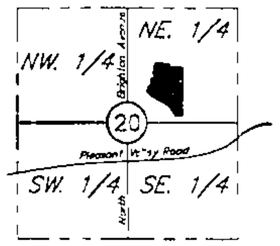
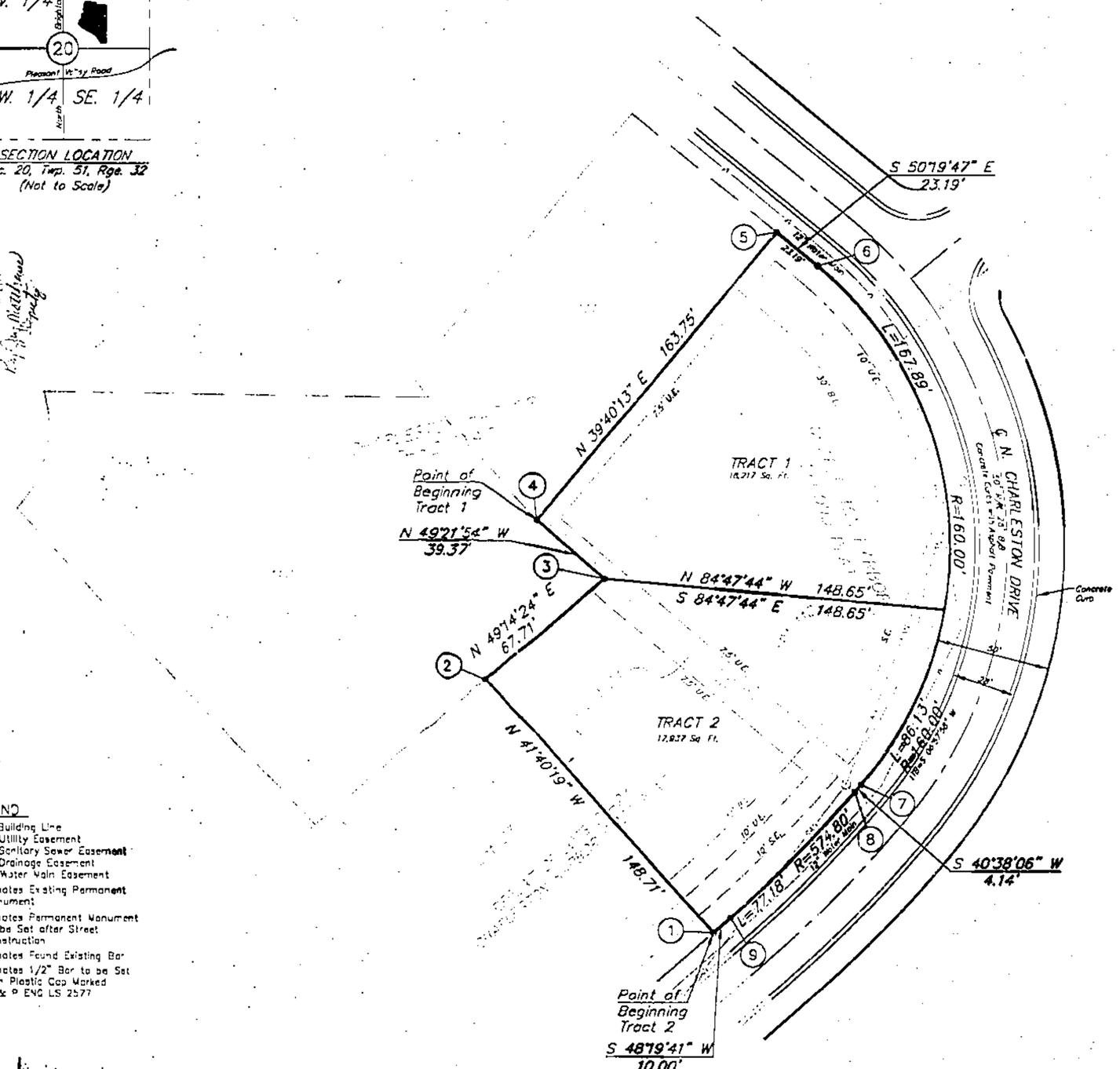
CERTIFICATE OF SURVEY
OF LOTS 109 & 110, CHARLESTON HARBOR SECOND PLAT
AND LOT 24, REPLAT OF LOTS 21–24, CHARLESTON HARBOR FIRST PLAT

Kansas City, Clay County, Missouri



SECTION LOCATION
Sec. 20, Twp. 51, Rge. 32
(Not to Scale)



LEGEND
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

N

SCALE: 1"=30'
0' 3'7.5'15' 30' 60'

