Clay County, Missouri
Land Survey Document

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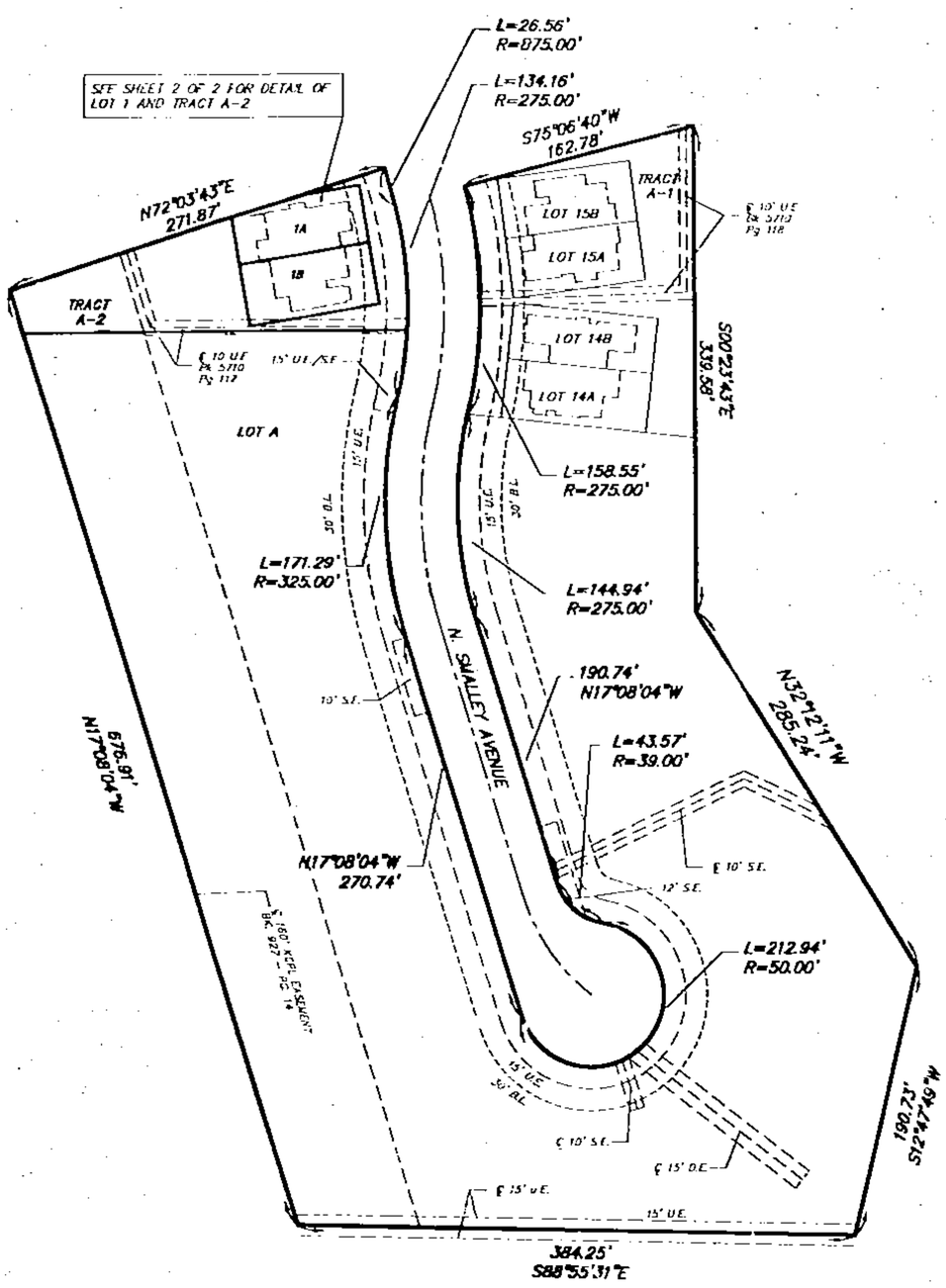
Grantor: ROBL CONSTRUCTION INC
Grantee: BENSON PLACE PATIO HOMES SECOND PL
Robert T. Spraer, Recorder

