Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

TITLE COMMITMENT

Title Commitment Number / File Number: 2006070436
Effective date: August 1, 2006 at 8:00 AM

Community Land Title
7001 N. Locust #105
Gladstone, MO 64118
Contact: Belinda Buchanan
Ph: (816) 468-8272 Fax: (816) 468-8271

DESCRIPTION

All that part of Lot 5, BARNARD ADDITION, a subdivision of land in the City of Smithville, Clay County, Missouri and all that part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 53, Range 33, Kansas City, Clay County, Missouri, being described as follows: Beginning at the Southwest corner of said Lot 5, also being a point on the Easterly Right-of-Way line of ROUTE KK (Smithville - Edgerton Public Road); thence along said Easterly Right-of-Way line, North 24 degrees 52 minutes 00 seconds West, a distance of 17.43 feet to the Point of Curvature of a curve to the right, having a radius of 5694.65 feet; thence continuing along said Easterly Right-of-Way line, also being along the arc of said curve, having a delta angle of 1 degrees 20 minutes 14 seconds, an arc distance of 132.90 feet to a point that is 25.00 feet Northwesterly of the Westerly line of said Lot 5; thence along a line that is 25.00 feet Northwesterly of and parallel said Westerly line, North 66 degrees 27 minutes 16 seconds East, a distance of 62.16 feet to a point on said Westerly line; thence along said Westerly line, North 00 degrees 41 minutes 29 seconds West, a distance of 246.22 feet to a point on the South line of a parcel of land described in Book 1403 at Page 199; thence along the South line of said Book 1403 at Page 199 the following 4 courses; thence South 85 degrees 07 minutes 30 seconds East, a distance of 108.18 feet; thence North 84 degrees 06 minutes 00 seconds East, a distance of 55.00 feet; thence North 60 degrees 20 minutes 30 seconds East, a distance of 56.50 feet; thence South 86 degrees 50 minutes 00 seconds East, a distance of 119.62 feet to a point on the Easterly line of said Lot 5; thence along the Easterly line of said Lot 5 the following 3 courses; thence South 07 degrees 07 minutes 00 seconds East, a distance of 317.94 feet; thence South 77 degrees 57 minutes 00 seconds West, a distance of 83.00 feet; thence South 12 degrees 43 minutes 00 seconds East, a distance of 6.46 feet to a point on the Easterly prolongation of the North line of Lot 4 of said BARNARD ADDITION; thence along the Northerly line of said Lot 4 and its Easterly prolongation, South 72 degrees 57 minutes 00 seconds West, a distance of 295.89 feet to the Point of Beginning. Said tract contains 3.01 Acres, more or less.

DESCRIPTION LOT 1 (METES & BOUNDS)

All that part of Lot 5, BARNARD ADDITION, a subdivision of land in the City of Smithville, Clay County, Missouri and all that part of the Southwest Quarter of the Southeast Quarter of Section 15, Township 53, Range 33, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southwest corner of said Lot 5, also being a point on the Easterly Right-of-Way line of ROUTE KK (Smithville - Edgerton Public Road); thence along said Easterly Right-of-Way line, North 24 degrees 52 minutes 00 seconds West, a distance of 17.43 feet to the Point of Curvature of a curve to the right, having a radius of 5694.65 feet; thence continuing along said Easterly Right-of-Way line, also being along the arc of said curve, having a delta angle of 0 degrees 34 minutes 51 seconds, an arc distance of 57.73 feet to the Point of Beginning of the tract of land herein to be described; thence continuing along the said Easterly Right-of-Way line, also continuing along said curve, having a delta angle of 00 degrees 45 minutes 23 seconds, an arc distance of 75.17 feet to a point that is 25.00 feet Northwesterly of the Westerly line of said Lot 5; thence along a line that is 25.00 feet Northwesterly of and parallel said Westerly line, North 66 degrees 27 minutes 16 seconds East, a distance of 62.16 feet to a point on said Westerly line; thence along said Westerly line, North 00 degrees 41 minutes 29 seconds West, a distance of 246.22 feet to a point on the South line of a parcel of land described in Book 1403 at Page 199; thence along the South line of said Book 1403 at Page 199 the following 3 courses; thence South 85 degrees 07 minutes 30 seconds East, a distance of 108.18 feet; thence North 84 degrees 06 minutes 00 seconds East, a distance of 55.00 feet; thence North 60 degrees 20 minutes 30 seconds East, a distance of 56.50 feet; thence South 08 degrees 58 minutes 17 seconds West, a distance of 158.34 feet; thence South 35 degrees 17 minutes 29 seconds West, a distance of 205.60 feet; thence South 66 degrees 27 minutes 16 seconds West, a distance of 100.00 feet to the Point of Beginning. Said tract contains 1.17 Acres, more or less.

