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Book: G Page: 168
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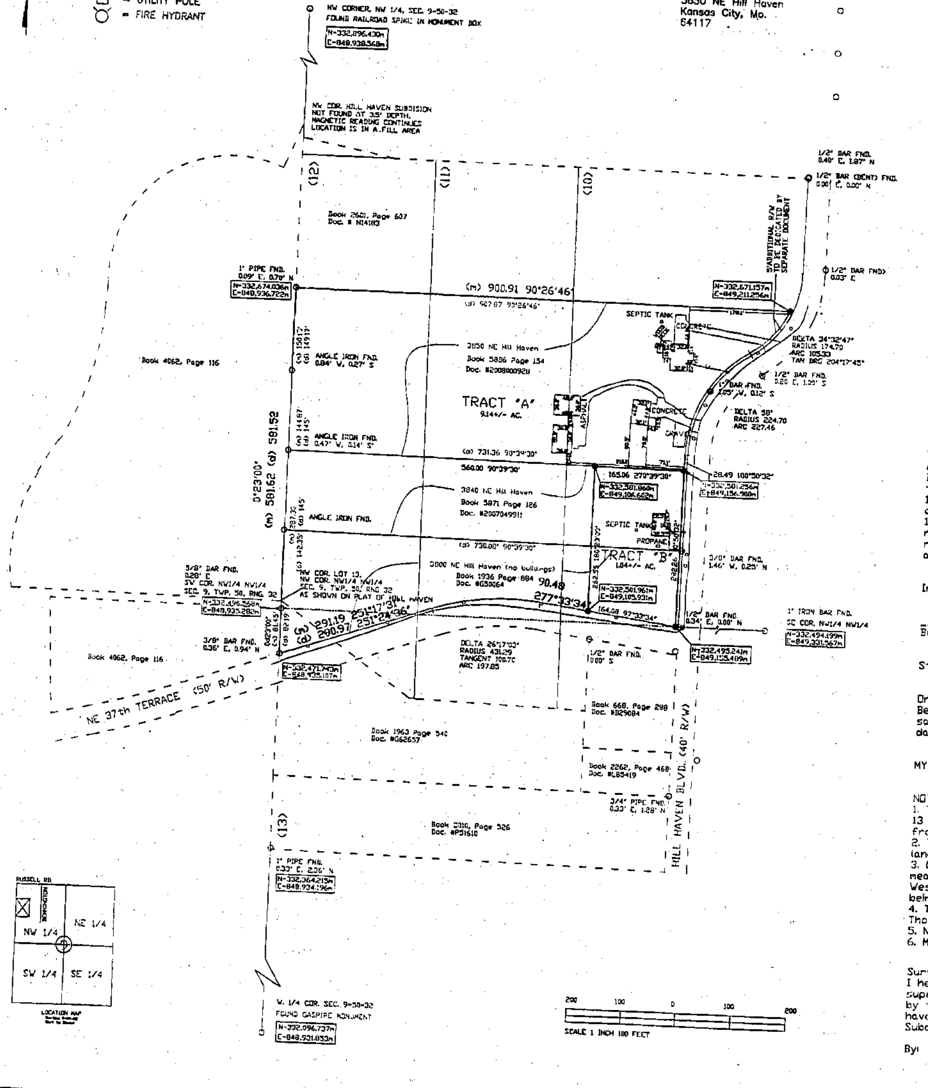
Recording Fee: $118.00 $
Grantor: MAGIEROWSKI, BENON
Grantee: HILL HAVEN
Robert T Sevier, Recorder

LOT SPLIT SURVEY- 3850 N.E. HILL HAVEN

PART OF LOTS 10, 11, 12, AND 13 OF THE PLAT OF HILL HAVEN, KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND:
- ● = SET 5/8" REBAR WITH PLASTIC CAP STAMPED LS 2213
- ○ = FOUND MONUMENT
- (m) = MEASURED DISTANCE
- (d) = DEED DISTANCE
- ⧖ = WATER VALVE
- □ = UTILITY POLE
- ⌖ = FIRE HYDRANT

