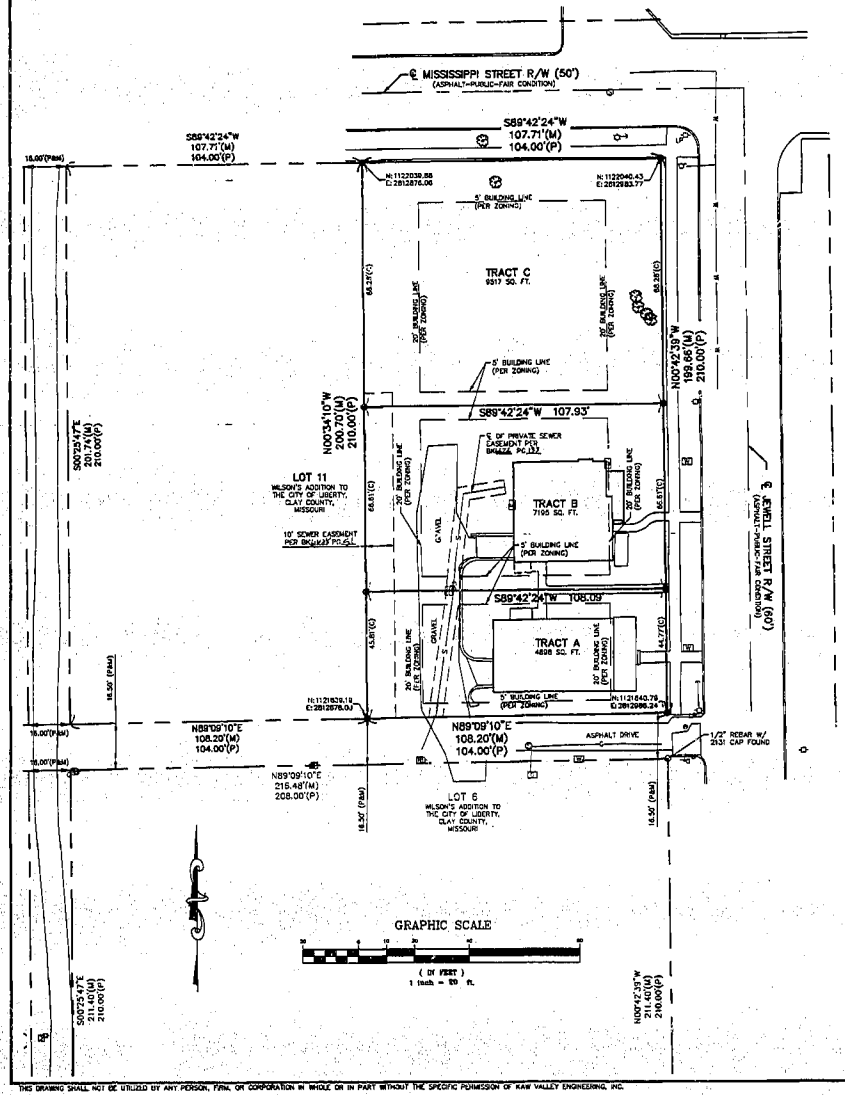
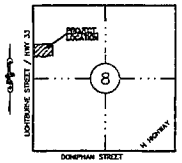
Recorded in Clay County, Missouri
Date and Time: 06/27/2011 at 09:07:01 AM
Instrument Number: 2011016554
Book: H Page: 23
Instrument Type: SURV
Page Count: 1
Recording Fee: $22.00 S
Grantor: WILLIAM JEWELL COLLEGE
Grantee: WILSONS ADDN
Jay Lawson, Recorder

LOT SPLIT SURVEY
LOT 11, WILSON'S ADDITION TO THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI

NW 1/4, SEC. 8 – T 51 N – R 31 W





VICINITY MAP
SECTION 8–T51–R31

SURVEYOR'S NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE OWNERSHIP AND ENCUMBRANCE CERTIFICATE, ISSUED BY THOMSON TITLE CORPORATION, TITLE COMMITMENT NO. L27993–0, EFFECTIVE DATE OF MARCH 31, 2011 AT 8:00.
2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE. COORDINATES SHOWN ARE STATE PLANE GRID COORDINATES IN U.S. FEET.
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE–CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR 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 UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 290096 0003B, MAP REVISED FEBRUARY 1, 1985, THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING).
5. THE BOUNDARY FOR THE EAST HALF OF LOT 11 WAS ESTABLISHED USING THE BEST AVAILABLE EVIDENCE DUE TO THE LACK OF MONUMENTATION IN FIELD.

