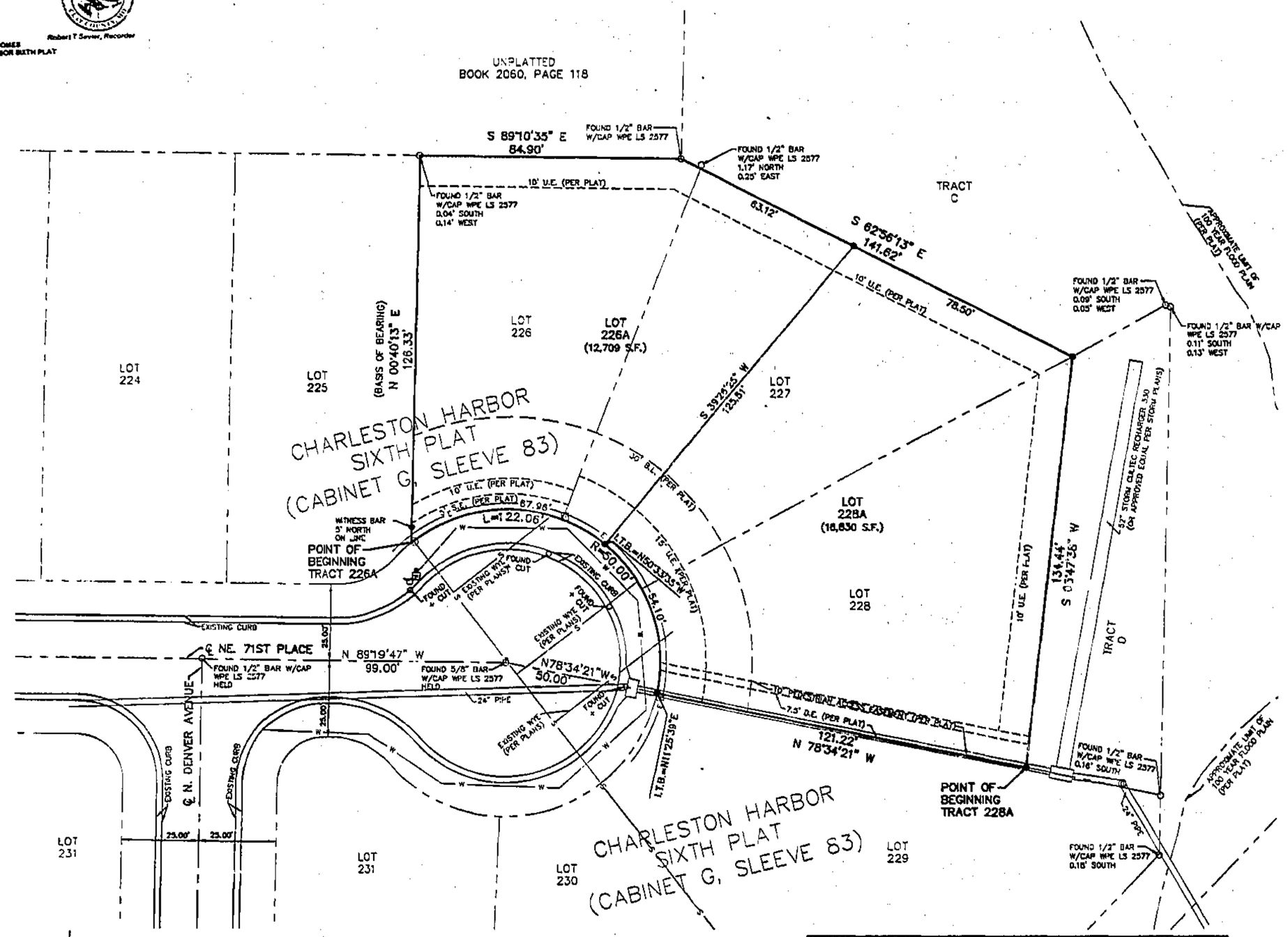
Clay County, Missouri
Land Survey Document