CERTIFICATE OF SURVEY

LOTS 1A–1B AND TRACT A–2 OF LOT A
BENSON PLACE PATIO HOMES–SECOND PLAT
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SHEET 1 OF 2



Lot 1A

All that part of Lot A, Benson Place Patio Homes–Second Plat, a subdivision of land in the Southwest 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 Southwest Quarter of said Section 34; thence North 00°38'32" East along the East line of said Southwest Quarter, 926.15 feet; thence North 89°21'28" West, 1031.46 feet to the True Point of Beginning of the tract to be herein described; thence South 09°49'02" East, 40.41 feet; thence South 80°10'58" West, 90.25 feet; thence North 09°49'02" West, 33.31 feet to a point on the North line of the aforementioned Lot A; thence North 72°03'43" East, along said North line, 50.26 feet; thence North 80°10'58" East, 40.49 feet to the True Point of Beginning. Containing 3,470 square feet, more or less.

Lot 1B

All that part of Lot A, Benson Place Patio Homes–Second Plat, a subdivision of land in the Southwest 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 Southwest Quarter of said Section 34; thence North 00°38'32" East along the East line of said Southwest Quarter, 926.15 feet; thence North 89°21'28" West, 1031.46 feet; thence South 09°49'02" East, 40.41 feet to the True Point of Beginning of the tract to be herein described; thence continuing South 09°49'02" East, 42.59 feet; thence South 80°10'58" West, 90.25 feet; thence North 09°49'02" West, 42.59 feet; thence North 80°10'58" East, 90.25 feet to the True Point of Beginning. Containing 3,844 square feet, more or less.

Tract A–2

All that part of Lot A, Benson Place Patio Homes–Second Plat, a subdivision of land in the Southwest 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 Southwest Quarter of said Section 34; thence North 00°38'32" East along the East line of said Southwest Quarter, 938.04 feet; thence North 89°21'28" West, 1014.04 feet to a point on the North line of Lot A, also being on the Westerly right–of–way line of N Smalley Avenue, as now established, and also being the True Point of Beginning of the tract to be herein described; thence Southerly along said Westerly right–of–way line on a curve to the right, having an initial tangent bearing of South 17°28'17" East, a radius of 875.00 feet, a central angle of 01°44'22", an arc distance of 26.56 feet; thence Southerly along said Westerly right–of–way line, on a curve to the right, having a common tangent with the last described course, a radius of 275.00 feet, a central angle of 18°06'00", an arc distance of 86.87 feet; thence South 89°39'29" West, 265.59 feet to a point on the West line of said Lot A; thence North 17°08'04" West along said West line, 30.85 feet to a point on the North line of said Lot A; thence North 72°03'43" East, along said North line, 271.87 feet to the True Point of Beginning. Except the following described tracts of land described as Lots 1A and 1B. Containing 12,112 square feet, more or less.

IN WITNESS WHEREOF: ROBL CONSTRUCTION, INC., a Kansas Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 11th day of August, 2007.

ROBL CONSTRUCTION, INC.
a Kansas Corporation

Steven Robl
STEVEN ROBL *President*

STATE OF Kansas
COUNTY OF Sedgwick } ss

Be it remembered that on this 11th day of August, 2007 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Steven Robl, for me personally known, who being by me duly sworn, did say that he is President of Robl Construction, Inc., a Kansas 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.

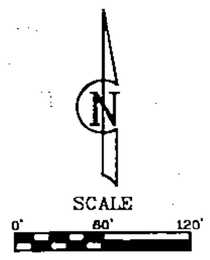
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: _____

Nancy K. Minor
Notary Public

NANCY K. MINOR
MY COMMISSION EXPIRES
December 12, 2010

APPROVED
NO PLAT REQUIRED
Title No. 08-158 Date: 8-21-07



LEGEND

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

Cal. H. 9/6/07

CERTIFICATION:

I HEREBY CERTIFY: that Lot Split 0758 of the BENSON PLACE PATIO HOMES–SECOND 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: 8/20/07 *Signed:* W. James Schoed

W. James Schoed, PLS 1989

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

DATE: 08-03-07 | Job No.– 07104 | File Name–BPPH2PLS

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L50758

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