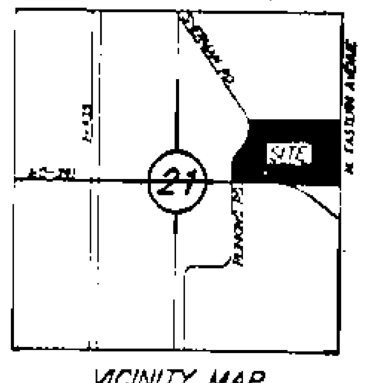
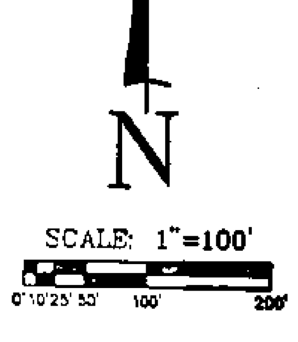
Clay County, Missouri
Land Survey Document



VICINITY MAP
Sec. 21, Twp. 52, Rge. 32
(Not to Scale)

LEGEND
B.L. = Building Line
D.E. = Drainage Easement
P.E. = Preservation Easement
G.E. = Gas Easement
S.E. = Sanitary Sewer Easement
T.C.E. = Temporary Construction Easement
U.E. = Utility Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577
Limits of No Access (L.N.A.)



SCALE: 1"=100'

ORDERED BY:
WALTHALL BUILDING CO., INC.
P.O. BOX NO. 622
Liberty, MO 64069
Phone: (816) 868-1758

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from Lawyers Title Insurance Corporation Commitment for Title Insurance, File No. KC-IT-4C02-07, Dated August 28, 2007.

2). This tract of land does not lie within a Regulatory Floodplain.

3). Utility locations shown were scaled from maps provided by the various utility companies or maps provided by the client. If any construction or excavation is to be done in the area, it is the contractor's responsibility to call the MISSOURI ONE CALL SYSTEM (MISSOURI DIG RITE) (1-800-344-7483) for utility locations prior to any construction or excavation.

4). Curb cuts were set at the prolongation of the lot lines.

5). Lot Split No. ____

IN TESTIMONY WHEREOF: STAR AQUISITIONS, L.L.C., a Missouri Corporation, has caused these presents to be executed this 28th day of November, 2007.

STAR AQUISITIONS, L.L.C.

By: ____
Timothy D. Harris, Managing Member

STATE OF MISSOURI)
) ss
COUNTY OF Clay)

On this 25th day of December 2007, before me, a Notary Public in and for said County and State, personally appeared, Timothy D. Harris, Managing Member of STAR AQUISITIONS, L.L.C., a Missouri Corporation, known to me to be the person who executed the foregoing instrument in behalf of said Corporation, and acknowledged to me that he executed the same as his free act and deed for the purposes therein stated.

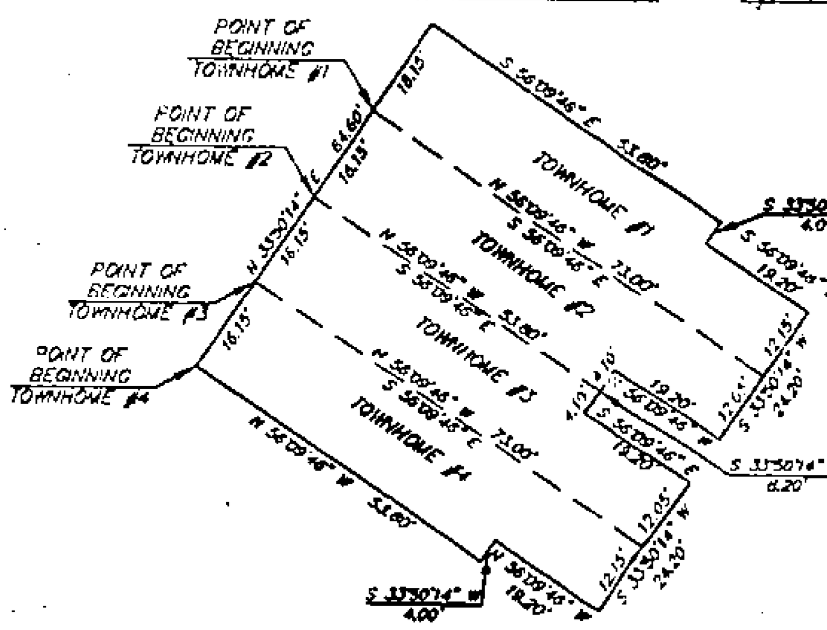
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expire: October 6, 2011

