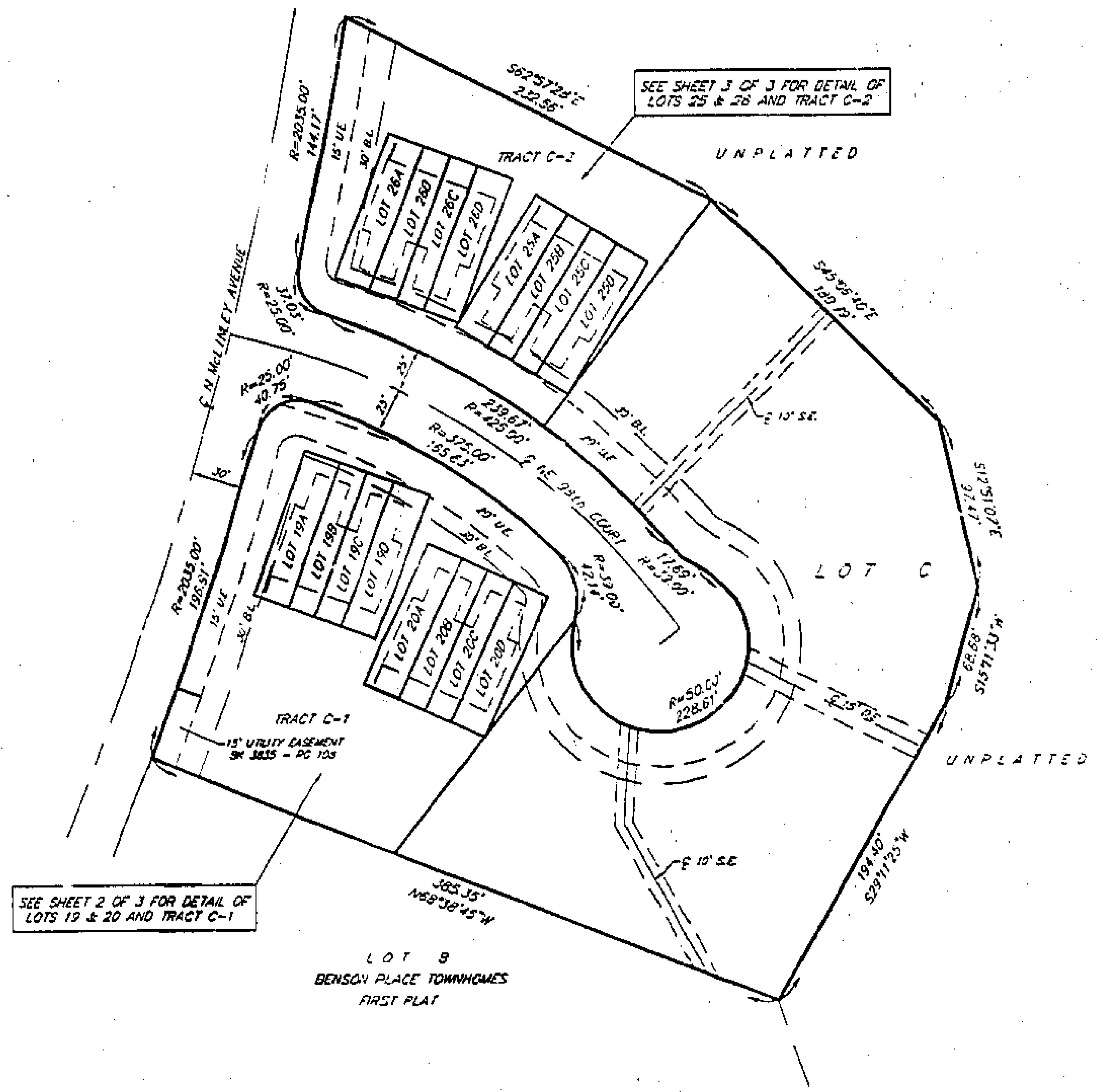
Clay County, Missouri
Land Survey Document

# CERTIFICATE OF SURVEY

**LOTS 19A–19D, 20A–20D AND TRACT C–1 OF LOT C**
**LOTS 25A–25D, 26A–26D AND TRACT C–2 OF LOT C**
**BENSON PLACE TOWNHOMES – SECOND PLAT**
**A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI**
**SHEET 1 OF 3**

S66425

STATE OF MO. CLAY COUNTY
I CERTIFY INSTR. RECD.
2004 APR 26 P 2:31
[illegible]
DEPUTY




I HEREBY CERTIFY: that Lot Split 0417 of the BENSON PLACE TOWNHOMES – SECOND 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: 4-16-04 Signed: [signature]
W. James Schorr, PLS 1189

**LEGEND**

B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
D.E. – STORM DRAINAGE EASEMENT
S.E. – SANITARY SEWER EASEMENT

Lot 19A
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1513.14 feet; thence North 89°28'34" West, 814.66 feet; thence North 69°59'58" West, 53.80 feet to the True Point of Beginning of the tract to be herein described; thence South 20°00'02" West, 88.08 feet; thence North 69°59'58" West, 21.25 feet; thence North 20°00'02" East, 88.08 feet; thence South 69°59'58" East, 21.25 feet to the True Point of Beginning. Containing 1,872 square feet, more or less.

