Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 5A-5D, 6A-6D, 7A-7D, 8A-8D AND TRACT B-1 OF LOT B
BENSON PLACE TOWNHOMES – FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 2

STEWART TITLE
75010319

Lot 5A
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1733.18 feet; thence North 00°41'52" East, 820.91 feet to the True Point of Beginning of the tract to be herein described; thence North 10°54'15" East, 88.30 feet; thence South 79°05'45" East, 21.28 feet; thence South 10°54'15" West, 88.30 feet; thence North 79°05'45" West, 21.28 feet to the True Point of Beginning. Containing 1,879 square feet, more or less.

Lot 5B
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1733.18 feet; thence North 00°41'52" East, 820.91 feet; thence South 79°05'45" East, 21.28 feet to the True Point of Beginning of the tract to be herein described; thence North 10°54'15" East, 88.30 feet; thence South 79°05'45" East, 16.27 feet; thence South 10°54'15" West, 88.30 feet; thence North 79°05'45" West, 16.27 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 5C
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1733.18 feet; thence North 00°41'52" East, 820.91 feet; thence South 79°05'45" East, 37.55 feet to the True Point of Beginning of the tract to be herein described; thence North 10°54'15" East, 88.30 feet; thence South 79°05'45" East, 16.27 feet; thence South 10°54'15" West, 88.30 feet; thence North 79°05'45" West, 16.27 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 5D
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1733.18 feet; thence North 00°41'52" East, 820.91 feet; thence South 79°05'45" East, 53.82 feet to the True Point of Beginning of the tract to be herein described; thence North 10°54'15" East, 88.30 feet; thence South 79°05'45" East, 21.28 feet; thence South 10°54'15" West, 88.30 feet; thence North 79°05'45" West, 21.28 feet to the True Point of Beginning. Containing 1,879 square feet, more or less.

Lot 6A
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1645.90 feet; thence North 00°41'52" East, 848.95 feet to the True Point of Beginning of the tract to be herein described; thence North 20°01'21" East, 88.40 feet; thence South 69°58'39" East, 21.28 feet; thence South 20°01'21" West, 88.40 feet; thence North 69°58'39" West, 21.28 feet to the True Point of Beginning. Containing 1,881 square feet, more or less.

Lot 6B
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1645.90 feet; thence North 00°41'52" East, 848.95 feet; thence South 69°58'39" East, 21.28 feet to the True Point of Beginning of the tract to be herein described; thence North 20°01'21" East, 88.40 feet; thence South 69°58'39" East, 16.33 feet; thence South 20°01'21" West, 88.40 feet; thence North 69°58'39" West, 16.33 feet to the True Point of Beginning. Containing 1,443 square feet, more or less.

Lot 6C
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1645.90 feet; thence North 00°41'52" East, 848.95 feet; thence South 69°58'39" East, 37.61 feet to the True Point of Beginning of the tract to be herein described; thence North 20°01'21" East, 88.40 feet; thence South 69°58'39" East, 16.27 feet; thence South 20°01'21" West, 88.40 feet; thence North 69°58'39" West, 16.27 feet to the True Point of Beginning. Containing 1,438 square feet, more or less.

Lot 6D
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1645.90 feet; thence North 00°41'52" East, 848.95 feet; thence South 69°58'39" East, 53.88 feet to the True Point of Beginning of the tract to be herein described; thence North 20°01'21" East, 88.40 feet; thence South 69°58'39" East, 21.22 feet; thence South 20°01'21" West, 88.40 feet; thence North 69°58'39" West, 21.22 feet to the True Point of Beginning. Containing 1,875 square feet, more or less.

Lot 7A
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1566.60 feet; thence North 00°41'52" East, 888.61 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'00" East, 88.30 feet; thence South 64°29'00" East, 21.28 feet; thence South 25°31'00" West, 88.30 feet; thence North 64°29'00" West, 21.28 feet to the True Point of Beginning. Containing 1,879 square feet, more or less.

