Drawn By: NEM | File Name: 47254LSA | Job No: 47254

Recorded in Clay County, Missouri
Date and Time: 09/26/2008 at: 11:09:56 AM
Instrument Number: 2008033633
Book: G Page: 189
Instrument Type: SURV
Page Count: 1
Recording Fee: $60.00 $
Grantor PORTER DEVELOPMENT
Grantee HARBORVIEW TOWNHOMES
Ref set 7 Server, Recorder

LOT SPLIT SURVEY

DESCRIPTION

All that part of Tract A, HARBORVIEW TOWNHOMES, a subdivision of land in the City of Smithville, Clay County, Missouri, according to the Recorded Plat, filed in Plat Book E, Page 92, at the Clay County Recorders Of Deeds Office in Liberty, Clay County, Missouri, described as follows: Commencing at the Northwest Corner of the Southwest Quarter of Section 12-53-33; thence North 89 degrees 43 minutes 51 seconds East along the Northerly line of the Southwest Quarter of said Section 12, a distance of 410.03 feet; thence departing said Northerly line, South 00 degrees 24 minutes 11 seconds West, a distance of 35.00 feet to a point, Said point being the Northwest Corner of said Tract A and also being on the Southerly Right-Of-Way line of Missouri Route F, as established by said Recorded Plat of HARBORVIEW TOWNHOMES; thence North 89 degrees 43 minutes 51 seconds East, along the Northerly line of said Tract A and the Southerly Right-Of-Way line of said Missouri State Route F, a distance of 354.89 feet to the point of curvature of a curve to the right, being tangent to the last described course; thence Southerly and Easterly along said curve to the right, having a radius of 15.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds, and an arc distance of 23.56 feet to the point of tangency. Said point being on the Easterly line of said Tract A and also being on the Westerly Right-Of-Way line of Marina Drive, as established by said Recorded Plat of HARBORVIEW TOWNHOMES; thence continuing along said line, South 00 degrees 16 minutes 09 seconds East, a distance of 13.42 feet to the point of curvature of a curve to the left, being tangent to the last described course; thence continuing along said line, Southerly and Easterly along said curve to the left, having a radius of 250.00 feet, a delta angle of 9 degrees 51 minutes 57 seconds, an arc distance of 43.05 feet to the point of tangency; thence continuing along said line, South 10 degrees 08 minutes 06 seconds East, a distance of 71.10 feet to the point of curvature of a curve to the right, being tangent to the last described course; thence continuing along said line Southerly and Easterly along said curve to the right, having a radius of 250.00 feet, a delta angle of 12 degrees 23 minutes 59 seconds, an arc distance of 54.10 feet to the point of compound curvature; thence continuing along said line Southerly and Westerly, along the aforementioned compound curve, having a radius of 683.00 feet, a delta angle of 7 degrees 54 minutes 49 seconds, an arc distance of 94.33 feet to the True Point Of Beginning of the tract of land herein to be described; thence continuing along said line Southerly and Westerly, along the aforementioned compound curve, having a radius of 15.00 feet, a delta angle of 8 degrees 19 minutes 35 seconds, an arc distance of 99.26 feet to the point of compound curvature; thence continuing along said line Southerly and Westerly along said compound curve, having a radius of 683.00 feet, a delta angle of 8 degrees 19 minutes 35 seconds, an arc distance of 99.26 feet to the point of tangency. Said points being on the Southerly line of said Tract A and also being on the Northerly Right-Of-Way line of Fletcher Drive, as established by said Recorded Plat of HARBORVIEW TOWNHOMES; thence continuing along said line, North 68 degrees 03 minutes 49 seconds West, a distance of 47.46 feet to the point of curvature of a curve to the left, being tangent to the last described course; thence continuing along said line, Northerly and Westerly, along said curve to the left, having a radius of 584.55 feet, a delta angle of 6 degrees 26 minutes 20 seconds, an arc distance of 76.93 feet to the point of tangency; thence continuing along said line, North 74 degrees 29 minutes 56 seconds West, a distance of 11.84 feet to the point of curvature of a curve to the right, being tangent to the last described course; thence Northerly and Westerly along said curve to the right, having a radius of 15.00 feet, a delta angle of 44 degrees 43 minutes 45 seconds, an arc distance of 22.18 feet to the point of reverse curvature. Said point being on the Westerly line of said Tract A and also being on the Easterly Right-Of-Way line of Marina Court, as established by said Recorded Plat of HARBORVIEW TOWNHOMES; thence continuing along said line, Northerly and Easterly, along said reverse curve, having a radius of 420.43 feet, a delta angle of 8 degrees 33 minutes 28 seconds, an arc distance of 62.80 feet; thence departing said line South 88 degrees 19 minutes 48 seconds East, a distance of 53.57 feet; thence South 82 degrees 54 minutes 25 seconds East, a distance of 70.40 feet; thence South 79 degrees 49 minutes 18 seconds East, a distance of 54.34 feet to the True Point Of Beginning. Said Tract or Parcel contains 16,459 square feet or 0.38 acres, more or less. Subject to easements, restrictions, and Right-Of-Ways of record.

TITLE COMMITMENT

Title Commitment Number / File Number: 26731
Effective date: August 05, 2008, 8:00 A.M.

Thomson Title Corporation
700 S 291 Hwy, Ste 100
Liberty, MO 64068
Ph: (816) 792-0077 Fax: (816) 792-4634

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(7) An easement as disclosed by instrument filed: October 30, 1936, recorded in **Book: 309, at** Page 183, in favor of: State highway Commission of Missouri. This item **does not affect** the subject property and is not plotted hereon.

