Recorded in Clay County, Missouri
Date and Time: 06/12/2008 at 11:23:50 AM
Instrument Number: 2008020787
Book: G Page: 189
Instrument Type SURV
Page Count 1
Recording Fee $58.00 S
Grantor HJ LLC
Grantee NORTH OAK VILLAGE
Robert T Sevier, Recorder

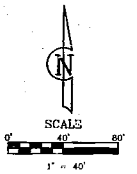
# CERTIFICATE OF SURVEY

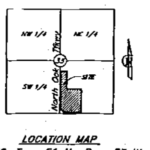
**Lots 3, 4, 5 and 6**
**"NORTH OAK VILLAGE"**
**KANSAS CITY, CLAY COUNTY, MISSOURI**

JUN 4 2008
CITY DEVELOPMENT

APPROVED
PLAT REQUIRED
CITY PLAN COMMISSION
LS0831 6-4-08

LS 0831




LOCATION MAP
Sec. 35, Twp. 51 N., Rge. 33 W.
(N.T.S.)

## SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Policy of Title Insurance, issued by Stewart Title Guaranty Company, File Number 208050973 with an effective date of May 19, 2008 at 8:00 AM.

2. Bearings shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone.

3. According to the Flood Insurance Rate Map, Community Panel No. 290173 0060 B, map revised August 5, 1986, as published by the Federal Emergency Management Agency, this property lies within Flood Zone "C" (Areas of minimal flooding).

4. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground facilities.

## PROPERTY DESCRIPTION: LOT 3A

All of Lot 3 and the North 68.57 feet of Lot 4, "NORTH OAK VILLAGE", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Lot 3, said corner also being on the East right of way line of North Oak Trafficway, as now established; thence South 89°26'47 East, along the North line of said Lot 3, 217.00 feet to the Northeast corner of said Lot 3; thence South 00°33'13" West, along the East line of said Lot 3, 181.50 feet to the Southeast corner of said Lot 3; thence continuing South 00°33'13" West, along the East line of said Lot 4, 68.57 feet; thence North 89°26'47" West, 68.57 feet South of and parallel with the North line of said Lot 4, 217.00 feet to a point on the West line of said Lot 4; thence North 00°33'13" East, along the West line of said Lot 4, 68.57 feet to the Southwest corner of said Lot 3; thence continuing North 00°33'13" East, along the West line of said Lot 3, 181.50 feet to the Point of Beginning. Containing 54,265 square feet or 1.25 acres more or less.

## PROPERTY DESCRIPTION: LOT 4A

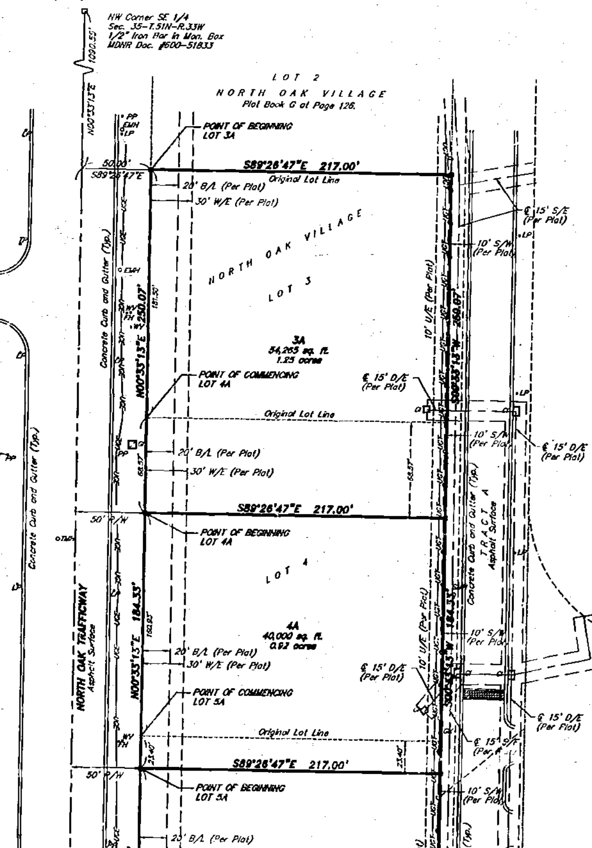
All of the South 160.93 feet of Lot 4 and the North 23.40 feet of Lot 5, "NORTH OAK VILLAGE", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Lot 4, said corner also being on the East right of way line of North Oak Trafficway, as now established; thence South 00°33'13" West, along the West line of said Lot 4, 68.57 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°26'47 East, 68.57 feet South of and parallel with the North line of said Lot 4, 217.00 feet to a point on the East line of said Lot 4; thence South 00°33'13" West, along the East line of said Lot 4, 160.93 feet to the Southeast corner of said Lot 4; thence continuing South 00°33'13" West, along the East line of said Lot 5, 23.40 feet; thence North 89°26'47" West, 23.40 feet South of and parallel with the North line of said Lot 5, 217.00 feet to a point on the West line of said Lot 5; thence North 00°33'13" East, along the West line of said Lot 5, 23.40 feet to the Southwest corner of said Lot 4; thence continuing North 00°33'13" East, along the West line of said Lot 4, 160.93 feet to the Point of Beginning. Containing 40,000 square feet or 0.92 acres more or less.

