Clay County, Missouri
Land Survey Document

NOV 08 2006

L506101

Recorded in Clay County, Missouri
Date and Time 11/13/2006 at 01:52:14 PM
Instrument Number: 2006049982
Book: G Page: 69
Instrument Type: SURV
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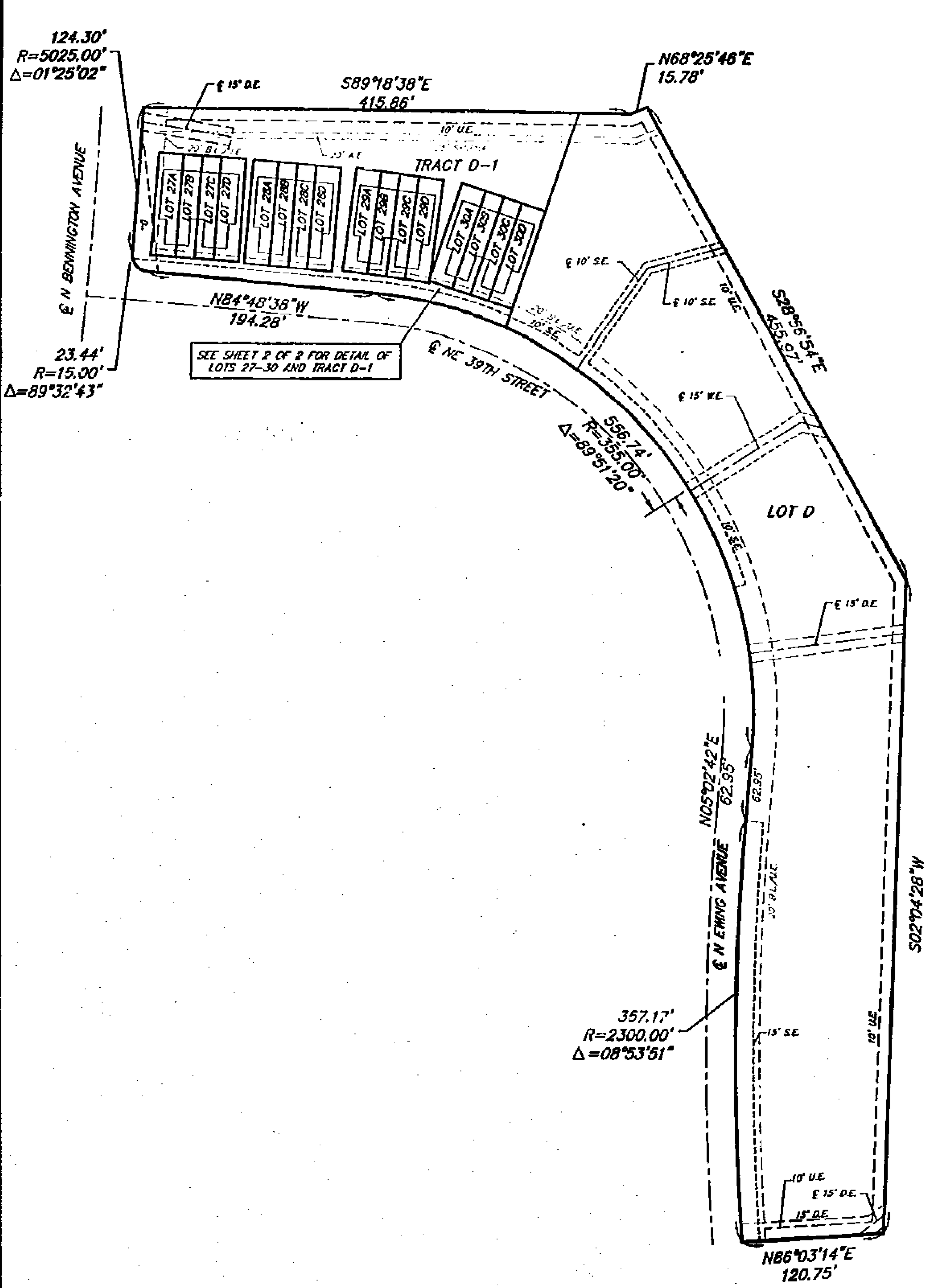
Recording Fee: $119.00 $
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN
Grantee BENNINGTON PARK TOWNHOMES FIRST PLAT
Robert T. Sevier, Recorder

