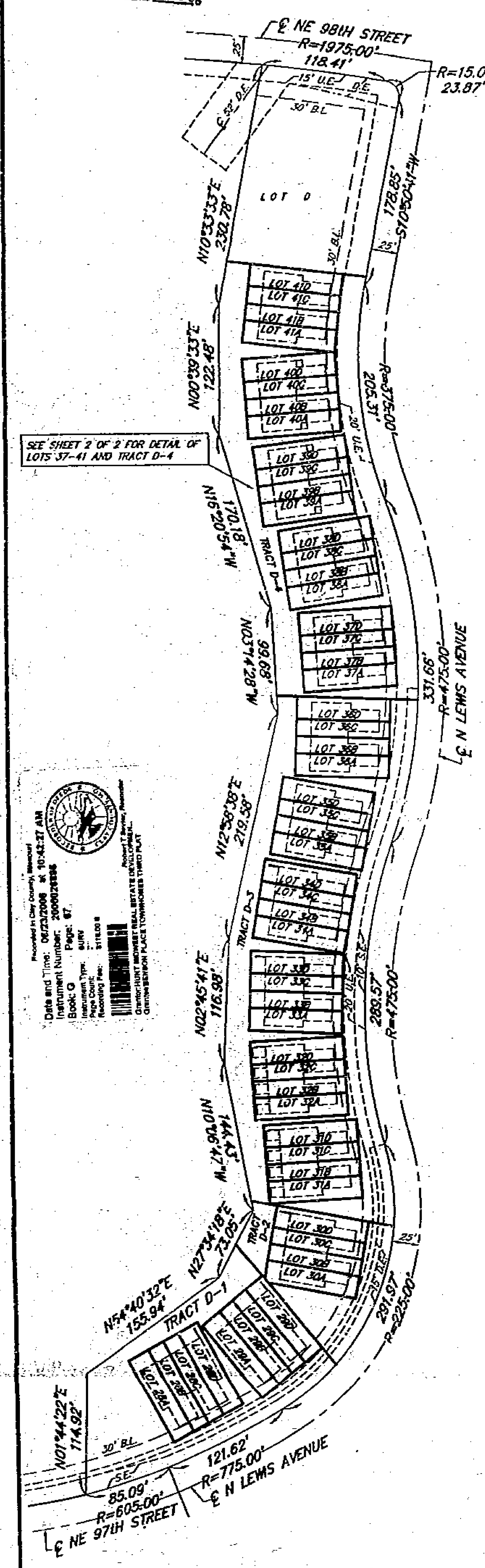
Clay County, Missouri
Land Survey Document

LS0661

CERTIFICATE OF SURVEY

LOTS 37A–37D, 38A–38D, 39A–39D
40A–40D, 41A–41D and Tract D–4 of Lot D
BENSON PLACE TOWNHOMES – THIRD PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2

APPROVED
NO PLAT REQUIRED
By [signature]
File No. LS0661 Date 6-22-06



Recorded in Clay County, Missouri
Date and Time: 06/23/2006 at 10:42:27 AM
Instrument Number: 2006026886
Book: G Page: 87
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Page Count: 2
Recording Fee: $116.00
Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee: BENSON PLACE TOWNHOMES THIRD PLAT
Robert T. Sevier, Recorder

Lot 37A

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1579.11 feet; thence North 89°28'34" West, 320.64 feet to the True Point of Beginning of the tract to be herein described; thence South 86°13'11" West, 88.18 feet; thence North 04°00'18" West, 21.25 feet; thence North 86°13'11" East, 88.18 feet; thence South 04°00'18" East, 21.25 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 37B

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1579.11 feet; thence North 89°28'34" West, 320.64 feet; thence North 04°00'18" West, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence South 86°13'11" West, 88.18 feet; thence North 04°00'18" West, 16.25 feet; thence North 86°13'11" East, 88.18 feet; thence South 04°00'18" East, 16.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 37C

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1579.11 feet; thence North 89°28'34" West, 320.64 feet; thence North 04°00'18" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence South 86°13'11" West, 88.18 feet; thence North 04°00'18" West, 16.25 feet; thence North 86°13'11" East, 88.18 feet; thence South 04°00'18" East, 16.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 37D