Client:
Benon Magierowski
3850 NE Hill Haven
Kansas City, Mo.
64117



PARENT PARCELS:
3850 NE Hill Haven Book: 5886, Page: 154 Doc. #2008000928 Type: DT A parcel of land situated in the State of Missouri, County of Clay with a street location address of 3850 NE Hill Haven Rd; Kansas City, Mo 64117-2803 and further described as HILLHAVEN, PART OF LOTS 10, 11, AND 12, BEGINNING 273 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 12; THENCE EAST 907.87 FEET; THENCE SOUTHERLY 366 FEET; THENCE WEST 731.6 FEET; THENCE NORTH 294.17 FEET TO THE POINT OF BEGINNING.

3840 NE Hill Haven Book: 5871 Page: 126 Doc. #2007049911 Type: WD
Part of Lots 10, 11, and 12, in HILL HAVEN, a subdivision of land in Kansas City, Clay County, Missouri, as shown on the recorded plat thereof, described as follows: Beginning at a point on the West line of said Lot 12 which is 567.17 feet South of the Northwest corner of said lot and running Easterly on a line which makes a Northeast angle of 90 degrees 16 minutes 30 seconds with said West line of Lot 12, a distance of 731.36 feet to the West line of Hill Haven Boulevard; thence Southerly along the West line of said Street 145 feet; thence Westerly 730.08 feet; thence North 145 feet to point of beginning.

3800 N.E. Hill Haven (no buildings) Book: 1936 Page: 892 Doc. # G50063 Type: WD
That part of Lot 10, Lot 11, Lot 12, and Lot 13, of HILL HAVEN, a subdivision in Kansas City, Clay County Missouri, described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 50, Range 32, said point being on the West line of Lot 12, HILL HAVEN, thence North 0 degrees 06 minutes 40 seconds East a distance of 142.35 feet to the South line of the North 712.17 feet of Lots 10, 11, and 12, of HILL HAVEN, thence South 89 degrees 14 minutes 26 seconds East along said South line a distance of 728.45 feet to the West Right of Way line of Hill Haven Boulevard as now established, thence South 0 degrees 23 minutes 02 seconds West along said West line a distance of 138.26 feet to the North Right of Way line of N.E. 37th Street Terrace as now established, thence North 82 degrees 18 minutes 23 seconds West along said North line a distance of 259.59 feet to a point of curvature, thence Westerly along a curve to the left, said curve having a radius of 431.29 feet and a delta angle of 26 degrees 17 minutes 03 seconds, an arc distance of 197.85 feet to a point of tangency, thence South 71 degrees 24 minutes 36 seconds West along said North Right of Way line a distance of 290.97 feet to the West line of the Northwest Quarter of Section 9, thence North 0 degrees 23 minutes 01 seconds East along said West line a distance of 82.19 feet to the point of beginning.

DESCRIPTION OF NEW TRACTS:
TRACT "A"-3850 N.E. Hill Haven
All that part of Lots 10, 11, 12, and 13 of HILL HAVEN, a subdivision of land in Kansas City, Clay County, Missouri, described as follows; Beginning at the Southwest corner of Northwest Quarter of the Northwest Quarter of Section 9, Township 50, Range 32; thence 0°23'00" a distance of 581.62 feet along the West line of Lot 12, to a point that is 273 feet South of the Northwest corner of Lot 12; thence 90°26'46" a distance of 900.91 feet to a point that is five feet West of the West right-of-way of Hill Haven Boulevard; thence continuing along a line five feet West of the West right-of-way, a distance of 105.33 feet along a curve that bears right, with a tangent bearing of 204°17'45", a delta angle of 34°32'47", and a radius of 174.70 feet; thence along a curve that bears left, a distance of 227.46 feet, with a delta angle of 58°, and a radius of 224.70 feet; thence 180°50'32" a distance of 28.49 feet; thence 270°39'30", a distance of 165.06 feet; thence 180°23'00" a distance of 262.55 feet to the North right-of-way of N.E. 37th Street Terrace, as now established; thence continuing along said right-of-way, 277°33'34" a distance of 90.48 feet; thence 197.85 feet along a curve that bears left, having a delta angle of 26°17'31", and a radius of 431.29 feet; thence 251°17'31" a distance of 291.19 feet to the West line of Lot 12; thence 0°23'00" a distance of 82.19 feet, to the Point of Beginning. Said described tract containing 9.14 acres of land, more or less.