CERTIFICATE OF SURVEY

LOTS 27A-27D, 28A-28D, 29A-29D, 30A-30D AND TRACT D-1 OF LOT D
BENNINGTON PARK TOWNHOMES-FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET 1 OF 2



Lot 27A

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 13.90 feet; thence South 00°41'22" West, 37.85 feet to the True Point of Beginning of the tract to be herein described; thence South 85°48'37" East, 21.25 feet; thence South 04°11'23" West, 88.16 feet; thence North 85°48'37" West, 21.25 feet; thence North 04°11'23" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 27B

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 13.90 feet; thence South 00°41'22" West, 37.85 feet; thence South 85°48'37" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 85°48'37" East, 16.25 feet; thence South 04°11'23" West, 88.16 feet; thence North 85°48'37" West, 16.25 feet; thence North 04°11'23" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 27C

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 13.90 feet; thence South 00°41'22" West, 37.85 feet; thence South 85°48'37" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 85°48'37" East, 16.25 feet; thence South 04°11'23" West, 88.16 feet; thence North 85°48'37" West, 16.25 feet; thence North 04°11'23" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 27D

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 13.90 feet; thence South 00°41'22" West, 37.85 feet; thence South 85°48'37" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 85°48'37" East, 21.25 feet; thence South 04°11'23" West, 88.16 feet; thence North 85°48'37" West, 21.25 feet; thence North 04°11'23" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 28A

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 95.13 feet; thence South 00°41'22" West, 43.42 feet to the True Point of Beginning of the tract to be herein described; thence South 84°47'09" East, 21.25 feet; thence South 05°12'51" West, 88.16 feet; thence North 84°47'09" West, 21.25 feet; thence North 05°12'51" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 28B

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 95.13 feet; thence South 00°41'22" West, 43.42 feet; thence South 84°47'09" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 84°47'09" East, 16.25 feet; thence South 05°12'51" West, 88.16 feet; thence North 84°47'09" West, 16.25 feet; thence North 05°12'51" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 28C

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 95.13 feet; thence South 00°41'22" West, 43.42 feet; thence South 84°47'09" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 84°47'09" East, 16.25 feet; thence South 05°12'51" West, 88.16 feet; thence North 84°47'09" West, 16.25 feet; thence North 05°12'51" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 28D

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 95.13 feet; thence South 00°41'22" West, 43.42 feet; thence South 84°47'09" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 84°47'09" East, 21.25 feet; thence South 05°12'51" West, 88.16 feet; thence North 84°47'09" West, 21.25 feet; thence North 05°12'51" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 29A

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 183.27 feet; thence South 00°41'22" West, 48.91 feet to the True Point of Beginning of the tract to be herein described; thence South 82°05'02" East, 21.25 feet; thence South 07°54'58" West, 88.16 feet; thence North 82°05'02" West, 21.25 feet; thence North 07°54'58" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 29B

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 183.27 feet; thence South 00°41'22" West, 48.91 feet; thence South 82°05'02" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 82°05'02" East, 16.25 feet; thence South 07°54'58" West, 88.16 feet; thence North 82°05'02" West, 16.25 feet; thence North 07°54'58" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 29C

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 183.27 feet; thence South 00°41'22" West, 48.91 feet; thence South 82°05'02" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 82°05'02" East, 16.25 feet; thence South 07°54'58" West, 88.16 feet; thence North 82°05'02" West, 16.25 feet; thence North 07°54'58" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 29D

