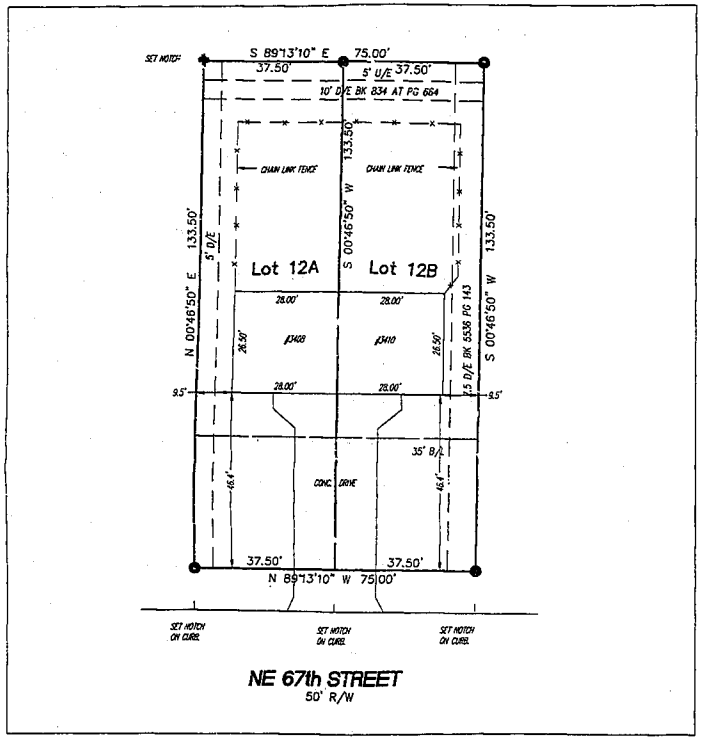
CERTIFICATE OF SURVEY

LOT SPLIT SURVEY LOT 12, BLOCK 2, MEADOWBROOK MANOR.
NE. 1/4 of Section 19, Township 51, Range 32,
GLADSTONE, CLAY COUNTY, MISSOURI.

Recorded in Clay County, Missouri
Date and Time: 04/06/2010 at 01:59:11 PM
Instrument Number: 2010010695
Book: D Page: 204
Instrument Type: SURV
Page Count: 1
Recording Fee: $44.00 S
Grantor: KOONS, BRIAN
Grantee: MEADOWBROOK MANOR
Robert T Sever, Recorder



ORDERED BY: BRIAN KOONS

DESCRIPTIONS:

TRACT A: Lot 12A #3408

All that part of Lot 12, Block 2, MEADOWBROOK MANOR, a subdivision in Gladstone, Clay County, Missouri, described as follows: Beginning at the Southwest corner of said Lot; thence North 00°46'50" East, along the West line of said Lot, a distance of 133.50 feet, to the Northwest corner of said Lot; thence South 89°13'10" East, along the North line of said Lot, a distance of 37.50 feet; thence South 00°46'50" West, through the centerline common wall of an existing duplex and its prolongation, a distance of 133.50 feet, to a point on the South line of said Lot, and the North Right-of-Way line of NE 67th Street; thence North 89°13'10" West, along said line, a distance of 37.50 feet to the Point of Beginning. Containing 5006.25 square feet more or less.

TRACT B: Lot 12B #3410

All that part of Lot 12, Block 2, MEADOWBROOK MANOR, a subdivision in Gladstone, Clay County, Missouri, EXCEPT described as follows: Beginning at the Southwest corner of said Lot; thence North 00°46'50" East, along the West line of said Lot, a distance of 133.50 feet, to the Northwest corner of said Lot; thence South 89°13'10" East, along the North line of said Lot, a distance of 37.50 feet; thence South 00°46'50" West, through the centerline common wall of an existing duplex and its prolongation, a distance of 133.50 feet, to a point on the South line of said Lot, and the North Right-of-Way line of NE 67th Street; thence North 89°13'10" West, along said line, a distance of 37.50 feet to the Point of Beginning. Containing 5006.25 square feet more or less.

IN TESTIMONY WHEREOF: The undersigned proprietors, owners of Lot 12, has hereunto subscribed their names this 6th day of April, 2010.

SCOTT P. KOONS

BRYAN R. KOONS

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

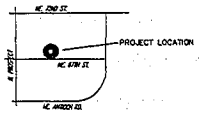
BE IT REMEMBERED that on this 6th day of April, 2010, before me the undersigned, a Notary Public in and for the said County and State aforementioned, came Scott P. Koons, a single person and Brian R. Koons, a single person, owners of the above described tract of land, to me known to be the same persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed.

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

Notary Public in and for said County and State

My commission expires: 11/6/2013

JENIFER J. BARNETT
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES NOV 6, 2013
COMMISSION #09447545



LOCATION MAP
NOT TO SCALE

NOTE:
BEARINGS ARE TAKEN FROM THE PLAT OF MEADOWBROOK MANOR.

N

20 0 20
SCALE IN FEET

LEGEND
● = SET 1/2" IRON BAR

SCALE: 1" = 20'
DATE: MARCH 30, 2010
JOB #:

LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES, INC.
500 NE. 68TH STREET
GLADSTONE, MISSOURI 64118
TELEPHONE: 816-436-1905
FAX: 816-436-2521

I HEREBY CERTIFY: that this Certificate of 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 established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. I further certify 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 information, knowledge and belief.

LAND SURVEY COMPANY
A DIVISION OF MIGAR ENTERPRISES

David A. Wilson LS-2567
Professional Land Surveyor