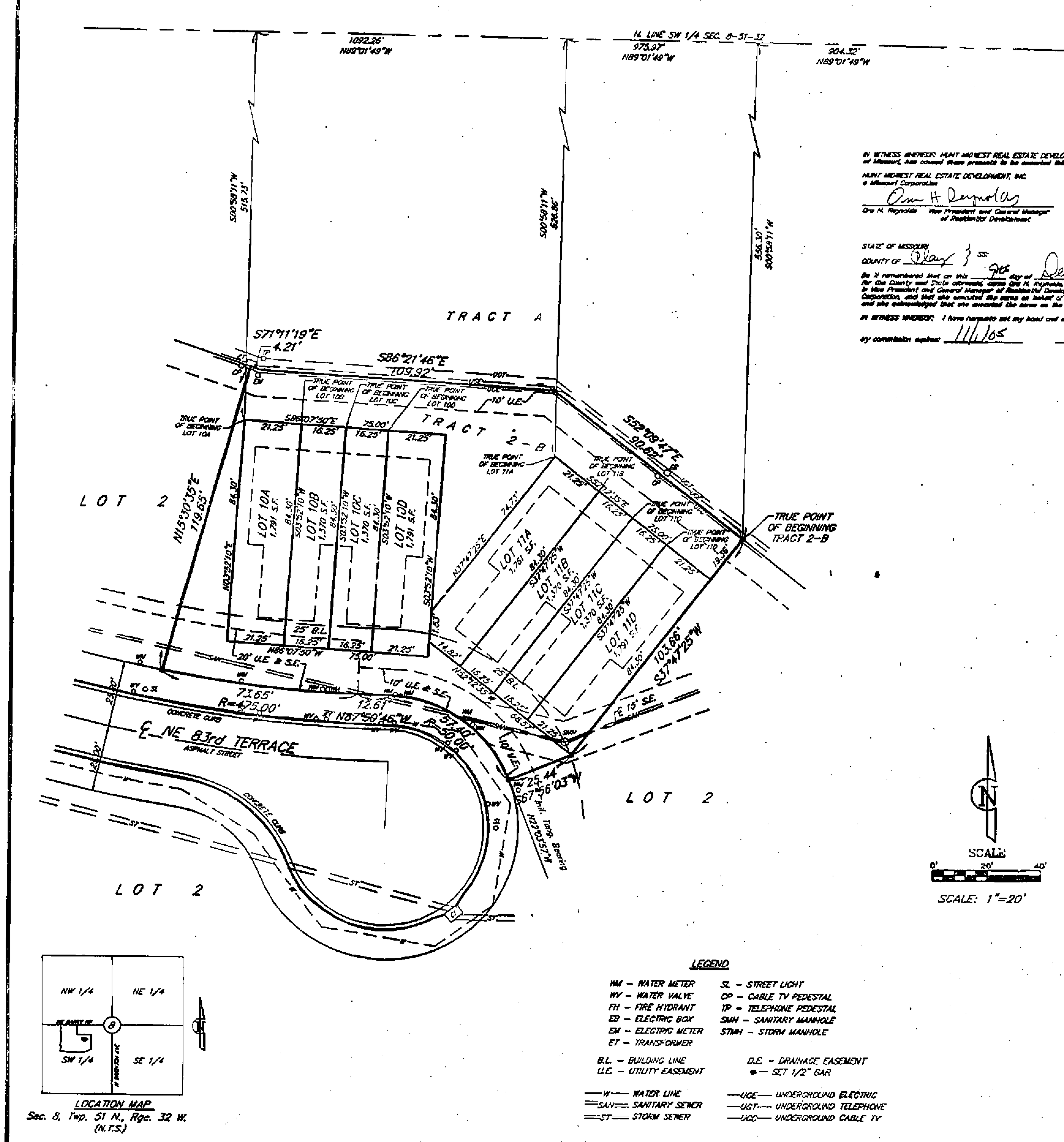
Clay County, Missouri
Land Survey Document



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 December 2004.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds, Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan, Secretary

STATE OF MISSOURI
COUNTY OF Clay } SS

Be it remembered that on this 9th day of December 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

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

CERTIFICATE OF SURVEY

LOTS 10A-10D, 11A-11D & TRACT 2-B OF LOT 2
BRIGHTON WOODS NORTH - FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 2 OF 2

Lot 10A

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1092.26 feet; thence South 00°58'11" West, 515.73 feet to the True Point of Beginning of the tract to be herein described; thence South 86°07'50" East, 21.25 feet; thence South 03°52'10" West, 84.30 feet; thence North 86°07'50" West, 21.25 feet; thence North 03°52'10" East, 84.30 feet to the True Point of Beginning. Containing 1,791 square feet, more or less.

