Clay County, Missouri
Land Survey Document

LOT SPLIT SURVEY

TITLE COMMITMENT DESCRIPTION (PARENT PARCEL)

All that part of the Northwest Quarter of Section 18, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the West line of the East Half of the Northwest Quarter of Section 18, Township 51, Range 32, and 842.1 feet North of the Southwest corner thereof; thence East and parallel to the North line of the South Half of the South Half of the North Half of Section 18, Township 51, Range 32, a distance of 239 feet to a point in the center of Agnes Avenue; thence North 10 degrees 18 minutes West, a distance of 310 feet; thence West and parallel to the North line of the South Half of the South Half of the North Half of Section 18, Township 51 Range 32, a distance of approximately 183 feet to a point in the West line of the East Half of the Northwest Quarter of section 18, Township 51, Range 32; thence South in the West line of the East Half of the Northwest Quarter of Section 18, Township 51, Range 32, a distance of approximately 305 feet to the Point of Beginning, INCEPT any part in streets or roads.

RECOMMENDED DESCRIPTIONS

TRACT A:
A tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the East-Half of said Northwest Quarter; thence North 00 degrees 18 minutes 37 seconds East along the West line of said East-Half, a distance of 842.38 feet to the Point of Beginning of the tract of land herein to be described, said point also being on the South line of Kansas City, Missouri city limit; thence continuing North 00 degrees 18 minutes 37 seconds East along said West line, a distance of 139.73 feet; thence South 89 degrees 20 minutes 18 seconds West parallel with said South line of Kansas City city limit, a distance of 181.43 feet to the West Right-of-Way line of Agnes Avenue; thence South 09 degrees 40 minutes 09 seconds East along said West Right-of-Way line, a distance of 142.03 feet to said South line of said Kansas City city limit; thence North 89 degrees 20 minutes 18 seconds West along said South line, a distance of 206.04 feet to the Point of Beginning. Said tract contains 27,071 square feet or 0.62 acres, more or less.

TRACT B:
A tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 18, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the East-Half of said Northwest Quarter; thence North 00 degrees 18 minutes 37 seconds East along the West line of said East-Half, a distance of 982.11 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 00 degrees 18 minutes 37 seconds East along said West line, a distance of 165.00 feet; thence South 89 degrees 20 minutes 18 seconds East parallel with the South line of Kansas City, Missouri city limit, a distance of 152.38 feet to the West Right-of-Way line of Agnes Avenue; thence South 09 degrees 40 minutes 09 seconds East along said West Right-of-Way line, a distance of 167.72 feet; thence North 89 degrees 20 minutes 18 seconds West, a distance of 181.43 feet to the Point of Beginning. Said tract contains 27,538 square feet or 0.63 acres, more or less.

The undersigned proprietors of this parcel have caused the same to be subdivided in the manner shown hereon.

IN TESTIMONY WHEREOF: P. Wayne Kuhlman and Judith A. Kuhlman, husband and wife, have subscribed their names and caused this instrument to be executed this 5th day of April, 2005.

P. Wayne Kuhlman — Judith A. Kuhlman

STATE OF Arizona
COUNTY OF Santa Cruz

On this 5th day of April, 2005, before me, a Notary Public in and for said State, personally appeared P. Wayne Kuhlman and Judith A. Kuhlman, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: Oct. 1, 2005 — Notary Public

LINDA L. LOND
Notary Public - Arizona
Santa Cruz County
My Commission Expires
October 1, 2005

NOTES CORRESPONDING TO COMPATABLE SCHEDULE B EXCEPTIONS

(7) Easement granted to Kansas City Power and Light Company by instrument recorded in Book 398 at Page 174. This item does not affect the subject property and is plotted hereon.

(8) Right of way conveyance to Clay County, Missouri by the instrument recorded as Document No. B-879; in Book 604 at Page 314. This item affects the subject property (Parent Parcel) and is plotted hereon.

