Clay County, Missouri
Land Survey Document

CERTIFICATE OF SURVEY

LOTS 61A–61D
AND TRACT E–6 OF LOT E
BENSON PLACE TOWNHOMES – THIRD PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2

Recorded in Clay County, Missouri
Date and Time 06/26/2007 at 01:53:30 PM
Instrument Number 2007026224
Book G Page 122
Instrument Type [illegible]
Page Count 1
Recording Fee $119.00
Grantor HUNT MIDWEST REAL ESTATE DEVELOPMEN...
Grantee BENSON PLACE TOWNHOMES THIRD PLAT
Robert T Sevier, Recorder

<u>Lot 61A</u>

All that part of Lot E, 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°31'26" East, along the East line of said Southeast Quarter, 1937.43 feet; thence North 89°28'34" West, 193.60 feet to the True Point of Beginning of the tract to be herein described; thence North 79°11'46" West, 88.16 feet; thence North 10°48'14" East, 21.375 feet; thence South 79°11'46" East, 88.16 feet; thence South 10°48'14" West, 21.375 feet to the True Point of Beginning. Containing 1,884 square feet, more or less.

<u>Lot 61B</u>

All that part of Lot E, 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°31'26" East, along the East line of said Southeast Quarter, 1937.43 feet; thence North 89°28'34" West, 193.60 feet; thence North 10°48'14" East, 21.375 feet to the True Point of Beginning of the tract to be herein described; thence North 79°11'46" West, 88.16 feet; thence North 10°48'14" East, 16.04 feet; thence South 79°11'46" East, 88.16 feet; thence South 10°48'14" East, 16.04 feet to the True Point of Beginning. Containing 1,414 square feet, more or less.

<u>Lot 61C</u>

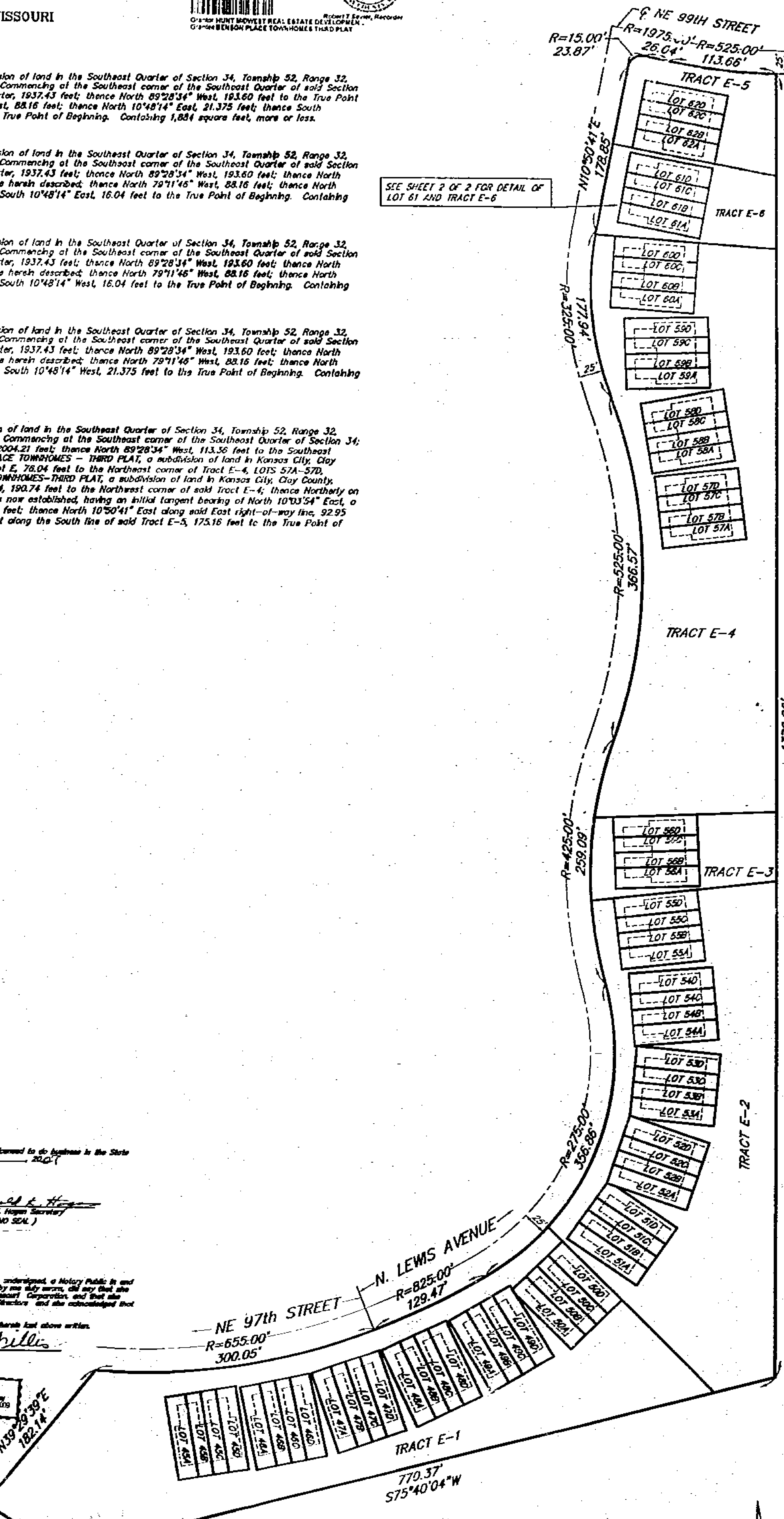
All that part of Lot E, BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 34; thence North 00°31'26" East, along the East line of said Southeast Quarter, 1937.43 feet; thence North 89°28'34" West, 193.60 feet; thence North 10°48'14" East, 37.415 feet to the True Point of Beginning of the tract to be herein described; thence North 79°11'46" West, 88.16 feet; thence North 10°48'14" East, 16.04 feet; thence South 79°11'46" East, 88.16 feet; thence South 10°48'14" West, 16.04 feet to the True Point of Beginning. Containing 1,414 square feet, more or less.

