Clay County, Missouri
Land Survey Document

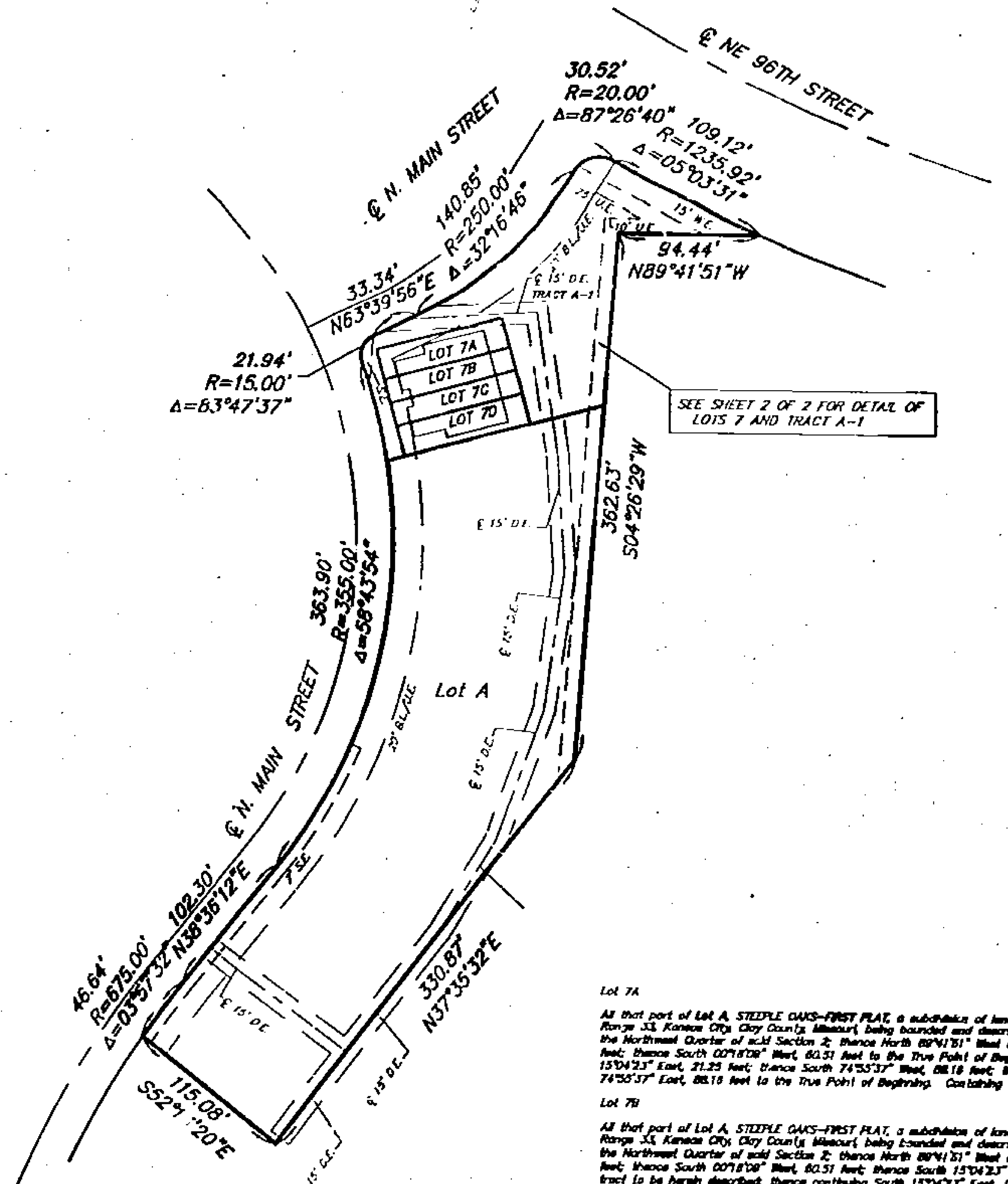
LS 06111

CERTIFICATE OF SURVEY

LOTS 7A-7D
AND TRACT A-1 OF LOT A
STEEPLE OAKS-FIRST PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2

APPROVED
NO PLAT REQUIRED
File No. LS0 611 Date 12-13-06

Recorded in Clay County, Missouri
Date and Time: 12/16/2008 at 08:47:39 AM
Instrument Number: 2008054771
Book G Page: 93
Instrument Type: SURV
Page Count: 2
Recording Fee: $118.00 $
Grantor: HUNT MIDWEST REAL ESTATE DEVELOPMENT
Grantee: STEEPLE OAKS FIRST PLAT
Robert T. Sevier, Recorder



Lot 7A

All that part of Lot A, STEEPLE OAKS-FIRST PLAT, a subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 2; thence North 89°41'51" West along the North line of said Northwest Quarter, 798.13 feet; thence South 00°18'09" West, 60.51 feet to the True Point of Beginning of the tract to be herein described; thence South 15°04'23" East, 21.25 feet; thence South 74°55'37" West, 88.18 feet; thence North 15°04'23" West, 21.25 feet; thence North 74°55'37" East, 88.18 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Lot 7B