____
Notary Public

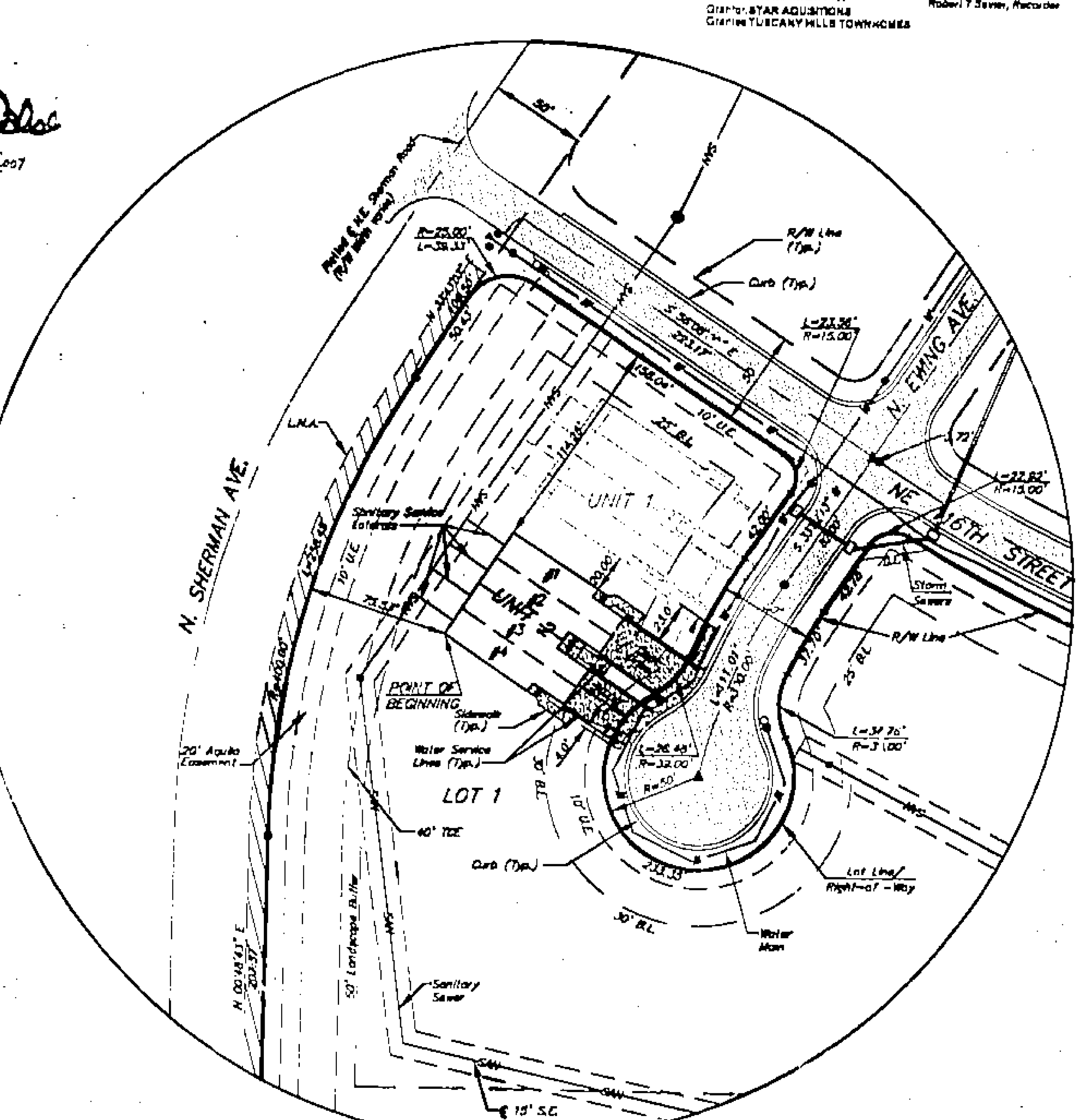
APPROVED
NO PLAT REQUIRED
L.S. 194 11-28-2007