Lot 19B
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1513.14 feet; thence North 89°28'34" West, 814.66 feet; thence North 69°59'58" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence South 20°00'02" West, 88.08 feet; thence North 69°59'58" West, 16.30 feet; thence North 20°00'02" East, 88.08 feet; thence South 69°59'58" East, 16.30 feet to the True Point of Beginning. Containing 1,435 square feet, more or less.

Lot 19C
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1513.14 feet; thence North 89°28'34" West, 814.66 feet; thence North 69°59'58" West, 21.27 feet to the True Point of Beginning of the tract to be herein described; thence South 20°00'02" West, 88.08 feet; thence North 69°59'58" West, 16.23 feet; thence North 20°00'02" East, 88.08 feet; thence South 69°59'58" East, 16.23 feet to the True Point of Beginning. Containing 1,429 square feet, more or less.

Lot 19D
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1513.14 feet; thence North 89°28'34" West, 814.66 feet to the True Point of Beginning of the tract to be herein described; thence South 20°00'02" West, 88.08 feet; thence North 69°59'58" West, 21.27 feet; thence North 20°00'02" East, 88.08 feet; thence South 69°59'58" East, 21.27 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 20A
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1434.92 feet; thence North 89°28'34" West, 746.59 feet; thence North 65°35'59" West, 53.72 feet to the True Point of Beginning of the tract to be herein described; thence South 24°24'01" West, 88.09 feet; thence North 65°35'59" West, 21.22 feet; thence North 24°24'01" East, 88.09 feet; thence South 65°35'59" East, 21.22 feet to the True Point of Beginning. Containing 1,869 square feet, more or less.

Lot 20B
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1434.92 feet; thence North 89°28'34" West, 746.59 feet; thence North 65°35'59" West, 37.44 feet to the True Point of Beginning of the tract to be herein described; thence South 24°24'01" West, 88.09 feet; thence North 65°35'59" West, 16.28 feet; thence North 24°24'01" East, 88.09 feet; thence South 65°35'59" East, 16.28 feet to the True Point of Beginning. Containing 1,434 square feet, more or less.

Lot 20C
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1434.92 feet; thence North 89°28'34" West, 746.59 feet; thence North 65°35'59" West, 21.20 feet to the True Point of Beginning of the tract to be herein described; thence South 24°24'01" West, 88.09 feet; thence North 65°35'59" West, 16.24 feet; thence North 24°24'01" East, 88.09 feet; thence South 65°35'59" East, 16.24 feet to the True Point of Beginning. Containing 1,431 square feet, more or less.

Lot 20D
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1434.92 feet; thence North 89°28'34" West, 746.59 feet to the True Point of Beginning of the tract to be herein described; thence South 24°24'01" West, 88.09 feet; thence North 65°35'59" West, 21.20 feet; thence North 24°24'01" East, 88.09 feet; thence South 65°35'59" East, 21.20 feet to the True Point of Beginning. Containing 1,867 square feet, more or less.

Tract C-1
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1307.66 feet; thence North 89°28'34" West, 833.22 feet to a point on the Southerly line of said Lot C, said point being the True Point of Beginning of the tract to be herein described; thence North 68°38'45" West, along said Southerly line, 151.43 feet to a point on the Easterly right-of-way line of N. McKinley Avenue, as now established; thence Northerly, along said right-of-way line, on a curve to the left, having an initial tangent bearing of North 21°20'49" East and a radius of 2035.00 feet, an arc distance of 196.51 feet; thence Northeasterly, 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 40.75 feet to a point on the Southerly right-of-way line of NE 58th Court, as now established; thence Easterly, 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 375.00 feet, an arc distance of 155.63 feet; thence Southeasterly, 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 53.00 feet, an arc distance of 42.14 feet; thence South 37°54'30" West, 168.54 feet to the True Point of Beginning. Containing 25,891 square feet, 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 ____ day of ________ 2004.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

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

Attested by: [signature]
Donald K. Hagan Secretary
(NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 14th day of April 2004 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 [signature] Notary Public

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

Cab. F
5/4/04 DN

Lot 25A
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1644.81 feet; thence North 89°28'34" West, 690.92 feet; thence North 58°35'55" West, 53.70 feet to the True Point of Beginning of the tract to be herein described; thence South 31°24'05" West, 88.12 feet; thence North 58°35'55" West, 21.23 feet; thence North 31°24'05" East, 88.12 feet; thence South 58°35'55" East, 21.23 feet to the True Point of Beginning. Containing 1,871 square feet, more or less.

