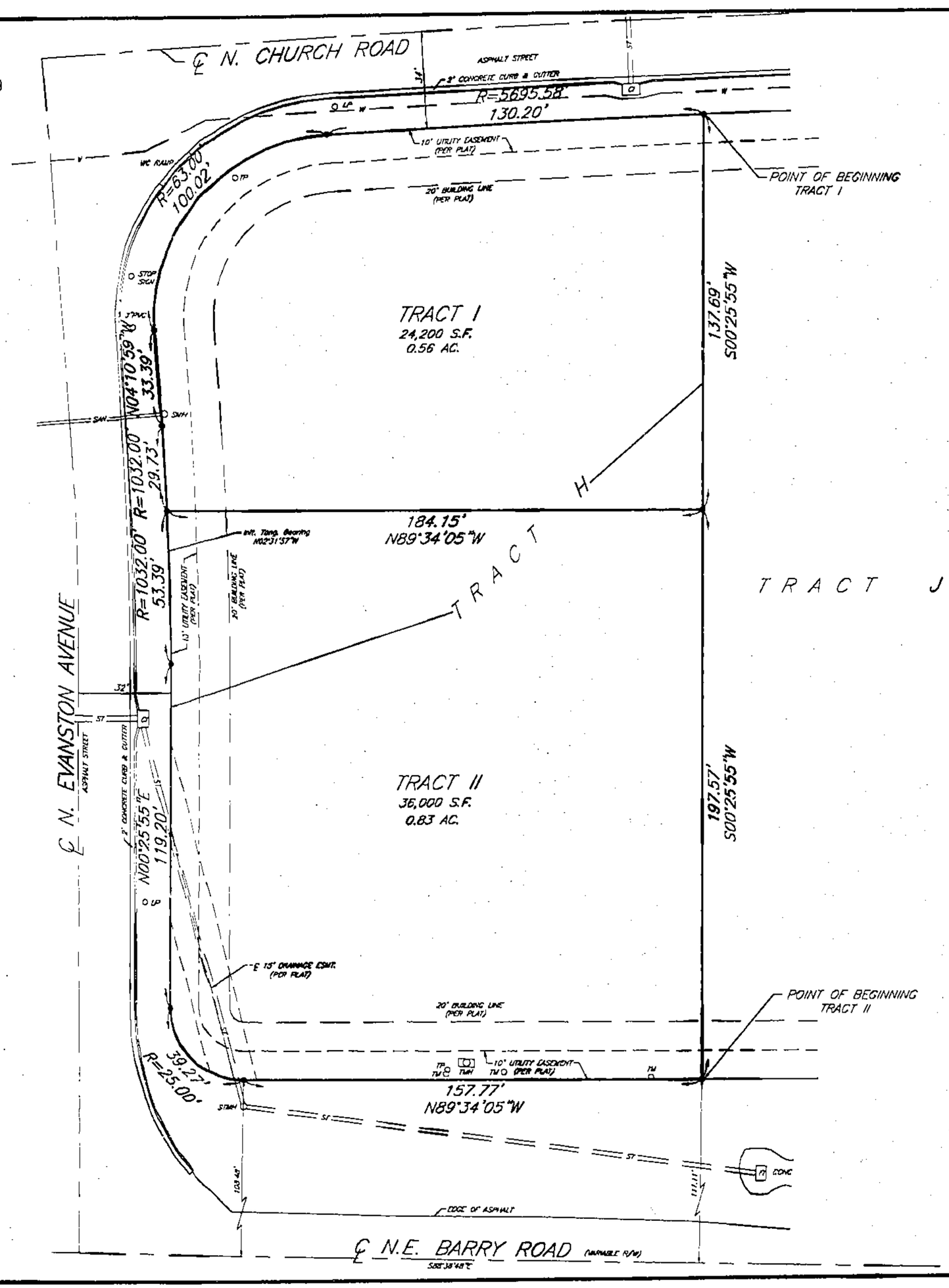
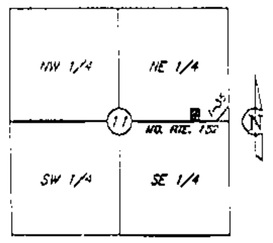
Land Survey Document
Clay County, Missouri

