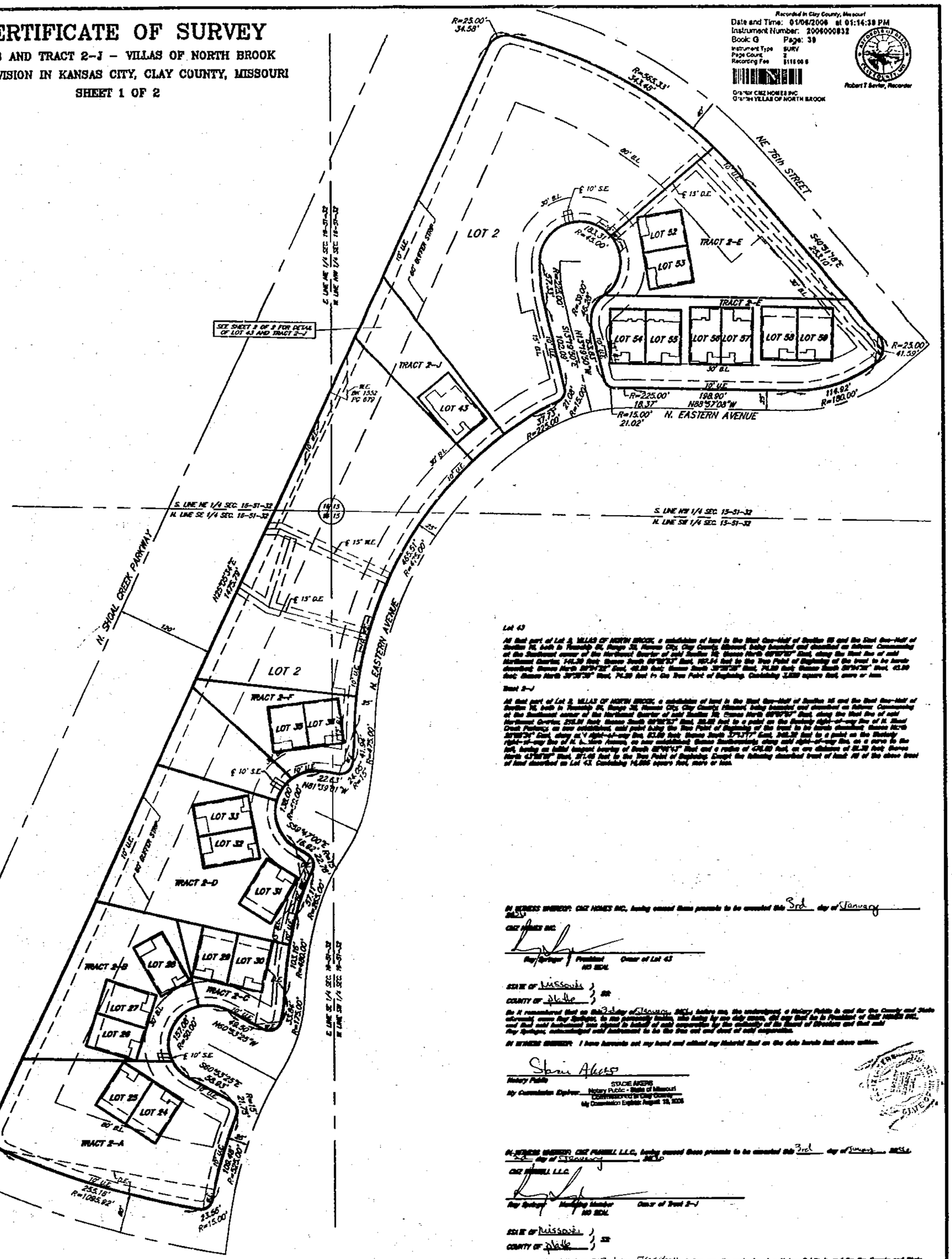
Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOT 43 AND TRACT 2-J – 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: 2006000832
Book: G Page: 39
Instrument Type: SURV
Page Count: 2
Recording Fee: $11.00
Grantor: CMZ HOMES INC
Grantee: VILLAS OF NORTH BROOK
Robert T Sevier, Recorder



Lot 43

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 Southwest corner of the Northwest Quarter of said Section 15; thence North 87°57'07" East, along the West line of said Northwest Quarter, 141.30 feet; thence South 87°57'07" East, 100.14 feet to the True Point of Beginning of the tract to be herein described; thence North 87°57'07" East, 40.00 feet; thence South 30°28'30" West, 70.00 feet; thence South 87°57'07" East, 43.00 feet; thence North 30°28'30" West, 70.00 feet to the True Point of Beginning. Containing 3,000 square feet, more or less.

Tract 2-J

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 Southwest corner of the Northwest Quarter of said Section 15; thence North 87°57'07" East, along the West line of said Northwest Quarter, 243.44 feet; thence South 87°57'07" East, 98.00 feet to a point on the Westerly 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 North 30°28'30" East, along said N.S.C. right-of-way line, 63.00 feet; thence North 87°57'07" East, 240.00 feet to a point on the Westerly right-of-way line of N. Eastern Avenue, as now established; thence Southwesterly, along said right-of-way line, as it curves to the left, having an initial tangent bearing of South 30°28'30" West and a radius of 475.00 feet, an arc distance of 63.00 feet; thence North 87°57'07" West, 97.40 feet to the True Point of Beginning. Except the following described tract of land: All of the above tract of land described as Lot 43. Containing 14,000 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 43
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
STACIE AKERS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: August 18, 2008
My Commission Expires

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

CMZ PORRELL L.L.C.

Ray Springer Managing Member Owner of Tract 2-J
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 Porrell 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
STACIE AKERS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: August 18, 2008
My Commission Expires

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.

NO PLAT REQUIRED
PLAT REVIEW COMMISSION
Date
By
File No. LS05128 Date 1-5-06

Calc. E
2/1/07 bm

I HEREBY CERTIFY: that Lot Split 05128 of the VILLAS OF NORTH BROOK subdivision is based on an actual survey made by me or under my direct supervision and that such 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 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: 1-03-06 Signed: W. James Schum
W. James Schum, PLS 1986

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surveying
planning
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landscape architecture

DATE: 01-03-06 | Job No.: 05211 | File Name: NB-SPLIT

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http://www.ClayCoGov.com