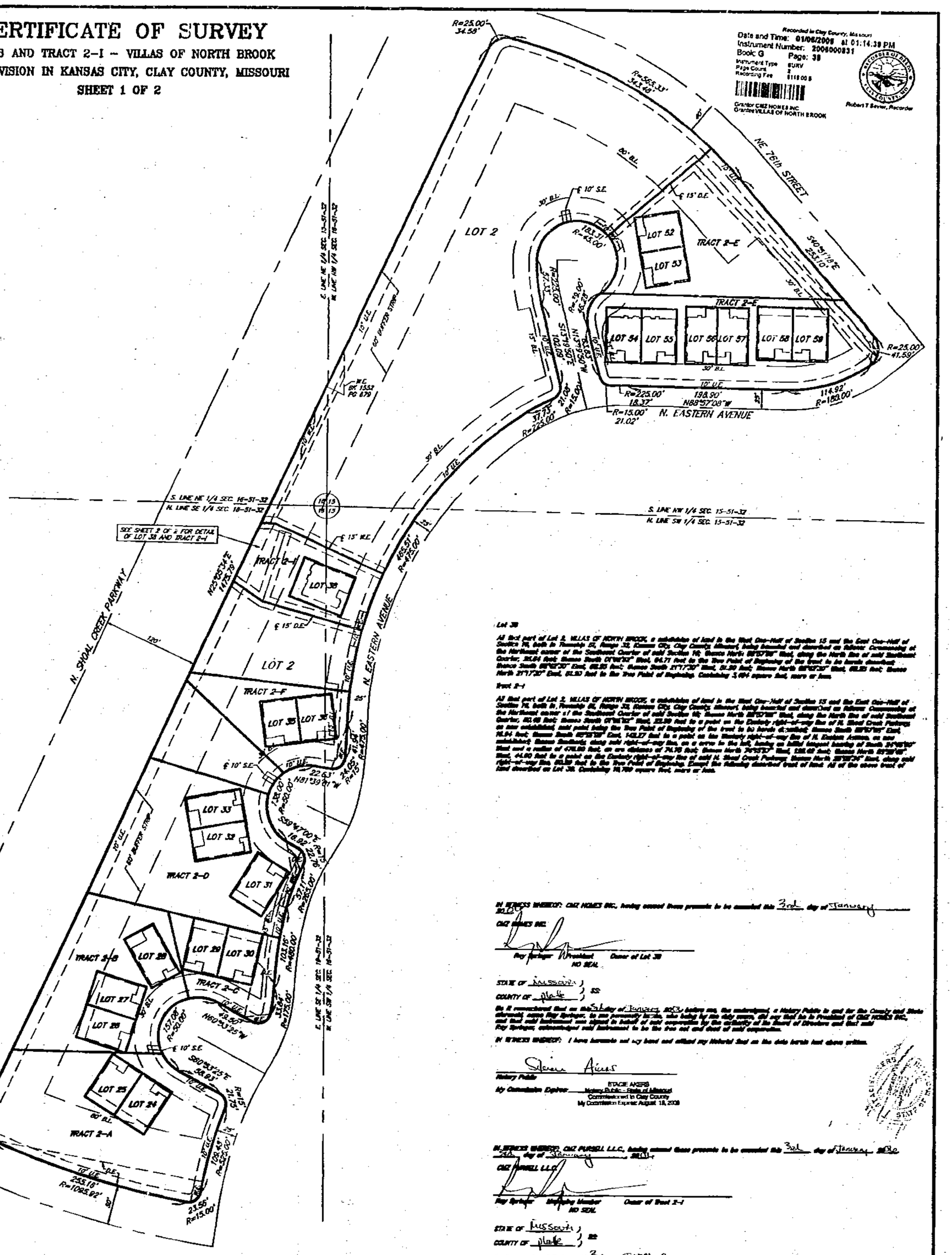
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOT 38 AND TRACT 2-I – VILLAS OF NORTH BROOK
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2