LEGEND:

○ MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED	WATER LINE GATE VALVE
● 5/8"x24" REBAR W/LS 2147 CAP SET (UNLESS NOTED OTHERWISE)	FIRE HYDRANT
(P) PLATTED	UTILITY POLE
(M) MEASURED	UTILITY POLE W/ LIGHT
(C) CALCULATED	UTILITY POLE W/ TRANSFORMER
TELEPHONE PEDESTAL	LIGHT POLE
—W— WATER LINE	DEADMAN ANCHOR
WATER METER	ELECTRIC METER
—G— UNDERGROUND GAS	—S— SANITARY SEWER LINE
GAS METER	SANITARY SEWER MANHOLE
DECIDUOUS TREE	SANITARY SEWER CLEAN OUT
	GAS LINE SIGN

IN WITNESS WHEREOF: THE SAID PARTY OF THE FIRST PART HAVE HEREUNTO SET THEIR HANDS THIS 24th DAY OF May 2011.

BY: Brian Clemmons
BRIAN CLEMMONS
VICE PRESIDENT / TREASURER
WILLIAM JEWELL COLLEGE

ON THIS 24th DAY OF May 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRIAN CLEMMONS, TO ME PERSONALLY KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DATE LAST ABOVE WRITTEN

NOTARY PUBLIC

Janet Wolfe
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 09746447
My Commission Expires March 11, 2013

MY COMMISSION EXPIRES: March 11, 2013

APPROVED BY CITY OF LIBERTY:

BY Katherine Sharp
KATHERINE SHARP
PLANNING AND DEVELOPMENT

PROPERTY DESCRIPTIONS:

PARENT PARCEL (BK 1000, PG 918):
THE EAST HALF OF LOT 11, WILSON'S ADDITION TO THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI.

TRACT A:
ALL OF THE EAST HALF OF LOT 11, WILSON'S ADDITION TO THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI, EXCEPT THE NORTH 154.89 FEET THEREOF. CONTAINS 4898 SQUARE FEET, MORE OR LESS.

TRACT B:
THE SOUTH 66.61 FEET OF THE NORTH 154.89 FEET OF THE EAST HALF OF LOT 11, WILSON'S ADDITION TO THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI. CONTAINS 7195 SQUARE FEET, MORE OR LESS.

TRACT C:
THE NORTH 88.28 FEET OF THE EAST HALF OF LOT 11, WILSON'S ADDITION TO THE CITY OF LIBERTY, CLAY COUNTY, MISSOURI. CONTAINS 9517 SQUARE FEET, MORE OR LESS.

THIS SURVEY WAS EXECUTED BY KAW VALLEY ENGINEERING, INC., 14700 W. 114TH TERRACE, LENEXA, KANSAS 66215.

I HEREBY CERTIFY: I, JASON R. LOADER, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY, WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.
DATE OF SURVEY: 4/1/11

JASON R. LOADER MO PLS 2010018904
DATE:

STATE OF MISSOURI JASON R. LOADER NUMBER L-2010018904 PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION	DSN	DWN	CHK
0	(DATE)	INITIAL ISSUE			

JASON R. LOADER
SURVEYOR
MO # 2010018904

14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
913-492-5100 FAX: 913-492-8477
E-MAIL: kaw@kvengineering.com
KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
KAW VALLEY ENGINEERING, P.C. IS AUTHORIZED TO OFFER SURVEYING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 2003141. EXPIRES 12/31/11

WILLIAM JEWELL COLLEGE
124 & 128 N JEWELL
LIBERTY, MISSOURI

LOT SPLIT

PROJ. NO. C11SS913
DATE APRIL 11, 2011
DESIGNER
DRAWN BY
DSN
C11SS913-SPLIT
SPLIT
PAGE 1A OF 1
0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

Y1200127