All that part of Lot A, STEEPLE OAKS-FIRST PLAT, a subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 2; thence North 89°41'51" West along the North line of said Northwest Quarter, 798.13 feet; thence South 00°18'09" West, 60.51 feet; thence South 15°04'23" East, 21.25 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 15°04'23" East, 16.25 feet; thence South 74°55'37" West, 88.18 feet; thence North 15°04'23" West, 16.25 feet; thence North 74°55'37" West, 88.18 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 7C

All that part of Lot A, STEEPLE OAKS-FIRST PLAT, a subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 2; thence North 89°41'51" West along the North line of said Northwest Quarter, 798.13 feet; thence South 00°18'09" West, 60.51 feet; thence South 15°04'23" East, 37.50 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 15°04'23" East, 16.25 feet; thence South 74°55'37" West, 88.18 feet; thence North 15°04'23" West, 16.25 feet; thence North 74°55'37" East, 88.18 feet to the True Point of Beginning. Containing 1,433 square feet, more or less.

Lot 7D

All that part of Lot A, STEEPLE OAKS-FIRST PLAT, a subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 2; thence North 89°41'51" West along the North line of said Northwest Quarter, 798.13 feet; thence South 00°18'09" West, 60.51 feet; thence South 15°04'23" East, 53.75 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 15°04'23" East, 21.25 feet; thence South 74°55'37" West, 88.18 feet; thence North 15°04'23" West, 21.25 feet; thence North 74°55'37" East, 88.18 feet to the True Point of Beginning. Containing 1,873 square feet, more or less.

Tract A-1

All that part of Lot A, STEEPLE OAKS-FIRST PLAT, a subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, and the Southeast Quarter of Section 35, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 2; thence North 89°41'51" West along the North line of said Northwest Quarter, 838.83 feet to a point on the Southerly right-of-way line of NE 96th Street, as now established, and also being the True Point of Beginning of the tract to be herein described; thence continuing North 89°41'51" West along said North line, 94.44 feet to a point on the East line of said Lot A; thence South 04°26'29" West along said East line, 118.50 feet; thence South 74°55'37" West, 152.04 feet to a point on the Easterly right-of-way line of N Main Street, as now established; thence Northerly along said Easterly right-of-way line, on a curve to the left, having an initial tangent bearing of North 08°01'22" West, a radius of 355.00 feet, a central angle of 11°08'19", an arc distance of 68.81 feet; thence Northeasterly along said Easterly 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 83°47'37", an arc distance of 21.94 feet; thence North 63°39'56" East along said Easterly right-of-way line, 33.34 feet; thence Northerly along said Easterly right-of-way line, on a curve to the left, tangent to the last described course, having a radius of 250.00 feet, a central angle of 32°16'46", an arc distance of 140.85 feet; thence North 31°23'10" East along said Easterly right-of-way line, 8.64 feet; thence Northeasterly along Easterly right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 20.00 feet, a central angle of 87°26'40", an arc distance of 30.52 feet to a point on the aforementioned Southerly line of said NE 96th Street; thence Easterly along said Southerly line, on a curve to the left, tangent to the last described course, having a radius of 1235.92 feet, a central angle of 05°03'31", an arc distance of 109.12 feet to the True Point of Beginning. Except the following described tract of land: All of the above tract of land described as Lots 7A-7D. Containing 15,420 square feet, more or less.

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 7th day of December, 2008.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora Reynolds, VP
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 7th day of December, 2008 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

DONNA K. WILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521936

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 7th day of December, 2008.

ROBERT A. WASHAM CONSTRUCTION, INC.
a Missouri Corporation

Robert A. Washam President
(NO SEAL)

STATE OF MISSOURI
COUNTY OF Clay } SS

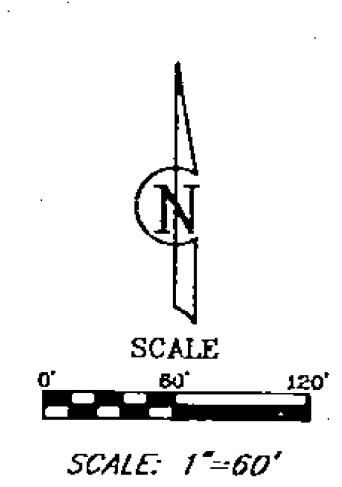
Be it remembered that on this 7th day of December, 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert A. Washam, to me personally known, who being by me duly sworn, did say that he is President of ROBERT A. WASHAM CONSTRUCTION, INC., a Missouri Corporation, 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

DONNA K. WILLIS
Notary Public - Notary Seal
State of Missouri - County of Clay
My Commission Expires Nov. 1, 2009
Commission #05521936

STEWART TITLE



I HEREBY CERTIFY: that Lot Split 06111 of the STEEPLE OAKS-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: 12-11-06 Signed: W. James Schoen
W. James Schoen, PLS 1629

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: 11-30-06 | Job No.- 06230 | File Name-S01-plat Lot Splits

S:\Survey\STEEPLE OAKS\Lot Splits\S01-plat Lot Splits.dwg

Cal. G.
1/9/07 LM

http://www.ClayCoGov.com