Recorded in Clay County, Missouri
Date and Time: 01/06/2006 at 01:14:39 PM
Instrument Number: 2006000831
Book: G Page: 38
Instrument Type: SURV
Page Count: 2
Recording Fee: $18.00
Grantor: CMZ HOMES INC
Grantee: VILLAS OF NORTH BROOK
Robert T Bever, Recorder



Lot 38

All that part of Lot 2, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 16; thence North 88°57'08" West, along the North line of said Southeast Quarter, 30.04 feet; thence South 01°14'52" West, 64.71 feet to the True Point of Beginning of the tract to be herein described; thence South 88°42'30" East, 60.00 feet; thence South 21°17'30" West, 32.00 feet; thence North 68°42'30" West, 60.00 feet; thence North 21°17'30" East, 32.00 feet to the True Point of Beginning. Containing 3,084 square feet, more or less.

Tract 2-I

All that part of Lot 2, VILLAS OF NORTH BROOK, a subdivision of land in the West One-Half of Section 15 and the East One-Half of Section 16, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 16; thence North 88°57'08" West, along the North line of said Southeast Quarter, 30.04 feet; thence South 01°14'52" West, 32.00 feet to a point on the Easterly right-of-way line of N. Shoal Creek Parkway as now established; said point being the True Point of Beginning of the tract to be herein described; thence South 88°42'30" East, 74.04 feet; thence South 67°14'52" East, 142.27 feet to a point on the Westerly right-of-way line of N. Eastern Avenue, as now established; thence Southerly, along said right-of-way line, on a curve to the left, having an initial tangent bearing of South 34°45'52" West and a radius of 470.00 feet, an arc distance of 74.70 feet; thence North 24°15'37" West, 138.40 feet; thence North 67°14'52" West, 44.00 feet to a point on the Easterly right-of-way line of said N. Shoal Creek Parkway; thence North 22°45'34" East, along said right-of-way line, 60.00 feet to the True Point of Beginning. Except the following described tract of land: All of the above tract of land described as Lot 38. Containing 10,700 square feet, more or less.

IN WITNESS WHEREOF: CMZ HOMES INC., having caused these presents to be executed this 3rd day of January 2006.

CMZ HOMES INC.

Ray Springer President Owner of Lot 38
NO SEAL

STATE OF Missouri)
COUNTY OF Platte) SS

Be it remembered that on this 3rd day of January 2006 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ray Springer, to me personally known, who being by me duly sworn, did say that he is President of CMZ HOMES INC., and that said instrument was signed in behalf of said corporation by the authority of its Board of Directors and that said Ray Springer, acknowledged said instrument to be 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.

Stacie Akers
Notary Public
My Commission Expires STACIE AKERS Notary Public - State of Missouri Commissioned in Clay County My Commission Expires: August 18, 2008

IN WITNESS WHEREOF: CMZ PURSELL L.L.C., having caused these presents to be executed this 3rd day of January 2006.

CMZ PURSELL L.L.C.

Ray Springer Managing Member Owner of Tract 2-I
NO SEAL

STATE OF Missouri)
COUNTY OF Platte) SS

Be it remembered that on this 3rd day of January 2006 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ray Springer, to me personally known, who being by me duly sworn, did say that he is a Managing Member of CMZ PURSELL L.L.C., and that said instrument was signed in behalf of said limited liability company and that said Ray Springer acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Stacie Akers
Notary Public
My Commission Expires STACIE AKERS Notary Public - State of Missouri Commissioned in Clay County My Commission Expires: August 18, 2008

SCALE
0' 60' 120'
SCALE: 1"=60'

LEGEND

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

NOTE: NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED FROM LOT 2 ONTO N. SHOAL CREEK PARKWAY.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Chairman
Secretary
File No. G505127 Date 1-5-06

I HEREBY CERTIFY that Lot Split G505127 of the VILLAS OF NORTH BROOK 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 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 Minimum 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: 1-03-06 Signed: W. James Schulte
W. James Schulte, PLS 1989

Cab. G
2/7/07 cm

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surveying
planning
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landscape architecture

DATE: 01-03-06 | Job No.– 05218 | File Name– NB-SPLIT

G505127

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http://www.ClayCoGov.com