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 183.27 feet; thence South 00°41'22" West, 48.91 feet; thence South 82°05'02" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 82°05'02" East, 21.25 feet; thence South 07°54'58" West, 83.63 feet; thence South 18°48'02" West, 2.94 feet; thence South 71°11'58" East, 0.57 feet; thence South 07°54'58" West, 1.53 feet; thence North 82°05'02" West, 21.25 feet; thence North 07°54'58" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 30A

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 273.65 feet; thence South 00°41'22" West, 50.31 feet to the True Point of Beginning of the tract to be herein described; thence South 71°11'58" East, 21.25 feet; thence South 18°48'02" West, 88.16 feet; thence North 71°11'58" West, 21.25 feet; thence North 18°48'02" East, 88.16 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 30B

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 273.65 feet; thence South 00°41'22" West, 60.31 feet; thence South 71°11'58" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 71°11'58" East, 16.25 feet; thence South 18°48'02" West, 88.16 feet; thence North 71°11'58" West, 16.25 feet; thence North 18°48'02" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 30C

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 273.65 feet; thence South 00°41'22" West, 60.31 feet; thence South 71°11'58" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 71°11'58" East, 16.25 feet; thence South 18°48'02" West, 88.16 feet; thence North 71°11'58" West, 16.25 feet; thence North 18°48'02" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 30D

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D; thence continuing South 89°18'38" East along the North line of said Lot D, 273.65 feet; thence South 00°41'22" West, 60.31 feet; thence South 71°11'58" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 71°11'58" East, 21.25 feet; thence South 18°48'02" West, 88.16 feet; thence North 71°11'58" West, 21.25 feet; thence North 18°48'02" East, 88.16 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Tract D-1

All that part of Lot D, BENNINGTON PARK TOWNHOMES-FIRST PLAT, a subdivision of land in the Northeast Quarter of Section 9, Township 50, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence North 00°32'59" East along the West line of said Northeast Quarter, 2389.77 feet to the Northwest corner of Lot A of said BENNINGTON PARK TOWNHOMES-FIRST PLAT; thence South 89°18'38" East along the North line of said BENNINGTON PARK TOWNHOMES-FIRST PLAT, 237.11 feet to the Northwest corner of said Lot D and said point also being the True Point of Beginning of the tract to be herein described; thence continuing South 89°18'38" East along the North line of said Lot D, 372.28 feet; thence South 18°48'02" West, 197.58 feet to a point on the North right-of-way line of NE 39th Street, as now established; thence Westerly along said North right-of-way line, on a curve to the left, having an initial tangent bearing of North 66°04'41" West, a radius of 355.00 feet, a central angle of 18°43'58", an arc distance of 116.07 feet; thence North 84°48'38" West, along said North right-of-way line, 194.28 feet; thence Northerly along said North right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 89°32'43", an arc distance of 23.44 feet to a point on the East right-of-way line of N Bennington Avenue, as now established; thence North along said East right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 5025.00 feet, a central angle of 01°25'02", an arc distance of 124.30 feet to the True Point of Beginning. Except the following described tracts of land: All of the above tracts of land described as Lots 27A-27D, 28A-28D, 29A-29D and 30A-30D. Containing 27,661 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 6th day of November, 2006.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

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

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

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be It remembered that on this 6th day of November 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

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 6th day of November, 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 6th day of November 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

LEGEND

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

APPROVED
NO PLAT REQUIRED
Case L506101 Date 11-9-06

Cale H.
12/6/06

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

I HEREBY CERTIFY: that Lot Split 06101 of the BENNINGTON PARK TOWNHOMES-FIRST 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: 11/07/06 Signed: [signature]
W. James Schoen, PLS 1989

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

DATE: 10-27-06 | Job No.– 06220 | File Name–BPTI-LS

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http://www.ClayCoGov.com