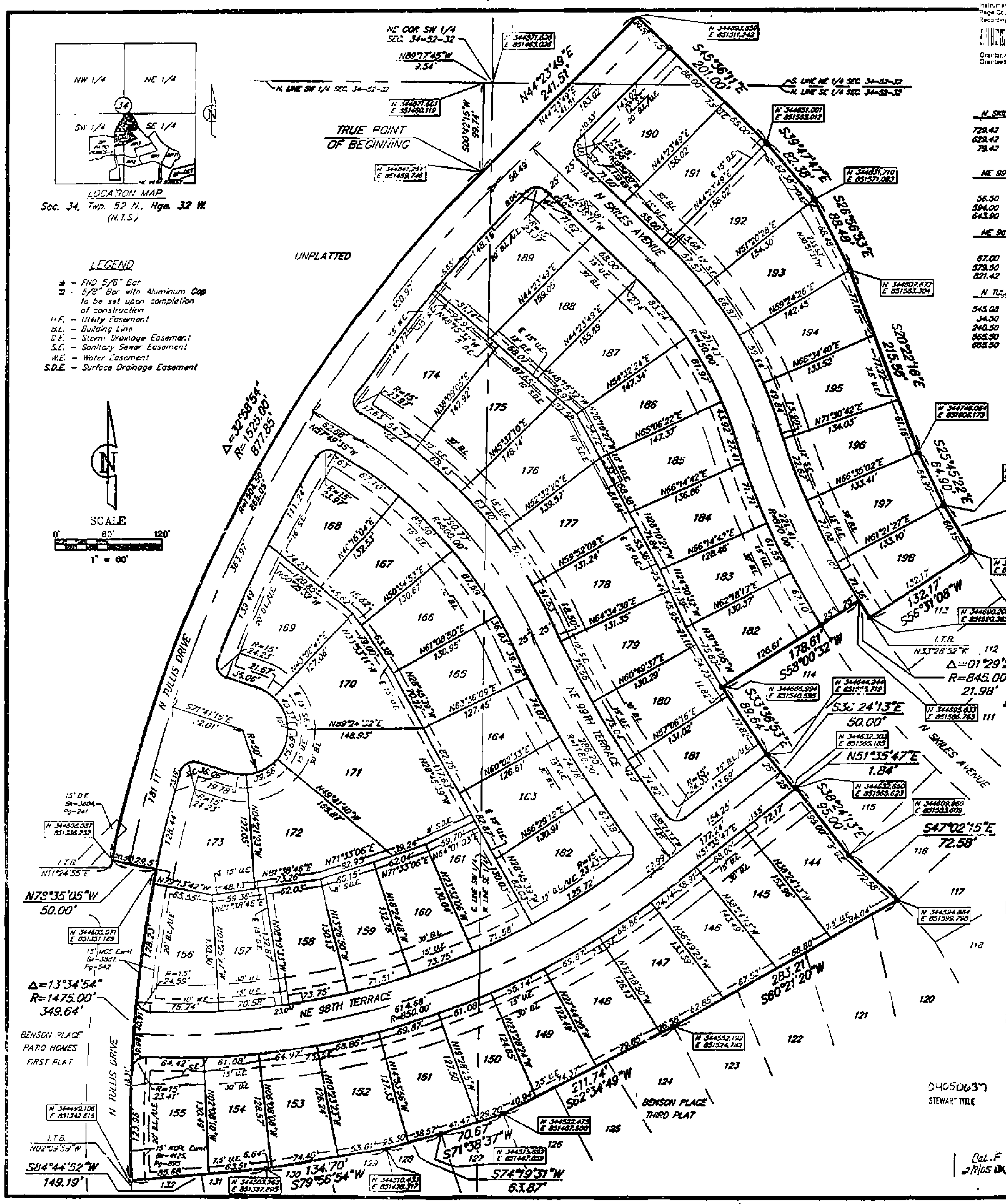
Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 01/26/2006 at 02:33:59 PM
Instrument Number: 2006003636
Book: F Page: 170
Instrument Type PL
Page Count 1
Recording Fee 100.00
Robert T Sevier, Recorder
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee BENSON PLACE FOURTH PLAT

BENSON PLACE—FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STREET GRADES

GRADE POINT	ELEV.	V.C.T.
N. SKILES AVENUE		
729.42 Feet Southerly of the Centerline of N. Tullis Drive	266.59	-----
629.42 Feet Southerly of the Centerline of N. Tullis Drive	268.13	100.00'
79.42 Feet Southerly of the Centerline of N. Tullis Drive	244.91	62.50'
Centerline of N. Tullis Drive	246.56	-----
NE 99TH TERRACE		
Centerline of N. Tullis Drive	240.12	-----
56.50 Feet Southerly of the Centerline of N. Tullis Drive	238.95	37.50'
594.00 Feet Southerly of the Centerline of N. Tullis Drive	254.72	25.00'
643.90 Feet Southerly of the Centerline of N. Tullis Drive	255.76	-----
NE 98TH TERRACE		
Centerline of N. Tullis Drive	229.57	-----
67.00 Feet Easterly of the Centerline of N. Tullis Drive	228.17	50.00'
579.50 Feet Easterly of the Centerline of N. Tullis Drive	252.45	25.00'
821.42 Feet Easterly of the Centerline of N. Tullis Drive	261.58	-----
N. TULLIS DRIVE		
545.08 Feet Southerly of the Centerline of NE 99th Terr.	232.22	-----
34.50 Feet Southerly of the Centerline of NE 99th Terr.	239.37	100.00'
240.50 Feet Northerly of the Centerline of NE 99th Terr.	244.87	100.00'
565.50 Feet Northerly of the Centerline of NE 99th Terr.	248.82	100.00'
665.50 Feet Northerly of the Centerline of NE 99th Terr.	253.54	-----

