CERTIFICATE OF SURVEY

LOT SPLIT SURVEY LOT 1 AND 2 MEADOWBROOK MANOR THIRD PLAT.

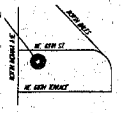
NE. 1/4 of Section 19, Township 51, Range 32,

GLADSTONE, CLAY COUNTY, MISSOURI

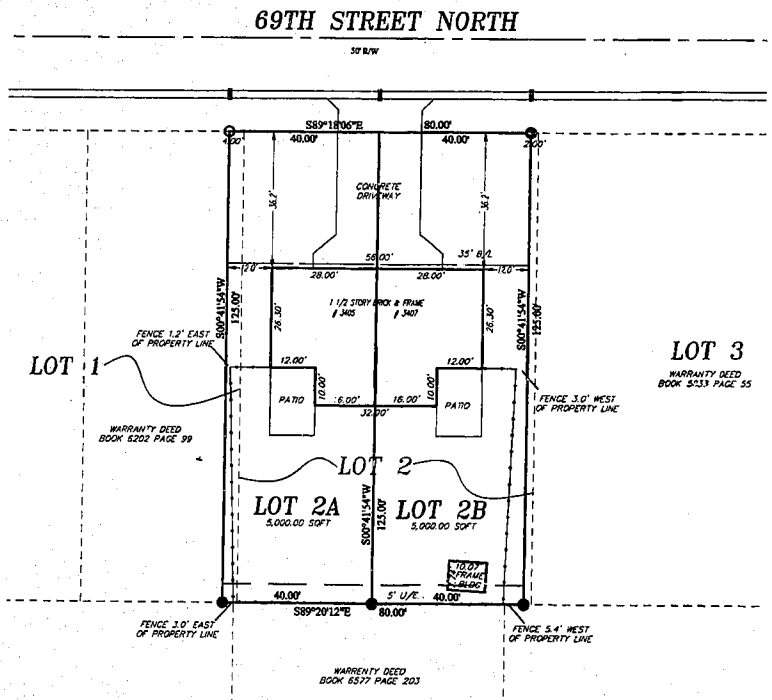
Recorded in Clay County, Missouri
Date and Time: 04/26/2011 at 02:11:16 PM
Instrument Number: 2011012943
Book: D Page: 197
Instrument Type: SURV
Page Count: 1
Recording Fee: $44.00 S
Grantor: FERRARO, JAMES JR
Grantee: MEADOWBROOK MANOR THIRD PLAT
Jay Lawson, Recorder

ORDERED BY: JAMES FERRARO JR.
4213 NE 60TH COURT
KANSAS CITY, MISSOURI 64119

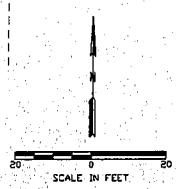
PROJECT LOCATION



LOCATION MAP
NOT TO SCALE



NOTE:
BEARINGS ARE TAKEN FROM THE PLAT OF MEADOWBROOK MANOR THIRD PLAT.



DESCRIPTIONS:

Tract 2A (#3405)

All that part of Lot 1 and Lot 2, Block 5, MEADOWBROOK MANOR, THIRD PLAT, a subdivision in Gladstone, Clay County, Missouri, more particulary described as follows: Beginning at the Northwest corner of said Lot 2; thence South 89 degrees 18 minutes 06 seconds East, along the North line of said Lot, a distance of 36 feet; thence South 00 degrees 41 minutes 54 seconds West,, through the centerline common wall of an existing duplex and its prolongation, a distance of 125.00 feet, to the South line of said Lot 2; thence North 89 degrees 18 minutes 06 seconds West, along the South line of Lot 2 and Lot 1, a distance of 40.00 feet; thence North 00 degrees 41 minutes 54 seconds East, a distance of 125.00 feet, to the North line of said Lot 1; thence South 89 degrees 18 minutes 06 seconds East, along the North line of said Lot 1, a distance of 4.00 feet to the Point of Beginning. Containing 5,000.00 square feet.

Tract 2B (#3407)

All that part of Lot 2, Block 5, MEADOWBROOK MANOR, THIRD PLAT, a subdivision in Gladstone, Clay County, Missouri, more particulary described as follows: Commencing at the Northwest corner of said Lot 2; thence South 89 degrees 18 minutes 06 seconds East, along the North line of said Lot, a distance of 36 feet, to the Point of Beginning; thence South 00 degrees 41 minutes 54 seconds West,, through the centerline common wall of an existing duplex and its prolongation, a distance of 125.00 feet, to the South line of said Lot 2; thence South 89 degrees 18 minutes 06 seconds East, along the South line of Lot 2, a distance of 40.00 feet; thence North 00 degrees 41 minutes 54 seconds East, a distance of 125.00 feet, to the North line of said Lot 2; thence North 89 degrees 18 minutes 06 seconds West, along the North line of said Lot 2, a distance of 40.00 feet to the Point of Beginning. Containing 5,000.00 square feet.

IN TESTIMONY WHEREOF: The undersigned proprietors, owners of Tracts A and B has hereunto subscribed their names this 26th day of April, 2011.

James Ferraro Jr.
JAMES FERRARO JR.

STATE OF MISSOURI)
SS
COUNTY OF CLAY)

BE IT REMEMBERED that on this 26th day of April, 2011, before me the undersigned, a Notary Public in and for the said County and State aforementioned, came James Ferraro Jr, a married person, owner of the above described tracts of land, to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that they executed the same as his own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

Belvia J. Baker
Notary Public in and for said County and State

My commission expires: 4-14-13

BELVIA J. BAKER
Notary Public - Notary Seal
Clay County
My Commission Expires April 14, 2013
Commission # 08460600

LEGEND

- ○ = FOUND 1/2" IRON BAR
- ● = SET 1/2" IRON BAR
- ▯ = NOTCH CUT ON CONCRETE

SCALE: 1" = 20'
DATE: APRIL 21, 2011
REV. DATE:
JOB #:

I HEREBY CERTIFY: that this Certificate of 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 established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. 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 information, knowledge and belief.

DAVID A. WILSON
LICENSED
2567
MISSOURI
LAND SURVEYOR

David A. Wilson LS-2567
LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES

PREPARED BY:
LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES, INC.
500 NE 69TH STREET
GLADSTONE, MISSOURI 64118
TELEPHONE: 816-436-1905
FAX: 816-436-2521
Quality Since 1989

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