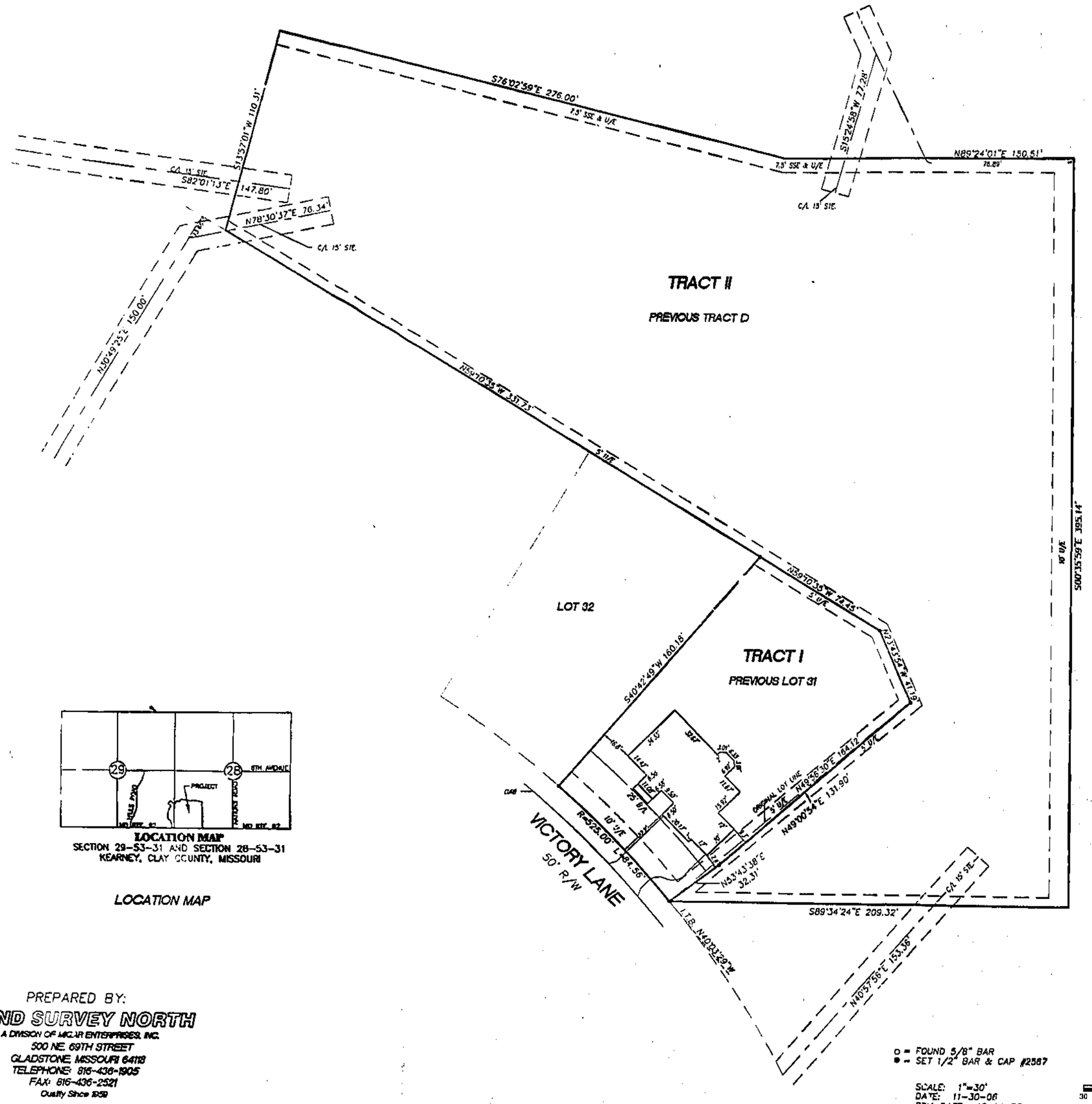
Clay County, Missouri
Land Survey Document

OAKWOOD ESTATES FIRST PLAT

LOT SPLIT SURVEY

LOT 31 AND TRACT D

KEARNEY, CLAY COUNTY, MISSOURI.
SECTION 28, TOWNSHIP 53, RANGE 31W.



