

Clay County, Missouri Land Survey Document

Ordered By: KIA SHIELDS
 Client Name: SPDD & Associates
 Title Company: PARKWAY TITLE #23774
 Bearing Basis: ASSUMED

CERTIFICATE OF SURVEY LOT SPLIT

L 50715

Region Land Survey Company
 16718 E. 40 Highway Suite C
 Independence, MO 64055
 816.966.1191 (office)
 816.966.1441 (fax)
 Date: 02/22/2007
 Job #833

POINT OF COMMENCEMENT LOT 11A
 NW CORNER LOT 11
 S89°28'50"E 100.00'

Legal Description: Lot Legal 11 A
 A tract of land being a part of Lot 11 GREEN HAVEN, a subdivision in the City of Kansas City, Clay County, Missouri, a part of the Southeast part of the Northwest Fractional 1/4 of Section 31, Township 51, Range 32, more particularly described as follows: COMMENCING at the Northwest corner of said Lot 11, said point being on the easterly right of way of N. Agnes Avenue as now established; thence S89° 28' 50"E along the Northerly line of said Lot 11 a distance of 100.00 feet, to the Northeast corner of said lot 11; thence S04° 44' 19"W along the easterly line of said Lot 11 a distance of 90.00 feet, to a point on the centerline of an existing sanitary sewer easement as described and recorded in book 843 at page 226 in the Clay County recorder of deeds office; and the TRUE POINT OF BEGINNING OF TRACT TO BE HEREIN CONVEYED; thence N89° 28' 50"W along the centerline of said sanitary sewer easement a distance of 100.00 feet, to a point on said easterly right of way of said N. Agnes Avenue; thence S04° 44' 19"W, along said easterly right of way of said N. Agnes Avenue a distance of 145.71 feet, to a point of a curve to the Left having a radius of 23.00 feet thence Left along said curve tangent to the previously described course an arc distance of 37.43, said curve having a chord bearing of S42° 22' 15"E for 34.03, to a point on the Northerly right of way line of N.E. Vivion Road as now established; thence S89° 28' 50"E along said Northerly right of way line of said N.E. Vivion Road a distance of 75.00 feet, to the Southeast corner of said Lot 11; thence N04° 44' 19"E, along the easterly line of said Lot 11 a distance of 170.71 feet, to the TRUE PO. OF BEGINNING, the Area being 16869.30 Square Feet or 0.39 Acres.

Legal Description: Lot Legal 11 B
 A tract of land being a part of Lot 11 GREEN HAVEN, a subdivision in the City of Kansas City, Clay County, Missouri, a part of the Southeast part of the Northwest Fractional 1/4 of Section 31, Township 51, Range 32, more particularly described as follows: Beginning at the Northwest corner of said Lot 11, said point being on the easterly right of way of N. Agnes Avenue as now established; thence S89° 28' 50"E along the Northerly line of said Lot 11 a distance of 100.00 feet, to the Northeast corner of said lot 11; thence S04° 44' 19"W along the easterly line of said Lot 11 a distance of 90.00 feet, to a point on the centerline of an existing sanitary sewer easement as described and recorded in book 843 at page 226 in the Clay County recorder of deeds office; thence N89° 09' 09"W along the centerline of said sanitary sewer easement a distance of 100.00 feet, to a point on said easterly right of way of said N. Agnes Avenue; thence N04° 44' 19"E along said easterly right of way of said N. Agnes Avenue a distance of 90.00 feet, to the True Point of Beginning, the Area being 8975.61 Square Feet or 0.21 Acres.

Recorded in Clay County, Missouri

Date and Time: 04/04/2007 at 01:44:51 PM

Instrument Number: 2007013396

Book: D Page: 176

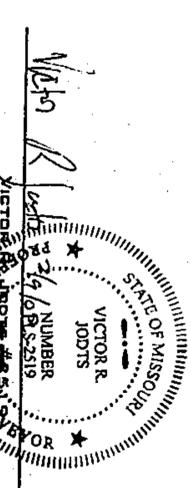
Instrument Type: SURV

Page Count: 1

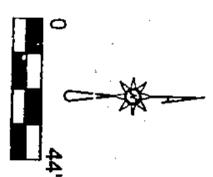
Recording Fee: \$44.00 S

Grantor: SHIELDS, KIA
 Grantee: GREEN HAVEN

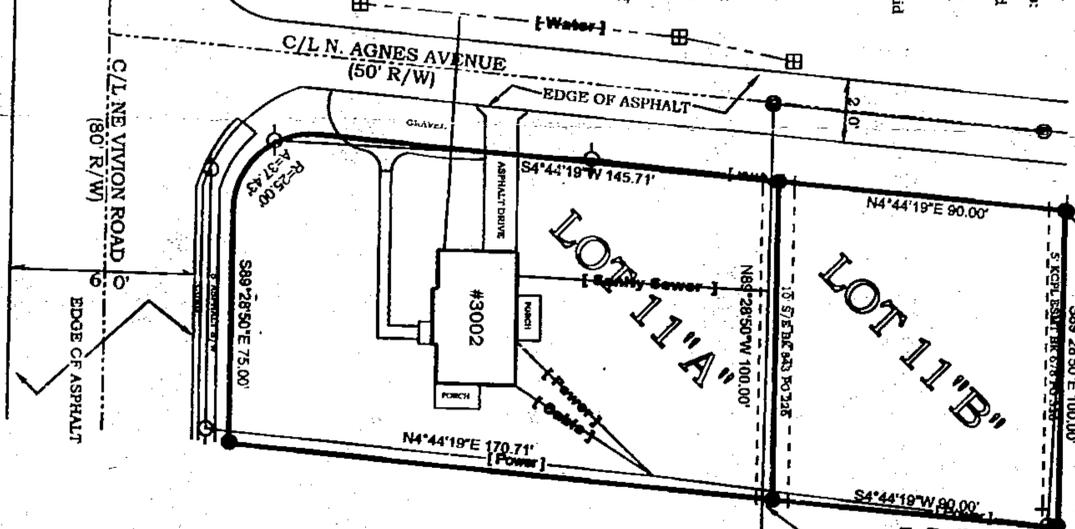
Robert T. Sewler, Recorder



I hereby certify that this Certificate of Survey is based on an actual survey performed on February 27, 2007. This survey was done by me or under my direct supervision and meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys, to the best of my professional knowledge, information and belief.



LEGEND	
	Power Pole
	Sanitary Manhole
	Water Meter
	Power Pole
	Water Line
	San 1/2 Rebar w/ Cap #2519
	Sanitary Sewer Line



Plat D
 L 50715 DM

APPROVED
 NOT PLAT REQUIRED
 CLAY COUNTY, MISSOURI
 Secretary
 By: [Signature] Date: 3-27-07
 File No. L50715



OWNERS CERTIFICATE:
 As Owner I hereby certify that I have caused the land described on this plat to be surveyed, divided and mapped. Dedication and Access rights reserved as represented on this Plat.
 In witness where of the undersigned proprietors have hereunto set their hands this 23rd day of March 2007

NOTARY CERTIFICATE:
 State of Missouri
 County of Clay
 Be it remembered that on this 23rd day of March 2007 before me, the undersigned, a Notary Public in and for the county and state aforesaid, came KIA SHIELDS, to me personally known, who being duly sworn by me did say that he is the owner, and that said instrument was signed and sealed in behalf of said individual and that said owner acknowledged said instrument to be the free act and deed of said individual.
 In witness whereof I have hereunto set my and affixed my notary seal on the date hereon last above written.
 Commission Expires: [Signature] 19, 2011