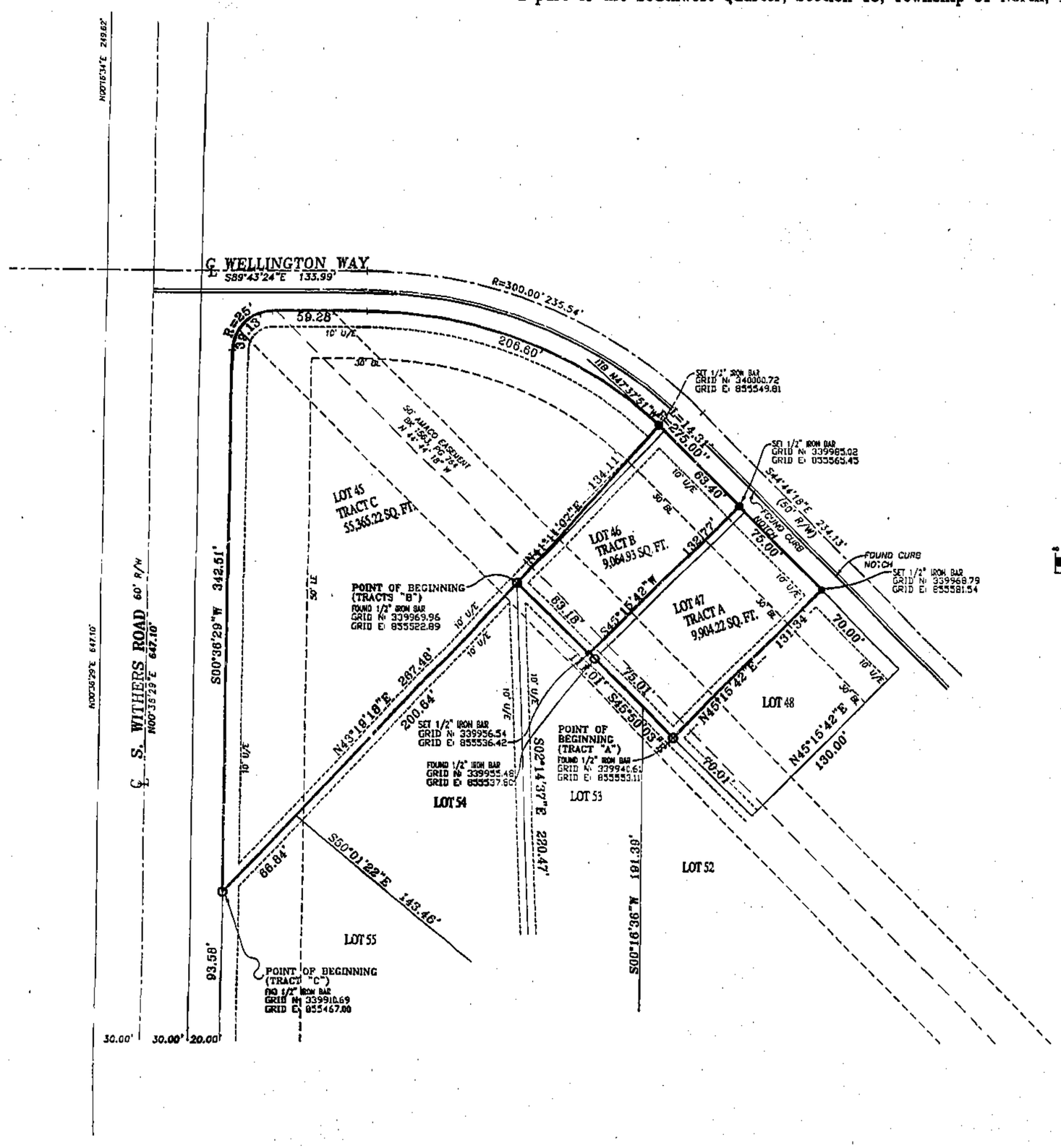
Clay County, Missouri
Land Survey Document

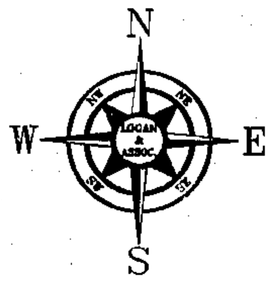
LOT SPLIT SURVEY

LOT 45 & 46, PARKVIEW MEADOWS - FIRST PLAT

a subdivision in Liberty, Clay County, Missouri
a part of the Southwest Quarter, Section 18, Township 51 North, Range 31 West

R23218
JUL 1 6 2002



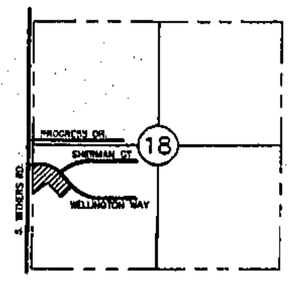


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

BASIS OF BEARING:
THE RECORDED PLAT OF PARKVIEW MEADOWS FIRST PLAT

LEGEND:
● = FOUND SURVEY MONUMENT AS NOTED
● = SET 1/2" IRON BAR W/ CAP LS 2520



LOCATION MAP
Sec. 18, Twp. 51N, Rge. 31W
(Not to Scale)

LEGAL DESCRIPTION (TRACT A)

