Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 9A-9D, 10A-10D, 11A-11D AND TRACT B-3 OF LOT B
BENSON PLACE TOWNHOMES – FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 2 OF 2

Lot 9A
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, 1636.12 feet; thence North 00°41'52" East, 1039.21 feet; thence North 63°29'50" West, 53.00 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 63°29'50" West, 21.20 feet; thence North 26°30'10" East, 88.14 feet; thence South 63°29'50" East, 21.20 feet; thence South 26°30'10" West, 88.14 feet to the True Point of Beginning. Containing 1869 square feet, more or less.

Lot 9B
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, 1636.12 feet; thence North 00°41'52" East, 1039.21 feet; thence North 63°29'50" West, 37.55 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 63°29'50" West, 16.25 feet; thence North 26°30'10" East, 88.14 feet; thence South 63°29'50" East, 16.25 feet; thence South 26°30'10" West, 88.14 feet to the True Point of Beginning. Containing 1433 square feet, more or less.

Lot 9C
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, 1636.12 feet; thence North 00°41'52" East, 1039.21 feet; thence North 63°29'50" West, 21.28 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 63°29'50" West, 16.27 feet; thence North 26°30'10" East, 88.14 feet; thence South 63°29'50" East, 16.27 feet; thence South 26°30'10" West, 88.14 feet to the True Point of Beginning. Containing 1434 square feet, more or less.

Lot 9D
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, 1636.12 feet; thence North 00°41'52" East, 1039.21 feet to the True Point of Beginning of the tract to be herein described; thence North 63°29'50" West, 21.28 feet; thence North 26°30'10" East, 88.14 feet; thence South 63°29'50" East, 21.28 feet; thence South 26°30'10" West, 88.14 feet to the True Point of Beginning. Containing 1876 square feet, more or less.

Lot 10A
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, 1715.82 feet; thence North 00°41'52" East, 1007.07 feet; thence North 67°04'30" West, 53.80 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 67°04'30" West, 21.19 feet; thence North 22°55'10" East, 88.14 feet; thence South 67°04'30" East, 21.19 feet; thence South 22°55'10" West, 88.14 feet to the True Point of Beginning. Containing 1868 square feet, more or less.

Lot 10B
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, 1715.82 feet; thence North 00°41'52" East, 1007.07 feet; thence North 67°04'30" West, 37.54 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 67°04'30" West, 16.26 feet; thence North 22°55'10" East, 88.14 feet; thence South 67°04'30" East, 16.26 feet; thence South 22°55'10" West, 88.14 feet to the True Point of Beginning. Containing 1433 square feet, more or less.

Lot 10C
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, 1715.82 feet; thence North 00°41'52" East, 1007.07 feet; thence North 67°04'30" West, 21.30 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 67°04'30" West, 16.24 feet; thence North 22°55'10" East, 88.14 feet; thence South 67°04'30" East, 16.24 feet; thence South 22°55'10" West, 88.14 feet to the True Point of Beginning. Containing 1431 square feet, more or less.

Lot 10D
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, 1715.82 feet; thence North 00°41'52" East, 1007.07 feet to the True Point of Beginning of the tract to be herein described; thence North 67°04'30" West, 21.30 feet; thence North 22°55'10" East, 88.14 feet; thence South 67°04'30" East, 21.30 feet; thence South 22°55'10" West, 88.14 feet to the True Point of Beginning. Containing 1878 square feet, more or less.

Lot 11A
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, 1794.78 feet; thence North 00°41'52" East, 979.93 feet; thence North 70°30'09" West, 53.63 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 70°30'09" West, 21.26 feet; thence North 19°29'51" East, 88.14 feet; thence South 70°30'09" East, 21.26 feet; thence South 19°29'51" West, 88.14 feet to the True Point of Beginning. Containing 1873 square feet, more or less.

Lot 11B
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, 1794.78 feet; thence North 00°41'52" East, 979.93 feet; thence North 70°30'09" West, 37.35 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 70°30'09" West, 16.28 feet; thence North 19°29'51" East, 88.14 feet; thence South 70°30'09" East, 16.28 feet; thence South 19°29'51" West, 88.14 feet to the True Point of Beginning. Containing 1434 square feet, more or less.

Lot 11C
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, 1794.78 feet; thence North 00°41'52" East, 979.93 feet; thence North 70°30'09" West, 21.12 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 70°30'09" West, 16.23 feet; thence North 19°29'51" East, 88.14 feet; thence South 70°30'09" East, 16.23 feet; thence South 19°29'51" West, 88.14 feet to the True Point of Beginning. Containing 1430 square feet, more or less.

Lot 11D
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, 1794.78 feet; thence North 00°41'52" East, 979.93 feet to the True Point of Beginning of the tract to be herein described; thence North 70°30'09" West, 21.12 feet; thence North 19°29'51" East, 88.14 feet; thence South 70°30'09" East, 20.68 feet; thence South 13°36'17" West, 4.30 feet; thence South 19°29'51" West, 83.87 feet to the True Point of Beginning. Containing 1842 square feet, more or less.

Tract B-3
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, 1526.22 feet; thence North 07°41'52" East, 1045.37 feet to a point on the Easterly right-of-way line of N. McKinley Avenue, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 27°38'29" East, along said right-of-way line, 11.96 feet; thence Northerly continuing along said right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 2035.00 feet, an arc distance of 17.30 feet; thence Northerly and Easterly 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 25.00 feet, an arc distance of 38.67 feet to a point on the Southerly right-of-way line of N.E. 97th Terrace, as now established; thence Easterly, along said Southerly right-of-way line, on a curve to the left, having a common tangent with the last described course and a radius of 1230.00 feet, an arc distance of 223.89 feet; thence South 13°38'17" West, 165.58 feet; thence North 64°28'23" West, 291.25 feet to the True Point of Beginning. Except the following described tracts of land. All of the above tracts of land described as Lots 9A–9D, 10A–10D and 11A–11D. Containing 21830 square feet or 0.50 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 2nd day of September 2005.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds, Vice President and General Manager of Residential Development (NO SEAL)

Attested By: Donald K. Hagan, Secretary (NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 2nd day of September 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. 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 — 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 2nd day of September 2005.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

Robert A. Washam, President (NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } ss

Be it remembered that on this 2nd day of September 2005, 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 — Notary Public

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

I HEREBY CERTIFY, that Lot Split 0.5E 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: 8-29-05 Signed: W. James Schone, PLS 1989

John F. Lutjen & Associates, Inc.
Civil Engineers – Land Surveyors
Landscape Architects
8300 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 08-27-05 | Job No. 03216 | File Name–BTH-1-M

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

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