LOCATION MAP
SECTION 29-53-31 AND SECTION 28-53-31
KEARNEY, CLAY COUNTY, MISSOURI

LOCATION MAP

PREPARED BY:
LAND SURVEY NORTH
A DIVISION OF MCLAIR ENTERPRISES, INC.
300 NE. 69TH STREET
GLADSTONE, MISSOURI 64118
TELEPHONE: 816-436-1905
FAX: 816-436-2521
Quality Since 1959

o = FOUND 5/8" BAR
■ = SET 1/2" BAR & CAP #2567

SCALE: 1"=30'
DATE: 11-30-06
REV. DATE: 12-14-06
JOB NO:

30 0 30
SCALE IN FEET

Recorded in Clay County, Missouri
Date and Time: 01/10/2007 at 11:32:19 AM
Instrument Number: 2007001284
Book: G Page: 95
Instrument Type: SURV
Page Count: 1
Recording Fee: $55.00 S
Grantor: VICTORY DEVELOPMENT
Grantee: OAKWOOD ESTATES FIRST PLAT
Robert T Sevier, Recorder

ORDERED BY: Victor Bonucci

PROPERTY DESCRIPTION TRACT I:

All of Lot 31 and part of Tract D, OAKWOOD ESTATES, a subdivision in Kearney, Clay County, Missouri, being more particularly described as follows: Beginning at the most Southerly corner of said Lot 31, also being the Southwesterly corner of said Tract D; thence Northwesterly on a curve to the left, along the Northeasterly right-of-way of Victory Lane, with an initial tangent bearing of North 40°03'30" West, a radius of 525.00 feet, an arc distance of 84.56 feet; thence North 40°42'49" East, along the Westerly line of said Lot 31, 160.18 feet, to the Northwesterly corner of said Lot 31; thence South 89°10'35" East, along the Northerly line, 74.45 feet; thence South 23°43'54" East, along the Northerly line of said Lot 31, 41.18 feet, to the most Easterly corner of said Lot; thence South 49°00'34" West, 131.90 feet; thence South 33°43'38" West, 32.31 feet, to the Point of Beginning. Containing 16,728 square feet or 0.38 acres.

PROPERTY DESCRIPTION TRACT II:

All that part of Tract D, OAKWOOD ESTATES, a subdivision in Kearney, Clay County, Missouri, EXCEPT that part more particularly described as follows: Beginning at the most Southerly corner of said Lot 31, also being the Southwesterly corner of said Tract D; thence North 49°26'00" East, along the Southeasterly line of said Lot 31, 164.12 feet, to the most Easterly corner of said Lot; thence South 49°00'34" West, 131.90 feet; thence South 33°43'38" West, 32.31 feet, to the Point of Beginning. Containing 175 square feet.

DEDICATION:

TRACT II:
"Tract II is to be owned and maintained by the Oakwood Estates Homeowners Association."

COVENANTS & RESTRICTIONS:
"Covenants and restrictions were previously recorded at Book 4893, Page 5, and amended at Book 5343, Page 45 and at Book 5513, Page 48."

IN TESTIMONY WHEREOF:
Victory Development L.L.C., a Missouri Limited Liability Company, has caused these presents to be signed this 4 day of January, 2006 by Victor E. Bonuchi, General Manager.

Victor E. Bonuchi, General Manager

Oakwood Estates of Kearney, L.L.C., a Missouri Limited Liability Company, has caused these presents to be signed this 4 day of January, 2006 by Victor E. Bonuchi, General Manager.

Victor E. Bonuchi, General Manager

STATE OF MISSOURI)
COUNTY OF Clay } SS

On this 4th day of January, 2006, before me a Notary Public in and for the said County and State, personally appeared Victor E. Bonuchi of Victory Development LLC, a Missouri Limited Liability Company and Victor Bonuchi of Oakwood Estates of Kearney, LLC, a Missouri Limited Liability Company who executed the within instrument and acknowledged to me that they executed the same as their own free act and deed on behalf of such company.

IN WITNESS THEREOF:
I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Notary Public in and for said County and State — My commission expires: 2-2-2010

NOTARY SEAL
William E. Halbersladt, Notary Public
Ray County, State of Missouri
My Commission Expires 2/2/2010
Commission Number 06435262

NOTARY SEAL AREA

Kathy Whipple, Planning Commission Chairman

Kent Ferrier, Secretary of Planning & Zoning Commission

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 Property Boundary Surveys established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. I further certify 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 information, knowledge and belief.

LAND SURVEY COMPANY
A DIVISION OF MCLAIR ENTERPRISES
MO LS 2567

David H. Wilson LS-2567
Professional Land Surveyor

http://www.ClayCoGov.com