TRACT "B" -3840 N.E. Hill Haven:
All that part of Lot 10 of HILL HAVEN, a subdivision of land in Kansas City, Clay County, Missouri, described as follows; Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 50, Range 32; thence 0°23'00" along the West line of Lot 12, a distance of 287.45 feet to the South line of the North 567.17 feet of Lots 10, 11, and 12 of HILL HAVEN; thence 90°39'30" a distance of 560.00 feet to the Point of Beginning; thence 180°23'00", a distance of 262.55 feet to the North right-of-way of N.E. 37th Street Terrace, as now established, thence 97°33'34", a distance of 164.08 feet along the North right-of-way of N.E. 37th Street Terrace, to a point that is five feet West of the West right-of-way of Hill Haven Boulevard; thence 0°50'32" a distance of 282.26 feet along a line five feet West of the West right-of-way, thence 270°39'30", a distance of 165.06 feet to the Point of Beginning. Said described tract containing 1.04 acres of land, more or less.

In testimony whereof: Benon Magierowski and Susan Magierowski have subscribed their names this _____ day of ________, 2008.

Benon Magierowski — Susan Magierowski

State of Missouri, County of Clay,

On this 8th day of May, in the year 2008, before me a Notary Public in and for the said State, personally appeared Benon Magierowski, and Susan Magierowski, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated. In witness thereof, I have hereunto fixed my hand and affixed my seal, the year and date written above.

DORIS A. BOYD
Notary Public - Notary Seal
State of Missouri - Clay County
My Commission Expires Feb. 14, 2010
Commission #06469580

Notary Public

MY commission expires: Feb. 14, 2010

NOTES:
1. The dimensions shown on this survey are based on the deed descriptions for each lot. The resurvey of lots 10, 11, 12, AND 13 of HILL HAVEN, BY E.H. Owens, dated June 7, 1944 (Exhibit A), was referred to for clarification where lot dimensions differed from the original plat.
2. Tract A contains 9.14 acres, more or less, and Tract B contains 1.04 acres, more or less, after dedication of a strip of land five (5) feet wide along the West right-of-way of Hill Haven Boulevard.
3. Coordinates shown are NAD 83 (2003) metric, originating from Metro Control Station CL-23, Grid Factor 0.9999066. Ground measurements shown are in U.S. Survey feet. The azimuths shown hereon are based on the West line of Lot 12, also being the West line of the Northwest Quarter of Section 9, Township 50, Range 32, as called out in the deed descriptions, that bearing being N0°23'00"E.
4. The alignment of N.E. 37th Street Terrace is held as described in Book 1936, Page 884, Document G50064, as surveyed by Thompson Engineering, and as agreed upon by the City of Kansas City, Missouri. Bearings were rotated for continuity.
5. No underground utilities were located for this survey.
6. Monumentation shall be set upon final approval of the Lot Split Survey.

Surveyor's Certification:
I hereby certify that the 3850 N.E. Hill Haven Lot Split Plat is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds current "Minimum Standards for Property Boundary Surveys" as adopted by the Missouri Board for Architects, Professional Engineers, and Land Surveyors, type Urban. 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 knowledge and belief.

By: Susan Magierowski

Dated: May 5, 2008

Susan Magierowski, LS 2213

Cal. B 6/4/08 ron

No.	Revision	By	Date
1	Descriptions, Lot/tract numbers	SDM	5-5-08

Susan Magierowski
PROFESSIONAL LAND SURVEYOR
3850 NE HILL HAVEN RD.
KANSAS CITY, MISSOURI 64117
PHONE 816-453-2771

Designed By: SDM
Drawn By: SDM
Checked By: SDM
Approved By: SDM
Date: MAY 5, 2008

3850 N.E. HILL HAVEN LOT SPLIT
KANSAS CITY, CLAY COUNTY, MISSOURI