Recorded in Clay County, Missouri
Date and Time: 12/14/2006 at 02:43:47 PM
Instrument Number: 2006054720
Book: G Page: 92
Instrument Type SURV
Page Count 1
Recording Fee $66.00 $
Robert T Sevier, Recorder
Grantor PRESKO CUSTOM HOMES
Grantee CHARLESTON HARBOR SIXTH PLAT



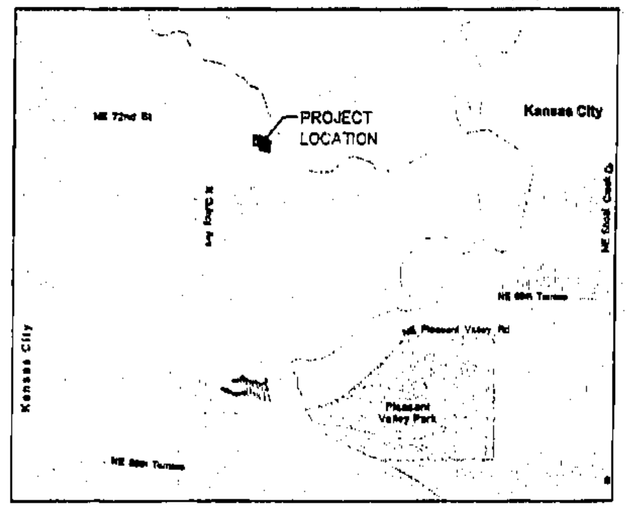
NOTE:
NO DRIVEWAYS OR SIDEWALKS EXISTING ON SUBJECT PROPERTY.

CALL BEFORE YOU DIG – DRILL – BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

○	MONUMENT FOUND
●	SET 1/2" IRON BAR WITH CAP LS #214F
—E—	UNDERGROUND ELECTRIC
—W—	WATER LINE
—S—	SANITARY SEWER LINE
	ELECTRIC PEDESTAL
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	STORM SEWER MANHOLE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
I.T.B.	INITIAL TANGENT BEARING
(PER PLAT)	PER FINAL PLAT OF CHARLESTON HARBOR SIXTH PLAT
(PER PLANS)	PER ENGINEERING DESIGN PLANS FOR CHARLESTON HARBOR SIXTH PLAT



VICINITY MAP
NOT TO SCALE

TITLE COMMITMENT:
TITLE COMMITMENT FILE NUMBER: 24470
COMMITMENT DATE: SEPTEMBER 20, 2006, 8:00 A.M.

THOMSON TITLE CORPORATION
700 S. 291 HWY. STE 100
LIBERTY, MO 64068
PH (816) 792-0077, FAX (816) 792-4634

TITLE COMMITMENT DESCRIPTION:
LOTS 226, 227, AND 228, CHARLESTON HARBOR SIXTH PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

RECOMMENDED DESCRIPTIONS:
LOT 226A:
ALL THAT PART OF LOT 226 AND PART OF LOT 227, CHARLESTON HARBOR SIXTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 226, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 71ST PLACE; THENCE N00°40'13"E, ALONG THE WEST LINE OF SAID LOT 226, A DISTANCE OF 126.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 226; THENCE S89°10'35"E, ALONG THE NORTH LINE OF SAID LOT 226, A DISTANCE OF 84.90 FEET; THENCE S62°56'13"E, CONTINUING ALONG THE NORTH LINE OF SAID LOT 226 AND ALONG THE NORTH LINE OF SAID LOT 227, A DISTANCE OF 63.12 FEET; THENCE S39°25'25"W, A DISTANCE OF 125.51 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N50°33'35"W, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 87.96 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 12,709 SQUARE FEET MORE OR LESS.
END OF DESCRIPTION.