<u>Lot 61D</u>

All that part of Lot E, 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°31'26" East, along the East line of said Southeast Quarter, 1937.43 feet; thence North 89°28'34" West, 193.60 feet; thence North 10°48'14" East, 53.455 feet to the True Point of Beginning of the tract to be herein described; thence North 79°11'46" West, 88.16 feet; thence North 10°48'14" East, 21.375 feet; thence South 79°11'46" East, 88.16 feet; thence South 10°48'14" West, 21.375 feet to the True Point of Beginning. Containing 1,884 square feet, more or less.

<u>Tract E–6</u>

All that part of Lot E, 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 Section 34; thence North 00°31'26" East along the East line of said Southeast Quarter, 2004.21 feet; thence North 89°28'34" West, 113.36 feet to the Southeast corner of TRACT E–5, Lots 62A–62D AND TRACT E–5 OF LOT E BENSON PLACE TOWNHOMES – THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 00°02'49" West along the East line of said Lot E, 76.04 feet to the Northeast corner of Tract E–4, LOTS 57A–57D, 58A–58D, 59A–59D, 60A–60D, AND TRACT E–4 OF LOT E BENSON PLACE TOWNHOMES–THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 86°00'17" West along the North line of said Tract E–4, 190.74 feet to the Northwest corner of said Tract E–4; thence Northerly on a curve to the right along the East right–of–way line of N. Lewis Avenue, as now established, having an initial tangent bearing of North 10°03'54" East, a radius of 325.00 feet, a central angle of 00°46'46", an arc distance of 4.42 feet; thence North 10°50'41" East along said East right–of–way line, 92.95 feet to the Southwest corner of said Tract E–5; thence South 79°10'51" East along the South line of said Tract E–5, 175.16 feet to the True Point of Beginning. Containing 9,168 square feet, more or less.



OWNER'S SIGNATURE BLOCK

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 22nd day of June, 2007

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora Reynolds, VP
Ora H. Reynolds Vice President and General Manager
(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 22nd day of June 2007 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 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

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

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary [illegible]
By [illegible]
File No. LS0750 Date 6-26-07

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 22nd day of June, 2007

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 22nd day of June 2007, 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

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

LS0750

Cal. H.
7/3/07 [illegible]

STEWART TITLE

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

I HEREBY CERTIFY: that Lot Split 0750 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: 6/25/07 Signed: W. James Scheve
W. James Scheve, PLS 1959

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: 05–18–07	Job No.– 07044	File Name–BTH–3–M

S:\SURVEY\BENSON\BENTWHM\PH–3 LOT SPLITS\BTH–3–M

http://www.ClayCoGov.com