

LOT SPLIT SURVEY

Recorded in Nodaway County, Missouri

Recording Date/Time: 06/13/2023 at 02:54:02 PM

Instr #: 20230964

Book: 7 Page: 286

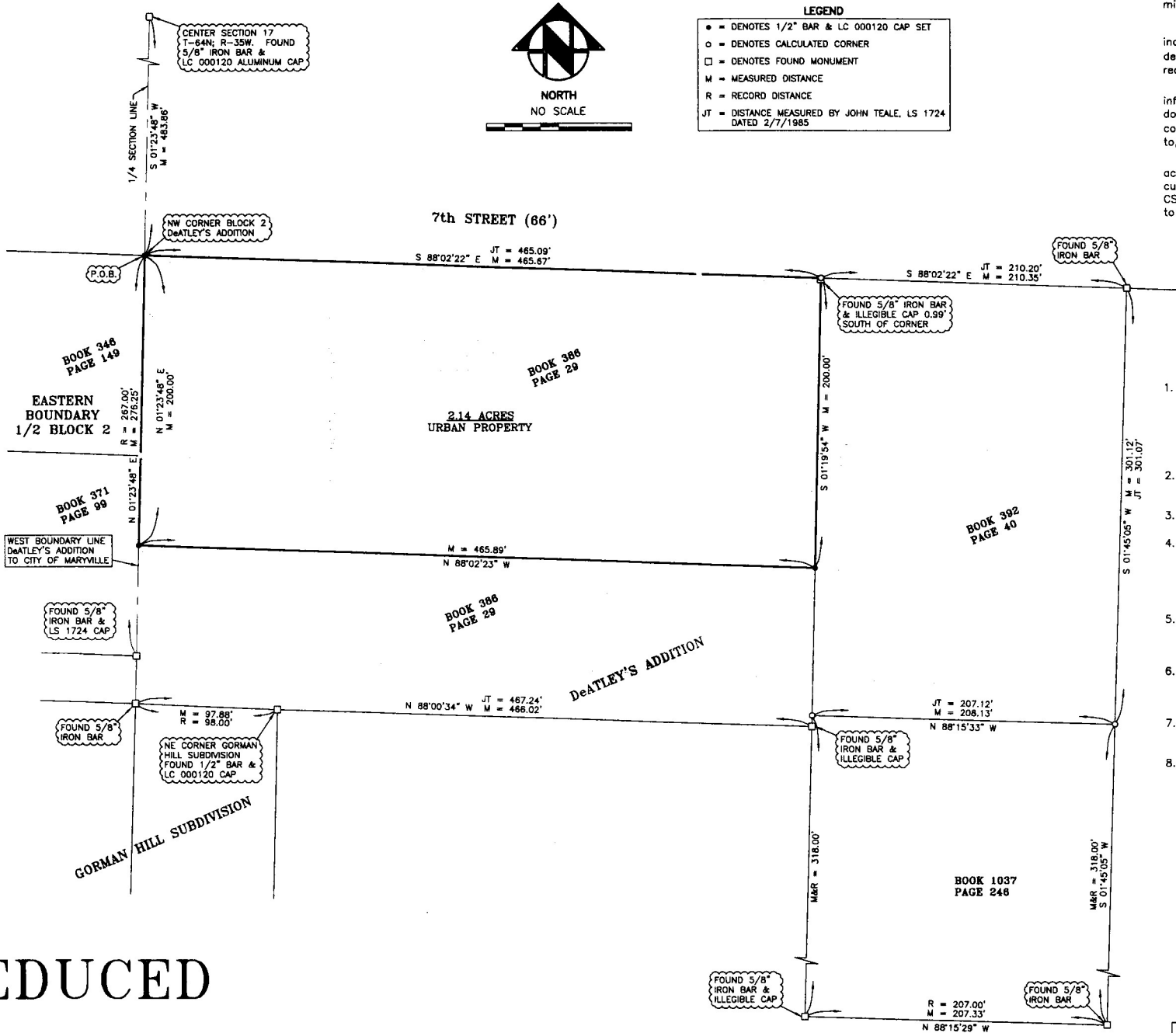


Lin James
Recorder of Deeds

Pages: 1
Fee: \$24.00 S

MIDLAND SURVEYING INC

REDUCED

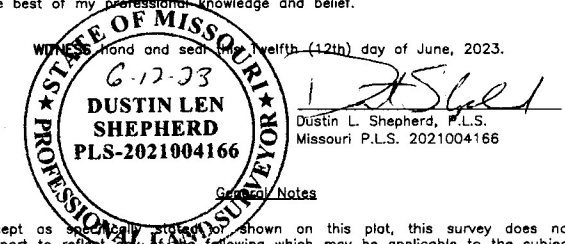


Survey Description
Beginning at the Northwest Corner of Block 2 of DeAtley's Addition to the City of Maryville, Nodaway County, Missouri; thence along the southerly right-of-way line of Seventh (7th) Street, South 88 degrees 02 minutes 22 seconds East 465.67 feet to the Northwest Corner of Tract "D" as surveyed by John Teale, LS 1724 on February 7, 1985; thence along the West Line of said surveyed tract, South 01 degrees 19 minutes 54 seconds West 200.00 feet; thence departing said line, North 88 degrees 02 minutes 23 seconds West 465.89 feet to the West Boundary Line of DeAtley's Addition; thence along said line, North 01 degrees 23 minutes 48 seconds East 200.00 feet to the point of beginning.

The above described tract of land contains 2.14 acres, more or less, inclusive of platted Charles and Hester Street right-of-way, and alleyways as dedicated thru DeAtley's Addition to the City of Maryville, and is subject to recorded and unrecorded easements, restrictions, and right-of-ways.

The lines shown are the lines located from the deeds, plats, and other information furnished to the surveyor by client and his agents. This declaration does not take into consideration the additional facts that an accurate and correct title search and/or examination might disclose including, but not limited to, the descriptions contained in deeds for the adjacent properties.

I HEREBY CERTIFY that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Standards for Property Boundary Surveys, 10 CSR 30-2 and 20 CSR 2030-16, and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.



- General Notes**
- Except as specifically stated otherwise shown on this plat, this survey does not purport to reflect any other information which may be applicable to the subject real estate; easements; other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
 - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
 - Survey is valid only if print has original seal and signature of surveyor.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect this parcel.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
 - Lot Split Survey was approved by Maryville City Council on June 12, 2023 by Resolution No. 741.
 - Bearings for the attached survey are referenced to Missouri West Zone Grid Bearings 1983 NAD based upon RTK GPS observation of Nodaway Geographic Reference System Station NO-26.

PREPARED FOR:
CITY OF MARYVILLE
DeATLEY'S ADDITION
MARYVILLE, NODAWAY COUNTY, MISSOURI

MIDLAND SURVEYING
Midland Surveying, Inc.
Missouri State Certificate of Authority #000120

LAND SURVEYORS - PLANNERS
501 North Market, Maryville, MO 64468
ph. (660) 582-8633 fax (660) 582-7173
4784 Frederick Blvd, St. Joseph, MO 64506
ph. (816) 233-7900 fax (816) 233-4852

FILE:	DATE:	SCALE:	REVISED:	SHEET NO.
CityofMaryville_R	JUNE 12, 2023	NO SCALE		1 OF 1