Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 18, 19, 20 & 21 AND TRACT 1-D – VILLAS OF NORTH BROOK
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 2

Lot 18

All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 504.70 feet; thence North 88°57'08" West, 138.87 feet to the True Point of Beginning of the tract to be herein described; thence South 12°30'19" West, 40.90 feet; thence North 77°29'41" West, 69.85 feet; thence North 12°30'19" East, 40.90 feet; thence South 77°29'41" East, 69.85 feet to the True Point of Beginning. Containing 2,857 square feet, more or less.

Lot 19

All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 563.38 feet; thence North 88°57'08" West, 153.64 feet to the True Point of Beginning of the tract to be herein described; thence South 09°51'52" West, 45.95 feet; thence North 80°08'08" West, 64.95 feet; thence North 09°51'52" East, 45.95 feet; thence South 80°08'08" East, 64.95 feet to the True Point of Beginning. Containing 2,984 square feet, more or less.

Lot 20

All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 632.84 feet; thence North 88°57'08" West, 181.81 feet to the True Point of Beginning of the tract to be herein described; thence South 12°15'13" West, 51.95 feet; thence North 77°44'47" West, 61.00 feet; thence North 12°15'13" East, 51.95 feet; thence South 77°44'47" East, 61.00 feet to the True Point of Beginning. Containing 3,169 square feet, more or less.

Lot 21

All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 702.89 feet; thence North 88°57'08" West, 187.09 feet to the True Point of Beginning of the tract to be herein described; thence South 24°57'26" West, 51.95 feet; thence North 65°02'34" West, 61.00 feet; thence North 24°57'26" East, 51.95 feet; thence South 65°02'34" East, 61.00 feet to the True Point of Beginning. Containing 3,169 square feet, more or less.

Tract 1-D

All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 505.35 feet; thence North 88°57'08" West, 90.21 feet to a point on the Easterly line of said Lot 1, said point being the True Point of Beginning of the tract to be herein described; thence South 19°35'17" West, along said Easterly line, 218.00 feet; thence South 24°35'41" West, along said Easterly line, 55.50 feet; thence North 65°05'23" West, 115.40 feet to a point on the Easterly right-of-way line of N. Eastern Avenue, as now established; thence Northerly along said right-of-way line, on a curve to the right, having an initial tangent bearing of North 23°18'04" East and a radius of 475.00 feet, an arc distance of 13.29 feet; thence Northerly continuing along said right-of-way line, on a curve to the left, having a common tangent with the last described course and a radius of 225.00 feet, an arc distance of 111.67 feet; thence Northerly continuing along said right-of-way line, on a curve to the right, having a common tangent with the last described course and a radius of 430.00 feet, an arc distance of 82.42 feet; thence Northerly continuing along said right-of-way line, on a curve to the right, having a common tangent with the last described course and a radius of 215.00 feet, an arc distance of 28.28 feet; thence South 76°05'45" East, 92.76 feet; thence North 77°35'05" East, 33.07 feet; thence South 70°24'43" East, 37.18 feet to the True Point of Beginning. Except the following described tracts of land: All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 508.70 feet; thence North 88°57'08" West, 138.87 feet to the True Point of Beginning of the tract to be herein described; thence South 12°30'19" West, 40.90 feet; thence North 77°29'41" West, 69.85 feet; thence North 12°30'19" East, 40.90 feet; thence South 77°29'41" East, 69.85 feet to the True Point of Beginning. All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 563.38 feet; thence North 88°57'08" West, 153.64 feet to the True Point of Beginning of the tract to be herein described; thence South 09°51'52" West, 45.95 feet; thence North 80°08'08" West, 64.95 feet; thence North 09°51'52" East, 45.95 feet; thence South 80°08'08" East, 64.95 feet to the True Point of Beginning. All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 632.84 feet; thence North 88°57'08" West, 181.81 feet to the True Point of Beginning of the tract to be herein described; thence South 12°15'13" West, 51.95 feet; thence North 77°44'47" West, 61.00 feet; thence North 12°15'13" East, 51.95 feet; thence South 77°44'47" East, 61.00 feet to the True Point of Beginning. All that part of Lot 1, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 15; thence South 88°57'08" East, along the North line of said Southwest Quarter, 250.00 feet; thence South 01°02'52" West, 702.89 feet; thence North 88°57'08" West, 187.09 feet to the True Point of Beginning of the tract to be herein described; thence South 24°57'26" West, 51.95 feet; thence North 65°02'34" West, 61.00 feet; thence North 24°57'26" East, 51.95 feet; thence South 65°02'34" East, 61.00 feet to the True Point of Beginning. Containing 20,041 square feet, more or less.

IN WITNESS WHEREOF: ANDERSON-PURZELL L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, hereby caused these presents to be executed this 21 day of April, 2003.

ANDERSON PURZELL L.L.C.

Ray Springer, Managing Member — Owner of Tract 1-D
NO SEAL

STATE OF Missouri } ss
COUNTY OF Platte }

Be it remembered that on this 21 day of April, 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ray Springer, to me personally known, who being by me duly sworn, did say that he is Managing Member of ANDERSON-PURZELL L.L.C., A MISSOURI LIMITED LIABILITY COMPANY and that said instrument was signed in behalf of said company and that said Ray Springer, acknowledged said instrument to be the free act and deed of said company.

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

Notary Public
My Commission Expires:
M. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 23, 2005

IN WITNESS WHEREOF: C&Z HOMES INC, having caused these presents to be executed this 21 day of April 2003.

C&Z HOMES INC.

Ray Springer, President — Owner of Lots 18, 19, 20 & 21
NO SEAL

STATE OF Missouri } ss
COUNTY OF Platte }

Be it remembered that on this 21 day of April 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ray Springer, to me personally known, who being by me duly sworn, did say that he is President of C&Z HOMES INC. and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Ray Springer, 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.

Notary Public
My Commission Expires:
M. BURNS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Aug. 23, 2005

APPROVED
NO PLAT REQUIRED

Cab. F
4/9/03

I HEREBY CERTIFY: that Lot Split 0324 of the VILLAS OF NORTH BROOK 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: 4-21-03 Signed: W. James Scheve, PLS 1380

John L. Pattison & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
Kansas City, Missouri 64121

DATE: 03-24-03 | Job No.: 03176 | File Name: NB-SPLIT

J:\SURVEY\NB-2470\NB-SPLIT

http://www.ClayCoGov.com