99 DEC 15 A 9:38
Deputy

P 80408
DEC 15 1999



LEGEND
UP - LIGHT POLE
CI - CURB INLET
FI - FIELD INLET
TP - TELEPHONE PEDESTAL
TM - TELEPHONE CABLE MARKER
SMH - SANITARY MANHOLE
TMH - TELEPHONE MANHOLE
STMH - STORM MANHOLE
● - SET 1/2" BAR



LOCATION MAP
Sec. 11, Twp. 51 N., Rge. 32 W.
(N.T.S.)

CERTIFICATE OF SURVEY

(WILSHIRE PLAZA–FIRST PLAT, TRACT H)

RETURN TO:
STEWART TITLE OF KANSAS CITY
3200 WASHINGTON, SUITE 100
KANSAS CITY, MO 64105
ATTN: SHERYL SNIDER

Tract I

All that part of Tract H of the Certificate of Survey of WILSHIRE PLAZA- FIRST PLAT, LOTS H, J, & J1, a subdivision in the Northeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northeast corner of said Tract H; thence South 00°25'55" West, along the East line of said Tract H, 137.69'; thence North 89°34'05" West, 184.15 feet to a point on the East right-of-way line of N. Evanston Avenue, as now established; thence Northerly along said East right-of-way line, on a curve to the left, having an initial tangent bearing of North 02°31'57" West, a radius of 1032.00 feet, an arc distance of 29.73 feet; thence North 04°10'59" West, along said East right-of-way line, tangent to the last described course, 33.39 feet; thence Northeasterly, along said East right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 63.00 feet an arc distance of 100.02 feet to a point on the South right-of-way line of N. Church Road, as now established; thence Easterly, along said South right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 5,695.58 feet, an arc distance of 130.20 feet to the Point of Beginning. Containing 0.56 acres (24,200 square feet), more or less.

Tract II

All that part of Tract H of the Certificate of Survey of WILSHIRE PLAZA- FIRST PLAT, LOTS H, J, & J1, a subdivision in the Northeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Tract H, being also a point on the North right-of-way line, of NE Barry Road as now established; thence North 89°34'05" West, along said North right-of-way line, 157.77 feet; thence Northwesterly, along said North right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 39.27 feet to a point on the East right-of-way line of N. Evanston Avenue, as now established; thence North 00°25'55" East, along said East right-of-way line, tangent to the last described course, 119.20 feet; thence Northerly, along said East right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 1,032.00 feet, an arc distance of 53.39 feet; thence South 89°34'05" East, 184.15 feet to a point on the East line of said Tract H; thence South 00°25'55" West, along said East line, 197.57 to the Point of Beginning. Containing 0.83 acres (36,000 square feet) more or less.

IN WITNESS WHEREOF: PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 26th day of October 1999.

PETERSON DEVELOPMENT COMPANY, INC.
a Missouri Corporation

Kenneth L. Riedemann President

Roger H. Siegrist Secretary

SEAL

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Be it remembered that on this 26th day of October 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Kenneth L. Riedemann and Roger H. Siegrist, acknowledged said instrument to be the free act and deed of said corporation.

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

SHERI L. SHADDOX
My Appt. Exp. 2/12/2003

Sheri L. Shaddox
Notary Public

My Commission Expires: Feb. 12, 2003

I HEREBY CERTIFY: that Lot Split #9972 of the WILSHIRE PLAZA- FIRST PLAT 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.

Date: 10-25-99 Signed: W. James Schowe
W. James Schowe, RLS 1989

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
LS 2972 Date 10-27-99

SCALE
0' 20' 40'
SCALE: 1"=20'

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4300
Fax: 816-587-1300

DATE: 10-27-99 | JOB NO.: 99214 | File Name: H-SPLIT

J:\SURVEY\WILPLAZA\H97-1\H-SPLIT

PC-E
1/5/2000 CP

99071208

http://www.ClayCoGov.com