## PROPERTY DESCRIPTION: LOT 5A

All of the South 169.92 feet of Lot 5 and the North 28.24 feet of Lot 6, "NORTH OAK VILLAGE", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Lot 5, said corner also being on the East right of way line of North Oak Trafficway, as now established; thence South 00°33'13" West, along the West line of said Lot 5, 23.40 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°26'47 East, 23.40 feet South of and parallel with the North line of said Lot 5, 217.00 feet to a point on the East line of said Lot 5; thence South 00°33'13" West, along the East line of said Lot 5, 169.92 feet to the Southeast corner of said Lot 5; thence continuing South 00°33'13" West, along the East line of said Lot 6, 28.24 feet; thence North 89°26'47" West, 28.24 feet South of and parallel with the North line of said Lot 6, 217.00 feet to a point on the West line of said Lot 6; thence North 00°33'13" East, along the West line of said Lot 6, 28.24 feet to the Southwest corner of said Lot 5; thence continuing North 00°33'13" East, along the West line of said Lot 5, 169.92 feet to the Point of Beginning. Containing 43,000 square feet or 0.99 acres more or less.

## PROPERTY DESCRIPTION: LOT 6A

All of the South 213.84 feet of Lot 6, "NORTH OAK VILLAGE", a subdivision of land in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Lot 6, said corner also being on the East right of way line of North Oak Trafficway, as now established; thence South 00°33'13" West, along the West line of said Lot 6, 28.24 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°26'47 East, 28.24 feet South of and parallel with the North line of said Lot 6, 217.00 feet to a point on the East line of said Lot 6; thence South 00°33'13" West, along the East line of said Lot 6, 213.84 feet to the Southeast corner of said Lot 6; thence North 89°26'47" West, along the South line of said Lot 6, 217.00 feet to the Southwest corner of said Lot 6; thence North 00°33'13" East, along the West line of said Lot 6, 213.84 feet to the Point of Beginning. Containing 46,403 square feet or 1.07 acres more or less.

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## LEGEND

| | |
|---|---|
| AC – AIR CONDITIONER UNIT | U.E. – UTILITY EASEMENT |
| LP – LIGHT POLE | FH – FIRE HYDRANT |
| ET – TRANSFORMER | WM – WATER METER |
| EB – ELECTRIC BOX | W.S.L. – WATER SERVICE LINE |
| MH – MANHOLE | WV – WATER VALVE |
| EP – ELECTRIC PEDESTAL | GK – GAS MARKER |
| EM – ELECTRIC METER | GM – GAS METER |
| TP – TELEPHONE PEDESTAL | |

o – Found Property Corner (Monumentation as Noted)
• – Set 1/2" Iron Rebar with Plastic Cap at Corner

IN WITNESS WHEREOF: HJ, LLC, a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 3rd day of JUNE, 2008.

HJ, LLC,
a Missouri Limited Liability Company

By: NORTH OAK VILLAGE, INC.,

By: C. S. Zoog
CHUCK ZOOG Member

On this 3rd day of June in the year 2008 before me, the undersigned, a Notary Public in and for said state, personally appeared Chuck Zoog, Member of HJ, LLC, a Missouri Limited Liability Company, known to me to be the person who executed the within certificate of survey in behalf of said Limited Liability Company and acknowledged to me that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the date last above written.

Laura O'Brien
Notary Public

My Commission Expires 7-24-09

## CERTIFICATION:

I hereby certify that the Lot Splits LS0831 of the "NORTH OAK VILLAGE" subdivision 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 Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

6-2-08

JASON S. ROUDEBUSH, MO PLS 2002014092

Revised 6-2-08 – City Comments

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| Date: 5-6-08 | Proj. No. 03119 | North Oak Village 3-6 |
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