DESCRIPTIONS:

TRACT 1:

All of Lot 109 and all that part of Lot 110, CHARLESTON HARBOR SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, described as follows:

Beginning at the Westernmost Corner of said Lot 109;
Thence North 39°40'13" East, a distance of 163.75 feet to the Northernmost Corner of said Lot 109, said Corner being on the Plotted right-of-way line of N. Charleston Drive;
Thence South 50°19'47" East, along said right-of-way line, a distance of 23.19 feet to a point of curve;
Thence continuing along said right-of-way line, along a curve to the right, having a radius of 160.00 feet, an arc distance of 167.89 feet;
Thence North 84°47'44" West, a distance of 148.65 feet to a point on the Southwesterly line of said Lot 110;
Thence North 49°21'54" West, a distance of 39.37 feet to the Point of Beginning.
Containing 18,217 Square Feet, more or less.

TRACT 2:

All of Lot 24, REPLAT OF LOTS 21 – 24, CHARLESTON HARBOR FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, and all that part of Lot 110, CHARLESTON HARBOR SECOND PLAT, a subdivision in said City, County, and State, more particularly described as follows:

Beginning at the Southernmost Corner of said Lot 24;
Thence North 41°40'19" West, a distance of 148.71 feet to the Westernmost Corner of said Lot 24;
Thence North 49°14'24" East, a distance of 67.71 feet to the Northernmost Corner of said Lot 24;
Thence South 84°47'44" East, a distance of 148.65 feet to a point on the plotted Westerly right-of-way line of N. Charleston Drive;
Thence Southwesterly, along said right-of-way line, along a curve to the right, having an initial tangent bearing of South 06°37'58" West, a radius of 160.00 feet, an arc distance of 86.13 feet to a point of tangency;
Thence South 40°38'06" West, a distance of 4.14 feet to a point of curve;
Thence along a curve to the right, to which the preceding course is tangent, having a radius of 574.80 feet, an arc distance of 7.18 feet to a point of tangency;
Thence South 48°19'41" West, a distance of 10.00 feet to the Point of Beginning.
Containing 17,937 Square Feet, more or less.

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	338,689.939	848,378.88'
2	338,723.793	848,348.748
3	338,737.265	848,364.379
4	338,745.080	848,355.273
5	338,783.495	848,387.132
6	338,778.984	848,392.572
7	338,709.693	848,398.448
8	338,708.735	848,397.626
9	338,691.955	848,381.157

NOTE: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983 and as amended), West zone and using a combined grid factor of 0.9999033. The coordinates are listed in meters.

IN WITNESS WHEREOF: CCC Development Company, L.L.C., a Missouri Limited Liability Company, licensed to do business in the State of Missouri, has caused these presents to be executed this [illegible] day of [illegible]

CCC Development Company, L.L.C.

Tony Cucchiara, Member

State of Missouri }
County of [illegible] } S.S.

Be it remembered that on this [illegible] day of [illegible] before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Tony Cucchiara, to me personally known, who being by me duly sworn, did say that he is a Member of CCC Development Company, L.L.C., a Limited Liability Company, and that said instrument was signed in behalf of said Company by the authority of its Members and that said Tony Cucchiara acknowledged said instrument to be the free act and deed of said Company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: [illegible]

Notary Public

ROBERT C. PARKS
Notary Public - Notary Seal
STATE OF MISSOURI
Ray County
My Commission Expires April 15, 2007

Note:

There are no public utilities in the side and rear yard utility easements. All public utilities are in the front yard utility easements adjacent to N. Charleston Drive.

CERTIFICATION:

I hereby certify that this Survey is based on an actual survey made by me or under my direct supervision and said survey meets or exceeds the requirements of the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that the Section and Sectional Subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this Plat of Survey.

APPROVED
NOTICE NOT REQUIRED
CITY [illegible]

STATE OF MISSOURI
13-2377
ERIC W. WAGNER
REGISTERED LAND SURVEYOR

3/20/04
Eric A. Rehm, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyer, any other color is not an original copy.

Cal. F
3/10/04 DK

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-6202 FAX (816)252-3712
WEISKIRCHEL.NET

CERTIFICATE OF SURVEY LOTS 109 & 110,
CHARLESTON HARBOR SECOND PLAT, & LOT 24,
REPLAT OF LOTS 21-24, CHARLESTON HARBOR FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3213
SCALE:	NOTED
DATE:	11/18/03
DRAFTER:	J.A.N.
CK'D BY:	E.A.P.
SHEET - OF	1 OF 1

Clay County, Missouri
Land Survey Document
S64409
2004 APR 16 A 9:20 PM
http://www.ClayCoGov.com