(8) An easement **as disclosed by instrument filed: November 14, 1978, recorded** in Book: 1332, at **Page: 210, in favor of: City of Smithville, Mo. This item affects does** not affect the subject **property and** is not plotted hereon.

(9) Minimum **building set-backs and easements** as shown on the recorded plat, filed: December **29, 1997 recorded in Plat Cabinet E, at Sleeve 66 and filed August 20, 1998, recorded in Plat Cabinet E, at Sleeve 88.** This item affects the subject property and is plotted **hereon.**

GENERAL NOTES

1. Basis of Bearing: Bearings are based on the recorded plat of HARBORVIEW TOWNHOMES as recorded at the Clay County Recorder of Deeds Office in Clay County, Missouri.

2. 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.

3. This tract contains 16,459 square feet or 0.38 acres, more or less.

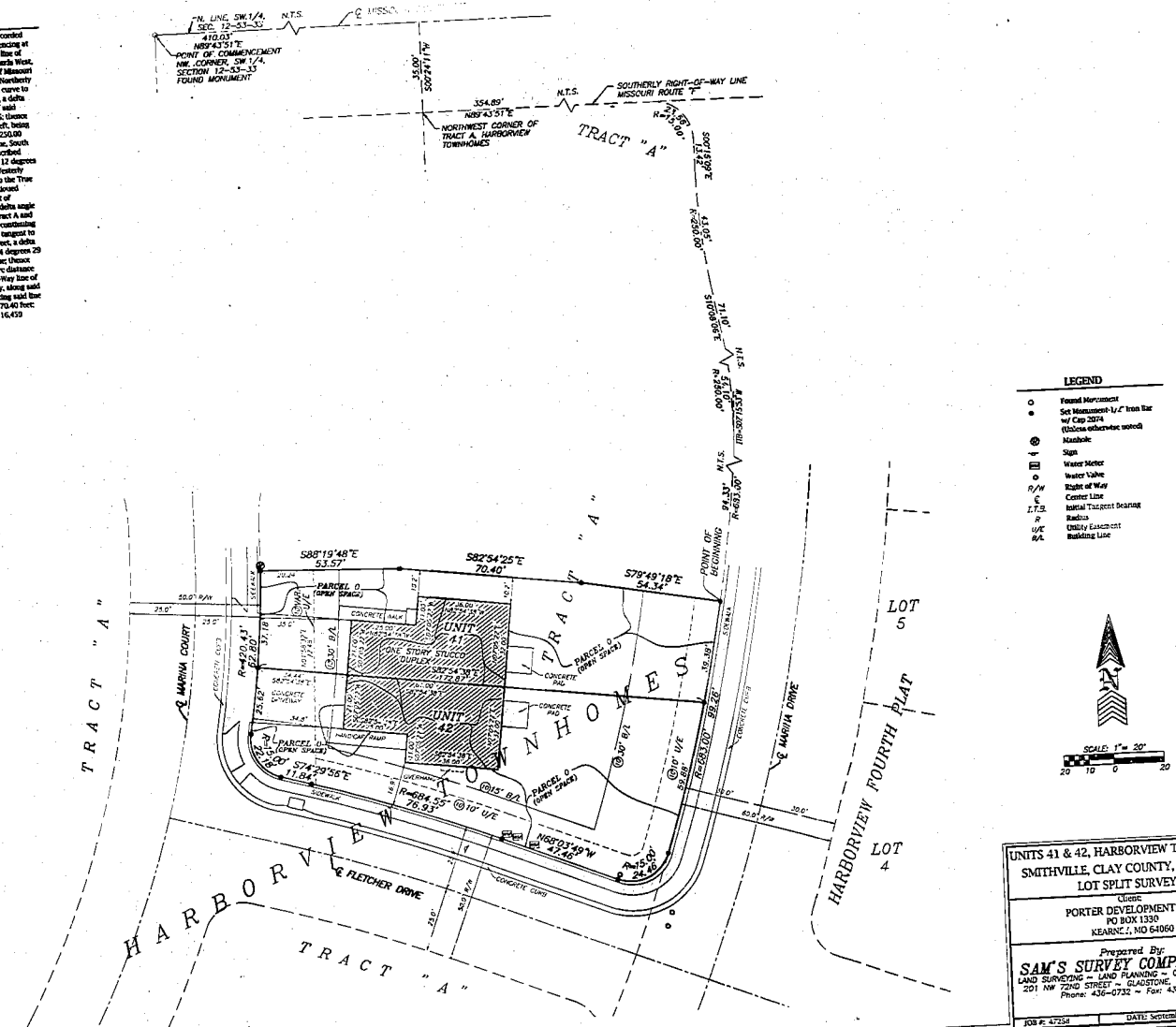
NOTE: This survey meets the accuracy requirements for a Suburban Class of Property.

I hereby state that this Lot Split Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and 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: Sept 25, 2008

STATE OF MISSOURI — SAM A. AYLETT — NUMBER LS-2074 — REGISTERED LAND SURVEYOR

SAM A. AYLETT, LS-2074



LEGEND

- Found Monument
- Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
- Manhole
- Sign
- Water Meter
- Water Valve
- R/W Right of Way
- ℄ Center Line
- I.T.B. Initial Tangent Bearing
- R Radius
- U/E Utility Easement
- B/L Building Line

UNITS 41 & 42, HARBORVIEW TOWNHOMES
SMITHVILLE, CLAY COUNTY, MISSOURI
LOT SPLIT SURVEY

Client
PORTER DEVELOPMENT, LLC
PO BOX 1330
KEARNEY, MO 64060

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 #: 47254 | DATE: September 24, 2008