Lot 10B

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1092.26 feet; thence South 00°58'11" West, 515.73 feet; thence South 86°07'50" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 86°07'50" East, 16.25 feet; thence South 03°52'10" West, 84.30 feet; thence North 86°07'50" West, 16.25 feet; thence North 03°52'10" East, 84.30 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 10C

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1092.26 feet; thence South 00°58'11" West, 515.73 feet; thence South 86°07'50" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 86°07'50" East, 16.25 feet; thence South 03°52'15" West, 84.30 feet; thence North 86°07'50" West, 16.25 feet; thence North 03°52'10" East, 84.30 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 10D

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 1092.26 feet; thence South 00°58'11" West, 515.73 feet; thence South 86°07'50" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 86°07'50" East, 21.25 feet; thence South 03°52'10" West, 84.30 feet; thence North 86°07'50" West, 21.25 feet; thence North 03°52'10" East, 84.30 feet to the True Point of Beginning. Containing 1,791 square feet, more or less.

Lot 11A

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 975.97 feet; thence South 00°58'11" West, 526.86 feet to the True Point of Beginning of the tract to be herein described; thence South 52°12'35" East, 21.25 feet; thence South 37°47'25" West, 84.30 feet; thence North 52°12'35" West, 14.82 feet; thence North 03°52'10" East, 11.53 feet; thence North 37°47'25" East, 74.73 feet to the True Point of Beginning. Containing 1,761 square feet, more or less.

Lot 11B

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 975.97 feet; thence South 00°58'11" West, 526.86 feet; thence South 52°12'35" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 52°12'35" East, 16.25 feet; thence South 37°47'25" West, 84.30 feet; thence North 52°12'35" West, 16.25 feet; thence North 37°47'25" East, 84.30 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 11C

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 975.97 feet; thence South 00°58'11" West, 526.86 feet; thence South 52°12'35" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 52°12'35" East, 16.25 feet; thence South 37°47'25" West, 84.30 feet; thence North 52°12'35" West, 16.25 feet; thence North 37°47'25" East, 84.30 feet to the True Point of Beginning. Containing 1,370 square feet, more or less.

Lot 11D

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 975.97 feet; thence South 00°58'11" West, 526.86 feet; thence South 52°12'35" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 52°12'35" East, 21.25 feet; thence South 37°47'25" West, 84.30 feet; thence North 52°12'35" West, 21.25 feet; thence North 37°47'25" East, 84.30 feet to the True Point of Beginning. Containing 1,791 square feet, more or less.

Tract 2-B

All that part of Lot 2, BRIGHTON WOODS NORTH - FIRST PLAT, a subdivision of land in the Southwest Quarter of Section 8, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southwest Quarter of said Section 8; thence North 89°01'49" West, along the North line of said Southwest Quarter, 904.32 feet; thence South 00°58'11" West, 556.30 feet to a point on the Northerly line of said Lot 2; thence South 37°47'25" West, 103.66 feet; thence South 67°56'03" West, 25.44 feet to a point on the Northerly right-of-way line of NE 83rd Terrace, as now established; thence Northerly and Westerly, along said right-of-way line, on a curve to the left, having an initial tangent bearing of North 22°03'57" West and a radius of 50.00 feet, an arc distance of 57.40 feet; thence North 87°50'45" West, continuing along said right-of-way line, 12.61 feet; thence Westerly, continuing along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 475.00 feet, an arc distance of 73.65 feet; thence North 15°30'35" East, 119.65 feet to a point on the Northerly line of said Lot 2; thence South 71°11'19" East, along said Northerly line, 4.21 feet; thence South 86°21'46" East, along said Northerly line, 109.92 feet; thence South 52°09'47" East, along said Northerly line, 90.62 feet to the True Point of Beginning. Except the following described tracts of land, All of the above tracts of land described as Lots 10A-10D and 11A-11D. Containing 8,922 square feet, more or less.

I HEREBY CERTIFY: that Lot Split 0480 of the BRIGHTON WOODS NORTH - 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: 12-13-04 Signed: W. James Schoen, PLS 1389

LUTJEN
Lutjen, Inc.
surveying
planning
engineering
landscape architecture

DATE: 12-06-04 | Job No. - U4360 | File Name - BW-1-N-M

Cal. F 1/10/05

J:\SURVEY\BRIGHTON\BWNORTH\FIRST PLAT\LOT SPLITS\BW-1-N-M

http://www.ClayCoGov.com