:
A & B BUILDERS
12313 RIVERVIEW ROAD
KEARNEY, MO 64060

LOT SPLIT SURVEY
Tract B & C, NORTH HAVEN ESTATES - FIRST REPLAT

SW1/4 SECTION 1, TOWNSHIP 51N, RANGE 32W
LIBERTY, CLAY COUNTY, MISSOURI

OGAN & ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
6607 Royal Street, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7426
Fax (816) 781-7483

Job No: 06-1013
DRAWING NAME: 06-1013survey.dwg
Scale: 1"=40'
Drawn By: Date: 10-13-06
Check By: Date: 10-13-06
Sheet No. 1 OF 1

http://www.ClayCoGov.com