DESCRIPTION LOT 2 (METES & BOUNDS)

All that part of Lot 5, BARNARD ADDITION, a subdivision of land in the City of Smithville, Clay County, Missouri being described as follows: Beginning at the Southwest corner of said Lot 5, also being a point on the Easterly Right-of-Way line of ROUTE KK (Smithville - Edgerton Public Road); thence along said Easterly Right-of-Way line, North 24 degrees 52 minutes 00 seconds West, a distance of 17.43 feet to the Point of Curvature of a curve to the right, having a radius of 5694.65 feet; thence continuing along said Easterly Right-of-Way line, also being along the arc of said curve, having a delta angle of 00 degrees 34 minutes 51 seconds, an arc distance of 57.73 feet; thence North 66 degrees 27 minutes 16 seconds East, a distance of 100.00 feet; thence North 35 degrees 17 minutes 29 seconds East, a distance of 205.60 feet; thence North 08 degrees 58 minutes 17 seconds East, a distance of 158.34 feet to a point on the South line of a parcel of land described in Book 1403 at Page 199; thence along the South line of said Book 1403 at Page 199 thence South 86 degrees 50 minutes 00 seconds East, a distance of 119.62 feet to a point on the Easterly line of said Lot 5; thence along the Easterly line of said Lot 5 the following 3 courses; thence South 07 degrees 07 minutes 00 seconds East, a distance of 317.94 feet; thence South 77 degrees 57 minutes 00 seconds West, a distance of 83.00 feet; thence South 12 degrees 43 minutes 00 seconds East, a distance of 6.46 feet to a point on the Easterly prolongation of the North line of Lot 4 of said BARNARD ADDITION; thence along the Northerly line of said Lot 4 and its Easterly prolongation, South 72 degrees 57 minutes 00 seconds West, a distance of 295.89 feet to the Point of Beginning. Said tract contains 1.84 Acres, more or less.

ACKNOWLEDGMENTS

IN TESTIMONY WHEREOF: John Robert Lizar, and Gabriele Lizar, husband and wife, have subscribed their names and caused this instrument to be executed to have the above described lands subdivided in the manner shown hereon this _____ day of ____________, 2007.

John Robert Lizar, husband

Gabriele Lizar, wife

STATE OF ____________
COUNTY OF ____________ SS.

On this _____ day of ____________, 2007, before me, a Notary Public in and for said State, personally appeared John Robert Lizar, and Gabriele Lizar, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes herein stated.

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

My Commission Expires: ____________

Notary Public

CITY ACKNOWLEDGMENTS

This lot split survey has been submitted to and approved by the Smithville Planning Commission this _______ day of _______, 2007.

CHAIRMAN

SECRETARY

This lot split survey has been submitted to and approved by the Board of Aldermen of the City of Smithville, Missouri, this _______ day of _______, 2007.