Recorded in Clay County, Missouri
Date and Time: 11/30/2007 at 10:31:43 AM
Instrument Number: 2007046267
Book: G Page: 139
Instrument Type: SURV
Page Count: 1
Recording Fee: $44.00
Grantor: STAR AQUISITIONS
Grantee: TUSCANY HILLS TOWNHOMES
Robert T Sevier, Recorder

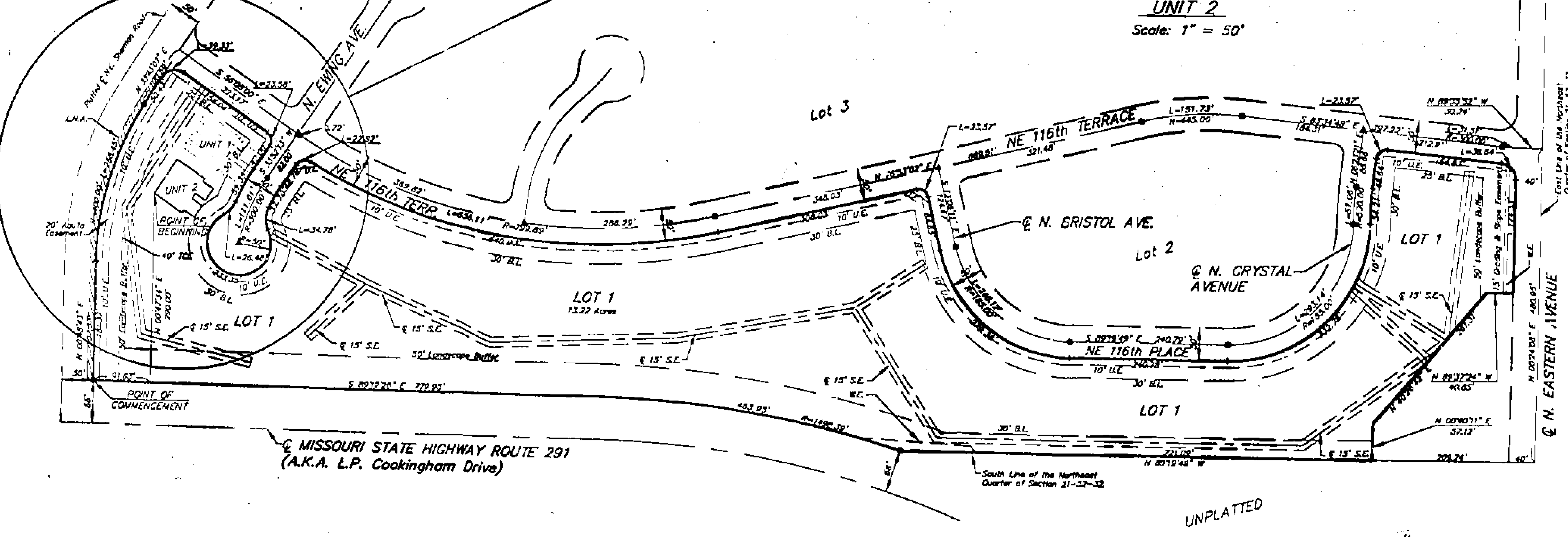


BUILDING FOOTPRINT DETAIL
UNIT 2
Scale: 1" = 20'

SEE ENLARGED DETAIL



BUILDING LOCATION DETAIL
UNIT 2
Scale: 1" = 50'



LOT 1, UNIT 2, TOWNHOME 1 – DESCRIPTION:

All that part of LOT 1, TUSCANY HILLS TOWNHOMES, a subdivision in the Northeast Quarter of Section 21, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:
Commencing at the Southwest Corner of said LOT 1;
Thence South 89° 12' 26" East, along the South line of said LOT 1, a distance of 91.63 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 290.00 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 33° 50' 14" East, a distance of 48.45 feet along said exterior foundation wall to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing North 33° 50' 14" East, a distance of 16.15, this and the following four (4) courses being along said exterior foundation wall;
Thence South 56° 09' 46" East, a distance of 53.80 feet;
Thence South 33° 50' 14" West, a distance of 4.00 feet;
Thence South 56° 09' 46" East, a distance of 19.20 feet;
Thence South 33° 50' 14" West, a distance of 12.15 feet to a point in said interior dividing wall of said existing four-plex townhome building;
Thence North 56° 09' 46" West, with said interior dividing wall, a distance of 73.00 feet to the Point of Beginning.
Containing 1102 S.F., more or less.