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1579.11 feet; thence North 89°28'34" West, 320.64 feet; thence North 04°00'18" West, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence South 86°13'11" West, 88.18 feet; thence North 04°00'18" West, 21.25 feet; thence North 86°13'11" East, 88.18 feet; thence South 04°00'18" East, 21.25 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 38A

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1681.33 feet; thence North 89°28'34" West, 334.69 feet to the True Point of Beginning of the tract to be herein described; thence South 81°11'13" West, 88.18 feet; thence North 08°50'17" West, 21.25 feet; thence North 81°11'13" East, 88.18 feet; thence South 08°50'17" East, 21.25 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 38B

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1681.33 feet; thence North 89°28'34" West, 334.69 feet; thence North 08°50'17" West, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence South 81°11'13" West, 88.18 feet; thence North 08°50'17" West, 16.25 feet; thence North 81°11'13" East, 88.18 feet; thence South 08°50'17" East, 16.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 38C

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1681.33 feet; thence North 89°28'34" West, 334.69 feet; thence North 08°50'17" West, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence South 81°11'13" West, 88.18 feet; thence North 08°50'17" West, 16.25 feet; thence North 81°11'13" East, 88.18 feet; thence South 08°50'17" East, 16.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 38D

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1681.33 feet; thence North 89°28'34" West, 334.69 feet; thence North 08°50'17" West, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence South 81°11'13" West, 88.18 feet; thence North 08°50'17" West, 21.25 feet; thence North 81°11'13" East, 88.18 feet; thence South 08°50'17" East, 21.25 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 39A

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1737.68 feet; thence North 89°28'34" West, 380.28 feet to the True Point of Beginning of the tract to be herein described; thence South 82°31'53" West, 88.15 feet; thence North 07°28'07" West, 21.42 feet; thence North 82°31'53" East, 88.15 feet; thence South 07°28'07" East, 21.42 feet to the True Point of Beginning. Containing 1,889 square feet, more or less.

Lot 39B

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1737.68 feet; thence North 89°28'34" West, 380.28 feet; thence North 07°28'07" West, 21.42 feet to the True Point of Beginning of the tract to be herein described; thence South 82°31'53" West, 88.15 feet; thence North 07°28'07" West, 16.10 feet; thence North 82°31'53" East, 88.15 feet; thence South 07°28'07" East, 16.10 feet to the True Point of Beginning. Containing 1,419 square feet, more or less.

Lot 39C

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1737.68 feet; thence North 89°28'34" West, 380.28 feet; thence North 07°28'07" West, 37.52 feet to the True Point of Beginning of the tract to be herein described; thence South 82°31'53" West, 88.15 feet; thence North 07°28'07" West, 16.10 feet; thence North 82°31'53" East, 88.15 feet; thence South 07°28'07" East, 16.10 feet to the True Point of Beginning. Containing 1,419 square feet, more or less.

Lot 39D

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1737.68 feet; thence North 89°28'34" West, 380.28 feet; thence North 07°28'07" West, 53.62 feet to the True Point of Beginning of the tract to be herein described; thence South 82°31'53" West, 88.15 feet; thence North 07°28'07" West, 21.38 feet; thence North 82°31'53" East, 88.15 feet; thence South 07°28'07" East, 21.38 feet to the True Point of Beginning. Containing 1,884 square feet, more or less.

Lot 40A

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1815.05 feet; thence North 89°28'34" West, 373.89 feet to the True Point of Beginning of the tract to be herein described; thence South 85°51'59" West, 88.15 feet; thence North 04°08'01" West, 21.45 feet; thence North 85°51'59" East, 88.15 feet; thence South 04°08'01" East, 21.45 feet to the True Point of Beginning. Containing 1,891 square feet, more or less.

Lot 40B

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1815.05 feet; thence North 89°28'34" West, 373.89 feet; thence North 04°08'01" West, 21.45 feet to the True Point of Beginning of the tract to be herein described; thence South 85°51'59" West, 88.15 feet; thence North 04°08'01" West, 16.13 feet; thence North 85°51'59" East, 88.15 feet; thence South 04°08'01" East, 16.13 feet to the True Point of Beginning. Containing 1,421 square feet, more or less.

Lot 40C

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1815.05 feet; thence North 89°28'34" West, 373.89 feet; thence North 04°08'01" West, 37.58 feet to the True Point of Beginning of the tract to be herein described; thence South 85°51'59" West, 88.15 feet; thence North 04°08'01" West, 16.07 feet; thence North 85°51'59" East, 88.15 feet; thence South 04°08'01" East, 16.07 feet to the True Point of Beginning. Containing 1,417 square feet, more or less.