MAYOR

CITY CLERK

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

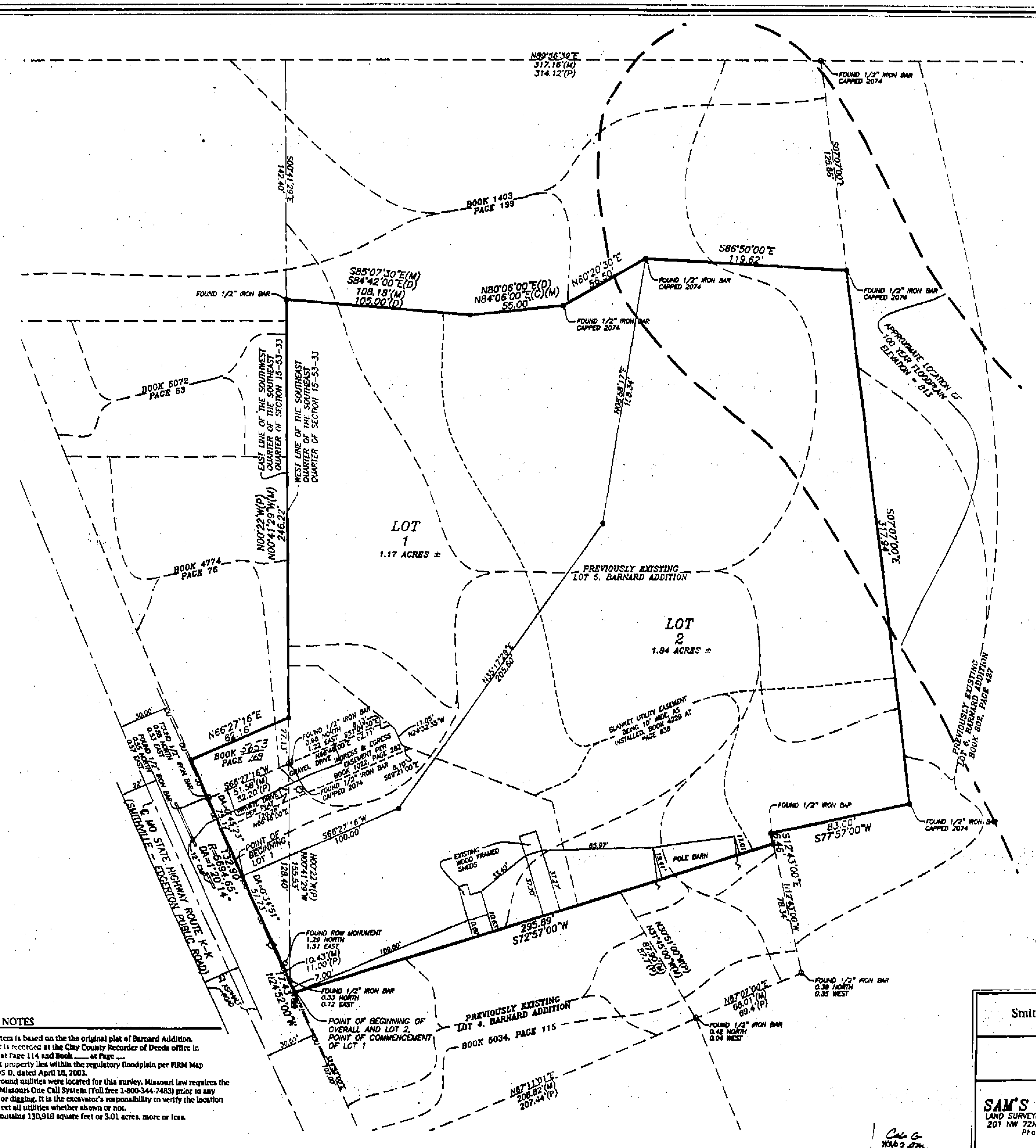
I hereby state that this Boundary Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey 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 surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: ____________

SAM A. AYLETT, PLS-2074

GENERAL NOTES

1. Bearing System is based on the the original plat of Barnard Addition.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 5034 at Page 114 and Book ___ at Page ___.
3. The subject property lies within the regulatory floodplain per FIRM Map 29527100005 D, dated April 18, 2003.
4. 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 of and protect all utilities whether shown or not.
5. This tract contains 130,910 square feet or 3.01 acres, more or less.



LEGEND

- Set Monument 1/2" Iron Bar w/ Cap MO-0156 (Unless otherwise noted)
- Found Monument
- Center Line
- Radius
- Delta Angle
- Calculated
- Deeded
- Measured
- Corrugated Metal Pipe
- Telephone or Fiber-Optic Pedestal
- Utility Pole
- Overhead Utility Lines

Location Map
Section 15-53-33
(Not To Scale)

SCALE: 1" = 30'

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

BARNARD ADDITION
Smithville, Clay County, Missouri
LOT SPLIT

Client:
JOHN LIZAR
106 Lakeland Drive
Smithville, Mo. 64089

Prepared By:
SAM'S SURVEY COMPANY, INC.
LAND SURVEYING ~ LAND PLANNING ~ CIVIL ENGINEERING
201 NW 72ND STREET ~ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

JOB #: 46105 | DATE: January 10, 2007

http://www.ClayCoGov.com