All of Lots 45, 46 and 47, PARKVIEW MEADOWS-FIRST PLAT, a subdivision in Liberty, Clay County, Missouri recorded in Book 2943 at Page 905 in the Office of the Recorder of Deeds of said Liberty, Clay County, Missouri, and also located in the Southwest Quarter of Section 18, Township 51 North, Range 31 West and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 47;
Thence N45°15'42"E along the East line of said Lot 47, a distance of 131.34 feet to the Southwesterly right of way line of Wellington Way (as now established);
Thence N44°44'18"W along said right of way line of Wellington Way, a distance of 75.00 feet;
Thence S45°15'42"W, a distance 132.77 feet to the Southwesterly line of said Lot 46;
Thence S45°50'03"E along the Southwesterly line of said Lots 46 and 47, a distance of 75.01 feet to the Point of Beginning.
The above described tract contains 9,904.22 square feet, more or less, and is subject to all easements, restrictions, and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT B)

All of Lots 45, 46 and 47, PARKVIEW MEADOWS-FIRST PLAT, a subdivision in Liberty, Clay County, Missouri recorded in Book 2943 at Page 905 in the Office of the Recorder of Deeds of said Liberty, Clay County, Missouri and also located in the Southwest Quarter of Section 18, Township 51 North, Range 31 West and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 46;
Thence N41°11'07"E, a distance of 124.11 feet to the Southwesterly right of way line of Wellington Way (as now established) and a curve to the right having a radius of 2,5.00 feet and an initial tangent bearing of N47°27'51"W;
Thence along said curve to the right and said right of way line of Wellington Way, an arc length of 34.21 feet;
Thence S44°44'18"E along said right of way line of Wellington Way, a distance of 63.40 feet;
Thence S45°15'42"W, a distance 132.77 feet to the Southwesterly line of said Lot 46;
Thence N45°50'03"E along the Southwesterly line of said Lot 46, a distance of 63.18 feet to the Point of Beginning.
The above described tract contains 9,057.88 square feet, more or less, and is subject to all easements, restrictions, and covenants, recorded or unrecorded, if any.

LEGAL DESCRIPTION (TRACT C)

All of Lot 45, 46 and 47, PARKVIEW MEADOWS-FIRST PLAT, a subdivision in Liberty, Clay County, Missouri recorded in Book 2943 at Page 905 in the Office of the Recorder of Deeds of said Liberty, Clay County, Missouri and also located in the Southwest Quarter of Section 18, Township 51 North, Range 31 West and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 45, the Easterly right of way line of South Withers Road (as now established) and the Southeasterly line of said Lot 45;
Thence North 43°18'18" East along the said Southeasterly line, a distance of 287.40 feet to the Southwest corner of said Lot 46;
Thence North 41°11'07" East, a distance of 124.11 feet to the Southwesterly right of way line of Wellington Road (as now established) and a curve to the left having a radius of 275.00 feet and an initial tangent bearing of N47°27'51"W;
Thence Northwesterly along said curve to the left and said Southwesterly right of way line, an arc length of 201.86 feet;
Thence N39°43'24"W along said Southwesterly right of way line, a distance of 59.28 feet to a curve to the left being tangent to the last described course and having a radius of 25.00 feet;
Thence along said curve to the left, an arc length of 39.19 feet to the said Easterly right of way line of South Withers Road;
Thence S00°38'29"W, a distance of 342.61 feet along said right of way of South Withers Road to the Point of Beginning.
The above described tract contains 55,365.22 square feet, more or less, and is subject to all easements, restrictions, and covenants, recorded or unrecorded, if any.

SURVEYOR'S GENERAL NOTES:

1). This survey is based on record documents, legal descriptions, and other information furnished by the client, and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affect this tract.

2). This survey meets or exceeds the accuracy standard: of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.

3). This Report furnished by UTC, Inc. Commitment No. C231708

4). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

IN TESTIMONY WHEREOF: Wayne Valentine, President of Hearthside Homes of Kansas City Inc. and Trophy Homes, Inc. have caused these presents to be executed this 15th day of July 2002.

Wayne Valentine, President
Hearthside Homes of Kansas City, Inc. and Trophy Homes, Inc.

NOTARY CERTIFICATION:
State of Missouri)
(SS:
County of Clay)

Be it remembered that on this 15th day of July 2002, before me the undersigned, a Notary Public and for the county and state above mentioned, came before Wayne Valentine, President of Hearthside Homes of Kansas City, Inc. and Trophy Homes, Inc. and is personally known to me to be the same person who executed the within instrument of writing and acknowledged that he executed the same as his own free act and deed.

IN WITNESS WHEREOF:
I have hereunto set my hand and affixed my notarial seal at my office on the date herein last above written.

My commission expires: 11-28-02 — Pamela L. Glazier, Notary Public

PAMELA L. GLAZIER
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires 11-28-02

CITY OF LIBERTY, CLAY COUNTY, MISSOURI:
Approved by the Director of Community Development, under the authority of the Mayor and the City Council of Liberty, Clay County, Missouri.

Steven P. Hansen, P.E.
Director of Public Works--Development Services — Date: 7/15/02

Chk. F 8/6/02 DM

THIS SURVEY PREPARED FOR:
HEARTHSIDE HOMES
PO BOX 343
LIBERTY, MISSOURI 64068

LOT SPLIT SURVEY
LOTS 45 & 46, PARKVIEW MEADOWS - FIRST PLAT

SEC. 18, TWP 18 N, RGE 31 W
LIBERTY, CLAY COUNTY, MISSOURI

Revised 7-11-02 per City comments letter dated 7-10-02 BWS

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY: That the accompanying 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 as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey, to the best of my professional information, knowledge and belief.

LOGAN & ASSOCIATES, INC.
Professional Engineers
300 N. Chestnut, Suite 100
Liberty, Missouri 64068
(816) 781-7826
Fax (816) 781-7463

Job No: 02-1210
Drawing Name: 02-1210-FINAL.DWG
Scale: 1"=40'
Drawn By: Date: 06/12/02
Check By: Date: 06/24/02
Sheet No. 1 OF 1

http://www.ClayCoGov.com