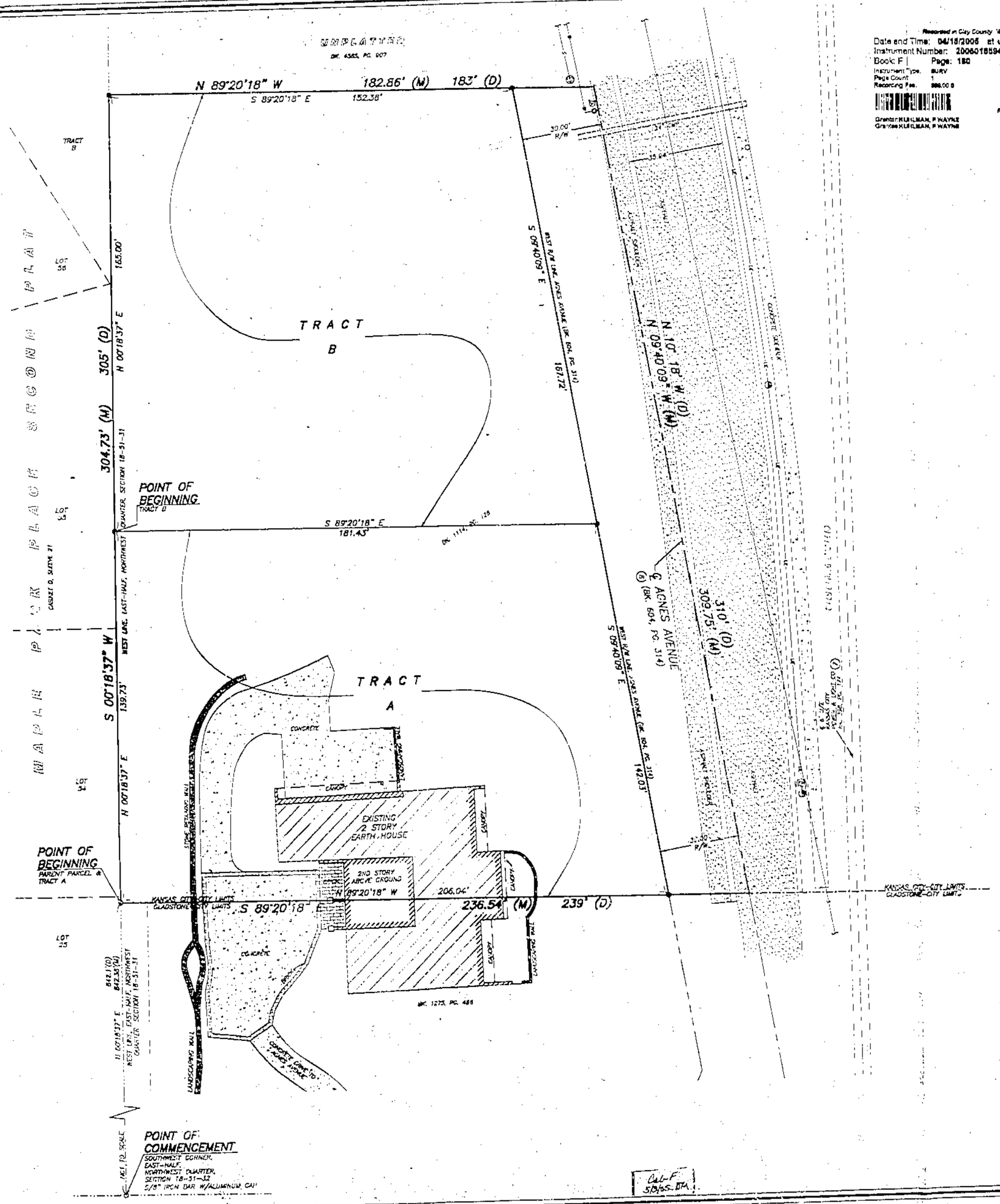
GENERAL NOTES:

1. The Title Report provided for this survey was prepared by Community Land Title, 7001 N. Locust Suite 102, Gladstone, Missouri 64118, available at (816) 468-8272, on Title Commitment Number: 2004000440, having an Effective Date of October 4, 2004 at 8:00 A.M.
2. Basis of bearing: N 00° 18' 37" E along the West line of the East-Half of the Northwest Quarter of Section 18, Township 51 North, Range 31 West, using the Missouri State Plane Coordinate System (NAD 83), West Zone.
3. A utility locate request was placed to Missouri One Call System on ticket number 43031402, on October 29, 2004 for this survey. The utility information shown hereon has been compiled from the locate request referenced above and/or utility maps from various sources. The information as shown is representational only and is in no way intended to depict the exact location of underground utilities, nor is this information intended to represent the complete inventory of all utilities in the area. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
4. This tract overall (Parent Parcel including Right-of-Way) contains 63,901 square feet or 1.47 acres, more or less. TRACT A contains 27,071 square feet or 0.62 acres, more or less, and TRACT B contains 27,538 square feet or 0.63 acres, more or less.

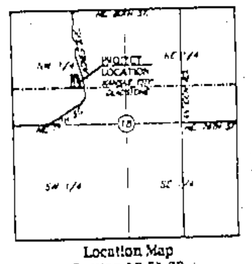
NOTE: This survey meets the accuracy requirements for a Suburban Class of Property.

I hereby state that this Boundary Survey 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 Missouri Department of Natural Resources, Division of Geological Survey Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 4/5/05 — MARK BERGSTROM, REGISTERED LAND SURVEYOR — 4/5/05



Recorded in Clay County, Missouri
Date and Time: 04/18/2005 at 4:00:50 PM
Instrument Number: 2005018594
Book F Page: 180
Instrument Type: SURV
Page Count: 1
Recording Fee: $20.00
Grantor: KUHLMAN, P WAYNE
Grantee: KUHLMAN, P WAYNE
Secretary of State — Clay County, MO
Robert T Sarver, Recorder



Location Map
Section 18-51-32
(No Scale)

N

SCALE 1" = 20'
20 10 0 20

LEGEND

- Set Monument (1/2" Iron Bar w/ Cap unless otherwise noted (NO-250)
- Found Monument
- Underground Electric Lines
- Light Pole
- Electric Pedestal
- Water Line
- Fire Hydrant
- Water Valve
- Sanitary Sewer Line
- Sanitary Sewer Manhole
- Corrugated Metal Pipe
- R/W Right of Way
- ℄ Center Line
- U/E Utility Easement
- BK. Book
- PG. Page

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (MISSOURI)

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
By: [signature] Date: 4-15-05
File No. LS 0525

NW. 1/4, SEC. 18-T51N-R32W
CLAY COUNTY, MISSOURI
LOT SPLIT SURVEY

Prepared For:
P. WAYNE KUHLMAN
2243 E. DESERT PUEBLO PASS
GREEN VALLEY, ARIZONA 85614

Aylett, Flowers Survey & Engineering Company
301 NW 92ND Street—Gladstone, Missouri 64118-1821
Phone: (816) 436-0575—www.afsec.com—Fax: (816) 436-0787
Land Surveying ~ Civil Engineering ~ Land Planning

Sheet 1 of 1
Job #: 43687 Date: November 16, 2004

Calc-F 5/5/05 BTA

LS 0525

http://www.ClayCoGov.com