Lot 7B
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1566.60 feet; thence North 00°41'52" East, 888.61 feet; thence South 64°29'00" East, 21.28 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'00" East, 88.30 feet; thence South 64°29'00" East, 16.27 feet; thence South 25°31'00" West, 88.30 feet; thence North 64°29'00" West, 16.27 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 7C
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1566.60 feet; thence North 00°41'52" East, 888.61 feet; thence South 64°29'00" East, 37.55 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'00" East, 88.30 feet; thence South 64°29'00" East, 16.27 feet; thence South 25°31'00" West, 88.30 feet; thence North 64°29'00" West, 16.27 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 7D
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1566.60 feet; thence North 00°41'52" East, 888.61 feet; thence South 64°29'00" East, 53.82 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'00" East, 88.30 feet; thence South 64°29'00" East, 21.28 feet; thence South 25°31'00" West, 88.30 feet; thence North 64°29'00" West, 21.28 feet to the True Point of Beginning. Containing 1,879 square feet, more or less.

Lot 8A
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1493.25 feet; thence North 00°41'52" East, 919.25 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'37" East, 88.30 feet; thence South 64°28'23" East, 21.28 feet; thence South 25°31'37" West, 88.30 feet; thence North 64°28'23" West, 21.28 feet to the True Point of Beginning. Containing 1,879 square feet, more or less.

Lot 8B
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1493.25 feet; thence North 00°41'52" East, 919.25 feet; thence South 64°28'23" East, 21.28 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'37" East, 88.30 feet; thence South 64°28'23" East, 16.27 feet; thence South 25°31'37" West, 88.30 feet; thence North 64°28'23" West, 16.27 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 8C
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1493.25 feet; thence North 00°41'52" East, 919.25 feet; thence South 64°28'23" East, 37.55 feet to the True Point of Beginning of the tract to be herein described; thence North 25°31'37" East, 88.30 feet; thence South 64°28'23" East, 16.27 feet; thence South 25°31'37" West, 88.30 feet; thence North 64°28'23" West, 16.27 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 8D
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1493.25 feet; thence North 00°41'52" East, 919.25 feet; thence South 64°28'23" East, 53.82 to the True Point of Beginning of the tract to be herein described; thence North 25°31'37" East, 88.30 feet; thence South 64°28'23" East, 21.28 feet; thence South 25°31'37" West, 88.30 feet; thence North 64°28'23" West, 21.28 feet to the True Point of Beginning. Containing 1,879 square feet, more or less.

Tract B-1
All that part of Lot B, BENSON PLACE TOWNHOMES – FIRST PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence South 89°18'08" East, along the South line of said Southeast Quarter, 1481.47 feet; thence North 00°41'52" East, 900.74 feet to a point on the Northerly right-of-way line of NE 97th Street, as now established, said point being the True Point of Beginning of the tract to be herein described; thence Northerly along said right-of-way line, on a curve to the right, having an initial tangent bearing of North 65°29'34" West, and a radius of 25.00 feet, an arc distance of 40.72 feet to a point on the Easterly right-of-way line of N. McKinley Avenue, as now established; thence North 27°58'29" East, along said Easterly right-of-way line, 124.10 feet; thence South 64°28'23" East, 407.72 feet to a point on the Easterly line of said Lot B; thence South 34°01'16" West, along said Easterly line, 108.77 feet to a point on the aforementioned Northerly right-of-way line of NE 97th Street; thence Westerly along said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of North 85°51'33" West and a radius of 605.00 feet, an arc distance of 215.03 feet; thence North 65°29'34" West, continuing along said Northerly right-of-way line, 162.01 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lots 5A-5D, 6A-6D, 7A-7D and 8A-8D. Containing 29,603 square feet or .068 acres, more or less.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 10th day of March 2003.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora K. Reynolds (signature)
Ora K. Reynolds — Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan (signature)
Donald K. Hagan Secretary

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 10th day of March, 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora K. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as 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.

My commission expires: 11/1/05 — Donna K. Willis (signature), Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

IN WITNESS WHEREOF: ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 10th day of March 2003.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

(signature)
Robert A. Washam — President

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 11th day of March, 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and he acknowledged that he executed the same as 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.

My commission expires: 11/1/05 — Donna K. Willis (signature), Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

APPROVED
NO PLAT REQUIRED
File No. LS0304 Date 3/11/03

I HEREBY CERTIFY: that Lot Split 0304 of the BENSON PLACE TOWNHOMES – 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: 3-10-03 Signed: (signature) W. Ahmad Schoene, PLS 1969

Cal. F 4/29/03 DM

John F. Lutjen & Associates, Inc.
Civil Engineers – Land Surveyors
Landscape Architects
5300 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1565

DATE: 02-27-03	Job No.– 02479	File Name–BTH-1-M

J:\SURVEY\BENSON\BENTWNHM\PH-1 LOT SPLITS\BTH-1-M

http://www.ClayCoGov.com