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter, the Northeast Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the N[illegible] corner of said Southwest Quarter; thence North 89°17'45" West along the North line of said Southwest Q[illegible] .54 feet; thence South 0°42'15" West, 99.74 feet to the True Point of Beginning of the tract to be herein described; thence North 44°23'49" East, 241.51 feet; thence South 45°36'11" East, 201.00 feet; thence South 39°47'47" East, 82.38 feet; thence South 26°56'53" East, 88.48 feet; thence South 20°22'16" East, 215.56 feet; thence South 25°45'22" East, 64.90 feet; thence South 30°10'18" East, 60.15 feet to the Northeasterly corner of BENSON PLACE – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 56°31'08" West, this and subsequent courses being along the Northerly line of said BENSON PLACE – THIRD PLAT, 132.17 feet; thence Northwesterly on a curve to the right, having an initial tangent bearing of North 33°28'52" West, a radius of 845.00 feet, a central angle of 01°29'24", an arc distance of 21.98 feet; thence South 58°00'32" West, 178.61 feet; thence South 33°36'53" East, 89.64 feet; thence South 38°24'13" East, 50.00 feet; thence North 51°35'47" East, 1.84 feet; thence South 38°24'13" East, 95.00 feet; thence South 47°02'15" East, 72.58 feet; thence South 60°21'20" West, 283.21 feet; thence South 62°34'49" West, 211.74 feet; thence South 71°38'37" West, 70.67 feet; thence South 74°19'31" West, 63.87 feet; thence South 79°56'54" West, 134.70 feet; thence South 84°44'52" West, 149.19 feet to the Northwest corner of said BENSON PLACE – THIRD PLAT, said point being also a point on the Easterly right-of-way line of N. Tullis Avenue, as now established; thence Northerly along said Easterly line, on a curve to the right, having an initial tangent bearing of North 02°09'39" West, a radius of 1475.00 feet, a central angle of 13°34'54", an arc distance of 349.64 feet; thence North 79°35'05" West, 50.00 feet; thence Northeasterly on a curve to the right, having an initial tangent bearing of North 11°24'35" East, a radius of 1525.00 feet, a central angle of 32°58'54", an arc distance of 877.85 feet to the True Point of Beginning. Containing 16.89 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

BENSON PLACE – FOURTH PLAT

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: Private open space will be reserved in future phases of Benson Place and shall be maintained by the Benson Place Homes Association.

NOTE: No vehicular access shall be allowed from Lots 155, 156, 168, 169, 173, 174, 189 and 190 onto N. Tullis Drive.

SURFACE DRAINAGE EASEMENT: The surface drainage easement is to be used for drainage only and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention Easement, recorded simultaneously herewithin.

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 24th day of [illegible], 2004.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

by: Ora H. Reynolds, V.P.
Ora H. Reynolds Vice President and General Manager of Residential Development

Attested By: [signature]
Donald K. Hagan Secretary

STATE OF MISSOURI } SS.
COUNTY OF CLAY }

Be it remembered that on this 24th day of [illegible], 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
DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County [illegible]
My Commission Expires November 1, 2005

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
CL-07	-----	-----	344089.072	850741.273
TURN. POINT 1	N82°13'47"E	690.26'	344097.885	850952.429
TURN. POINT 2	S49°44'21"E	123.64'	344073.494	850981.230
NW Cor NE 1/4 Sec. 3-51-32	S89°18'34"E	1480.66'	344068.053	851432.464
SE Cor SW 1/4 Sec. 34-52-32	S89°18'08"E	70.73'	344067.793	851454.017
NE Cor SW 1/4 Sec. 34-52-32	N00°38'32"E	2637.67'	344871.626	851463.026

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983 WEST ZONE, USING A COMBINED GRID FACTOR OF .9998996. COORDINATES ARE IN METERS.

CITY PLAN COMMISSION

Approved: April 6, 2004

[signature]
for Chairman
Charles F. [illegible]

[signature]
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

[signature]
For City Engineer
Stanley J. Harris, P.E.

[signature]
Acting Director
Stanley J. Harris, P.E.

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 041[illegible] duly authenticated as passed this 4th day of [illegible], 2004.

[signature]
Mayor
Kay Barnes

[signature]
City Clerk
Millie M. Crossland

D4050637
STEWART TITLE

Cab. F
2/1/05 [illegible]

This plat and survey of BENSON PLACE – FOURTH PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BENSON PLACE – FOURTH 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

11-19-04
Date

Signed: W. James Schoene
W. James Schoene, PLS #1989

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 10-20-04 | Job No. – 04022 | File Name– BP4-plat

http://www.ClayCoGov.com