LOT 228A:
ALL THAT PART OF LOT 228 AND PART OF LOT 227, CHARLESTON HARBOR SIXTH PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 228; THENCE N78°34'21"W, ALONG THE SOUTH LINE OF SAID LOT 228, A DISTANCE OF 121.22 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF NORTHEAST 71ST PLACE; THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF N11°25'39"E, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 54.10 FEET; THENCE N39°25'25"E, A DISTANCE OF 125.51 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 227; THENCE S62°56'13"E, ALONG THE NORTH LINE OF SAID LOT 227, A DISTANCE OF 78.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 228; THENCE S03°47'35"W, ALONG THE EAST LINE OF SAID LOT 228, A DISTANCE OF 134.44 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 16,830 SQUARE FEET MORE OR LESS.
END OF DESCRIPTION.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DESIGN DRAWINGS (PROVIDED BY WEISKIRCH & PARKS ENGINEERS, INC.. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION STATED ABOVE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECORDING INFORMATION:
PARENT TRACT IS RECORDED AT THE CLAY COUNTY RECORDER OF DEEDS OFFICE IN BOOK 5517, AT PAGE 137.

SURVEY REFERENCE:
WEISKIRCH & PARKS ENGINEERS, INC.
FINAL PLAT OF CHARLESTON HARBOR SIXTH PLAT.
SANITARY, STORM AND WATER PLANS FOR CHARLESTON HARBOR SIXTH PLAT

BASIS OF BEARING:
N 00°40'13" E ALONG PLATTED WEST PROPERTY LINE OF LOT 226, CHARLESTON HARBOR SIXTH PLAT.

FLOOD STATEMENT:
THIS TRACT OF LAND LIES WITHIN "ZONE C" (AREAS OF MINIMAL FLOODING), AS DEPICTED ON COMMUNITY-PANEL #290173 0045 B, DATED AUGUST 5, 1988, NATIONAL FLOOD INSURANCE PROGRAM – CITY OF KANSAS CITY, MISSOURI.

APPROVED
NO PLAT REQUIRED
CITY PLANNING COMMISSION
Secretary
By
File No. LS 06110 Date 11-16-06

PREPARED FOR:
PRESKO CUSTOM HOMES, LLC
7001 N. LOCUST, SUITE 102
KANSAS CITY, MO 64119

TESTIMONY:
IN TESTIMONY WHEREOF; PRESKO CUSTOM HOMES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PARTNER THIS 27 DAY OF November 2006.

BY: Joseph E. Presko Jr.
JOSEPH E. PRESKO JR. PARTNER

MARSHA DRENCKER
Notary Public - Notary Seal
STATE OF MISSOURI
Clinton County
My Commission Expires: July 17, 2007

STATE OF Missouri
SS
COUNTY OF Clay

ON THIS 27 DAY OF November 2006 BEFORE WE PERSONALLY APPEARED JOSEPH E. PRESKO JR. WHO BEING BY ME SWORN DID SAY HE IS A PARTNER OF PRESKO CUSTOM HOMES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY AND TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF; I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Marsha Drencker
NOTARY PUBLIC
MY COMMISSION EXPIRES July 17, 2007

SURVEYORS CERTIFICATION:
NOTE: THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR A URBAN CLASS OF PROPERTY.

I HEREBY STATE THAT THIS BOUNDARY 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 AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY RESOURCES ASSESSMENT, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER STATE 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 KNOWLEDGE AND BELIEF.

DATE: 11/16/06

STATE OF MISSOURI
MARK F. BERGSTROM
NUMBER LS-2468
MARK F. BERGSTROM PLS-2468 11/16/06

REV	DATE	DESCRIPTION	DSN	DWN	CHK
01	11/16/06	FINAL SUBMITTAL	MRB	MFM	

KAW VALLEY ENGINEERING, INC. – CONSULTING ENGINEERS
Offices: Junction City, Ks. Kansas City, Mo. Lenexa, Ks.
1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-6551 FAX 816-468-6551
E-MAIL kvei@kvei.com
WEB SITE www.kvei.com

LOTS 226-228, CHAR. HARBOR 67H
N.E. 71ST PLACE
KANSAS CITY, MISSOURI

LOT SPLIT SURVEY

PROJ. NO.	008_1120
DATE	10/30/06
DESIGNER	MRB
DRAWN BY	NRM
CK	MFM
SHEET	1120REPLAT
REV	01

01

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

LS 06110

http://www.ClayCoGov.com