LOT 1, UNIT 2, TOWNHOME 2 – DESCRIPTION:

All that part of LOT 1, TUSCANY HILLS TOWNHOMES, a subdivision in the Northeast Quarter of Section 21, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:
Commencing at the Southwest Corner of said LOT 1;
Thence South 89° 12' 26" East, along the South line of said LOT 1, a distance of 91.63 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 280.00 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 33° 50' 14" East, a distance of 32.30 feet along said exterior foundation wall to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing North 33° 50' 14" East, along said exterior foundation wall, a distance of 16.15, to a point in another interior dividing wall of said existing four-plex townhome building;
Thence South 56° 09' 46" East, with said interior dividing wall, a distance of 73.00 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 33° 50' 14" West, this and the two following courses being along said exterior wall, a distance of 12.05 feet;
Thence North 56° 09' 46" West, a distance of 19.20 feet;
Thence South 33° 50' 14" West, a distance of 4.10 feet to a point in the first said interior dividing wall of said existing four-plex townhome building;
Thence North 56° 09' 46" West, with said interior dividing wall, a distance of 53.80 feet to the Point of Beginning.
Containing 1100 S.F., more or less.

LOT 1, UNIT 2, TOWNHOME 3 – DESCRIPTION:

All that part of LOT 1, TUSCANY HILLS TOWNHOMES, a subdivision in the Northeast Quarter of Section 21, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:
Commencing at the Southwest Corner of said LOT 1;
Thence South 89° 12' 26" East, along the South line of said LOT 1, a distance of 91.63 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 290.00 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 33° 50' 14" East, a distance of 16.15 feet along said exterior foundation wall to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing North 33° 50' 14" East, along said exterior foundation wall, a distance of 16.15, to a point in another interior dividing wall of said existing four-plex townhome building;
Thence South 56° 09' 46" East, with said interior dividing wall, a distance of 53.80 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 33° 50' 14" West, this and the two following courses being along said exterior wall, a distance of 4.10 feet;
Thence South 56° 09' 46" East, a distance of 19.20 feet;
Thence South 33° 50' 14" West, a distance of 12.05 feet to a point in the first said interior dividing wall of said existing four-plex townhome building;
Thence North 56° 09' 46" West, with said interior dividing wall, a distance of 73.00 feet to the Point of Beginning.
Containing 1100 S.F., more or less.

LOT 1, UNIT 2, TOWNHOME 4 – DESCRIPTION:

All that part of LOT 1, TUSCANY HILLS TOWNHOMES, a subdivision in the Northeast Quarter of Section 21, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:
Commencing at the Southwest Corner of said LOT 1;
Thence South 89° 12' 26" East, along the South line of said LOT 1, a distance of 91.63 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 290.00 feet to a corner on the exterior foundation wall of an existing four-plex townhome building, said point being the Point of Beginning;
Thence North 33° 50' 14" East, a distance of 16.15 feet along said exterior foundation wall to a point in an interior dividing wall of said existing four-plex townhome building;
Thence continuing North 33° 50' 14" East, a distance of 15.15;
Thence South 56° 09' 46" East, with said interior dividing wall, a distance of 73.00 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 33° 50' 14" West, a distance of 12.15 feet, this and the remaining three (3) courses being along said exterior foundation wall;
Thence North 56° 09' 46" West, a distance of 19.20 feet;
Thence South 33° 50' 14" West, a distance of 4.00 feet;
Thence North 56° 09' 46" West, a distance of 53.00 feet to the Point of Beginning.
Containing 1102 S.F., more or less.

CERTIFICATION: I hereby certify that this Survey is based on an actual survey made by me or under my direct supervision and said survey meets or exceeds the requirements for Urban Property Boundary Surveys of the current Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors, to the best of my professional knowledge, information and belief.

STATE OF MISSOURI – ERIC A. RAMER – REGISTERED LAND SURVEYOR

11-28-07
Eric A. Ramer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5030 FAX:(816)252-9712
WPEI@SWBELL.NET

LOT SPLIT SURVEY
LOT 1, UNIT 2, TOWNHOMES 1 THROUGH 4
TUSCANY HILLS TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS

REV	DESCRIPTION	DATE:

JOB NO.	3539
SCALE	NOTED
DATE	10/14/07
DRAFTER	E.A.R.
CHKD	E.A.R.
SHEET NO.	1 of 1

LS0794

http://www.ClayCoGov.com