Lot 40D

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1815.05 feet; thence North 89°28'34" West, 373.89 feet; thence North 04°08'01" West, 53.65 feet to the True Point of Beginning of the tract to be herein described; thence South 85°51'59" West, 88.15 feet; thence North 04°08'01" West, 21.35 feet; thence North 85°51'59" East, 84.28 feet; thence South 83°24'22" East, 3.93 feet; thence South 04°08'01" East, 20.62 feet to the True Point of Beginning. Containing 1,881 square feet, more or less.

Lot 41A

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1888.08 feet; thence North 89°28'34" West, 380.02 feet to the True Point of Beginning of the tract to be herein described; thence North 83°24'22" West, 88.18 feet; thence North 06°37'50" East, 21.25 feet; thence South 83°24'22" East, 88.18 feet; thence South 06°37'50" West, 21.25 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 41B

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1888.08 feet; thence North 89°28'34" West, 380.02 feet; thence North 06°37'50" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence North 83°24'22" West, 88.18 feet; thence North 06°37'50" East, 16.25 feet; thence South 83°24'22" East, 88.18 feet; thence South 06°37'50" West, 16.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 41C

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1888.08 feet; thence North 89°28'34" West, 380.02 feet; thence North 06°37'50" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence North 83°24'22" West, 88.18 feet; thence North 06°37'50" East, 16.25 feet; thence South 83°24'22" East, 88.18 feet; thence South 06°37'50" West, 16.25 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 41D

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1888.08 feet; thence North 89°28'34" West, 380.02 feet; thence North 06°37'50" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence North 83°24'22" West, 88.18 feet; thence North 06°37'50" East, 21.25 feet; thence South 83°24'22" East, 88.18 feet; thence South 06°37'50" West, 21.25 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

TRACT D–4

All that part of Lot D, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'28" East along the East line of said Southeast Quarter, 1562.70 feet; thence North 89°28'34" West, 301.24 feet to a point on the Westerly right-of-way line of N Lewis Avenue, as now established, said point being the True Point of Beginning of the tract to be herein described; thence North 87°55'38" West, 133.74 feet to a point on the Westerly line of said Lot D; thence North 03°14'28" West along said Westerly line, 83.07 feet; thence North 16°20'54" West along said Westerly line, 170.18 feet; thence North 00°39'33" East along said Westerly line, 122.48 feet; thence North 10°33'33" East along said Westerly line, 41.47 feet; thence South 83°24'22" East, 132.97 feet to a point on said Westerly right-of-way line of N Lewis Avenue; thence South 10°50'41" West along said right-of-way line, 8.43 feet to a point of curvature; thence Southerly along said right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 375.00 feet, a central angle of 31°22'08", an arc distance of 205.31 feet to a point of curvature; thence Southerly along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 475.00 feet, a central angle of 22°13'10", an arc distance of 182.38 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tract of land described as Lots 37A–37D, 38A–38D, 39A–39D, 40A–40D and 41A–41D. Containing 21,910 square feet, more or less.

STEWART TITLE

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 22 day of June 2006.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

[signature] Ora Reynolds, V.P.
Ora H. Reynolds Vice President and General Manager of Residential Development
(NO SEAL)

Attested By: [signature]
Donald K. Hagan Secretary
(NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 22 day of June 2006 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: 11/1/09 [signature] Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521336

LEGEND

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

IN WITNESS WHEREOF: ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 22 day of June 2006.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

[signature]
Robert A. Washam President
(NO SEAL)

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 22 day of June 2006, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and he acknowledged that he 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: 11/1/09 [signature] Notary Public

I HEREBY CERTIFY: that Lot Split C361 of the BENSON PLACE TOWNHOMES – THIRD 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 Minimum 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: 6-22-06 Signed: [signature]
W. James Schmidt, PLS 1988

RECEIVED
JUN 22 2006
CITY DEVELOPMENT

N

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

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture
LUTJEN

DATE: 06-15-06 | Job No. – 06013 | File Name–BTH-3-M

S:\SURVEY\BENSON\BENTWNHM\PH-3 LOT SPLITS\BTH-3-M

Cal. G.
7/1/06 DK

http://www.ClayCoGov.com