Lot 25B
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1644.81 feet; thence North 89°28'34" West, 690.92 feet; thence North 58°35'55" West, 37.47 feet to the True Point of Beginning of the tract to be herein described; thence South 31°24'05" West, 88.12 feet; thence North 58°35'55" West, 16.23 feet; thence North 31°24'05" East, 88.12 feet; thence South 58°35'55" East, 16.23 feet to the True Point of Beginning. Containing 1,430 square feet, more or less.

Lot 25C
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1644.81 feet; thence North 89°28'34" West, 690.92 feet; thence North 58°35'55" West, 21.19 feet to the True Point of Beginning of the tract to be herein described; thence South 31°24'05" West, 88.12 feet; thence North 58°35'55" West, 16.28 feet; thence North 31°24'05" East, 88.12 feet; thence South 58°35'55" East, 16.28 feet to the True Point of Beginning. Containing 1,434 square feet, more or less.

Lot 25D
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1644.81 feet; thence North 89°28'34" West, 690.92 feet to the True Point of Beginning of the tract to be herein described; thence South 31°24'05" West, 88.12 feet; thence North 58°35'55" West, 21.19 feet; thence North 31°24'05" East, 88.12 feet; thence South 58°35'55" East, 21.19 feet to the True Point of Beginning. Containing 1,868 square feet, more or less.

Lot 26A
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1694.55 feet; thence North 89°28'34" West, 768.62 feet; thence North 69°30'02" West, 53.80 feet to the True Point of Beginning of the tract to be herein described; thence South 20°29'58" West, 88.19 feet; thence North 69°30'02" West, 21.16 feet; thence North 20°29'58" East, 88.19 feet; thence South 69°30'02" East, 21.16 feet to the True Point of Beginning. Containing 1,866 square feet, more or less.

Lot 26B
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1694.55 feet; thence North 89°28'34" West, 768.62 feet; thence North 69°30'02" West, 37.51 feet to the True Point of Beginning of the tract to be herein described; thence South 20°29'58" West, 88.19 feet; thence North 69°30'02" West, 16.29 feet; thence North 20°29'58" East, 88.19 feet; thence South 69°30'02" East, 16.29 feet to the True Point of Beginning. Containing 1,437 square feet, more or less.

Lot 26C
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1694.55 feet; thence North 89°28'34" West, 768.62 feet; thence North 69°30'02" West, 21.24 feet to the True Point of Beginning of the tract to be herein described; thence South 20°29'58" West, 88.19 feet; thence North 69°30'02" West, 16.27 feet; thence North 20°29'58" East, 88.19 feet; thence South 69°30'02" East, 16.27 feet to the True Point of Beginning. Containing 1,435 square feet, more or less.

Lot 26D
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1694.55 feet; thence North 89°28'34" West, 768.62 feet to the True Point of Beginning of the tract to be herein described; thence South 20°29'58" West, 85.97 feet; thence South 31°24'05" West, 2.25 feet; thence North 69°30'02" West, 20.82 feet; thence North 20°29'58" East, 88.19 feet; thence South 69°30'02" East, 21.24 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Tract C-2
All that part of Lot C, BENSON PLACE TOWNHOMES – SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32 West, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1532.39 feet; thence North 89°28'34" West, 749.54 feet to a point on the Northerly right-of-way line of NE 58th Court, as now established, said point being the True Point of Beginning of the tract to be herein described; thence Westerly along said right-of-way line, on a curve to the left, having an initial tangent bearing of North 53°04'40" West and a radius of 425.00 feet, an arc distance of 135.35 feet; thence Northwesterly, 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 37.03 feet to a point on the Easterly right-of-way line of N. McKinley Avenue, as now established; thence Northerly, 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 2035.00 feet, an arc distance of 144.17 feet to the Northwest corner of said Lot C; thence South 62°37'20" East, along the Northerly line of said Lot C, 232.56 feet; thence South 36°18'41" West, 160.42 feet to the True Point of Beginning. Containing 17,134 square feet, more or less.

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 ____ day of ________, 2004.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

[signature]
Robert A. Washam President
(NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 14th day of April, 2004, 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 [signature] Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires [illegible]

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
[signatures] 4/21/04

**John I. 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: 04-10-04 | JOB No.– 04008/9 | File Name–B1 | –M

Z:\SURVEY\BENSON\BENTWNHM\PH-2 LOT SPLITS\BTH-2-M

http://www.ClayCoGov.com