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Grantee STALEY FARMS TOWNHOMES
Robert T Sevier, Recorder

CERTIFICATE OF SURVEY

STALEY FARMS TOWNHOMES

A Subdivision in the NE 1/4 and SE 1/4 of Section 25, Township 52 North, Range 33 West in Kansas City, Clay County, Missouri

PAGE 1 OF 2

LOT 16 CA
LEGAL DESCRIPTION
CONTAINING 15,033 SQUARE FEET OR 0.34 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 363.06 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N08°58'59"E, A DISTANCE OF 199.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT B, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF NE 107TH TERRACE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S81°23'27"E, A RADIUS OF 625.00 FEET, AN ARC DISTANCE OF 145.36 FEET; THENCE S22°51'23"W, A DISTANCE OF 199.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B; THENCE N74°50'41"W, ALONG SAID SOUTH LINE, A DISTANCE OF 95.66 FEET TO THE POINT OF BEGINNING. EXCEPT LOTS 16-A, 16-B, 16-C AND 16-D.

LOT 16 A
LEGAL DESCRIPTION
CONTAINING 2,444 SQUARE FEET OR 0.06 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 363.06 FEET; THENCE N08°58'59"E, A DISTANCE OF 109.92 FEET; THENCE S74°41'02"E, A DISTANCE OF 4.46 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N15°18'58"E, A DISTANCE OF 79.08 FEET; THENCE S74°41'02"E, A DISTANCE OF 30.90 FEET; THENCE S15°18'58"W, A DISTANCE OF 79.08 FEET; THENCE N74°41'02"W, A DISTANCE OF 30.90 FEET TO THE POINT OF BEGINNING.

LOT 16 B
LEGAL DESCRIPTION
CONTAINING 2,217 SQUARE FEET OR 0.05 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 363.06 FEET; THENCE N08°58'59"E, A DISTANCE OF 109.92 FEET; THENCE S74°41'02"E, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N15°18'58"E, A DISTANCE OF 79.08 FEET; THENCE S74°41'02"E, A DISTANCE OF 28.03 FEET; THENCE S15°18'58"W, A DISTANCE OF 79.08 FEET; THENCE N74°41'02"W, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING.

LOT 16 C
LEGAL DESCRIPTION
CONTAINING 2,213 SQUARE FEET OR 0.05 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 363.06 FEET; THENCE N08°58'59"E, A DISTANCE OF 109.92 FEET; THENCE S74°41'02"E, A DISTANCE OF 63.39 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N15°18'58"E, A DISTANCE OF 79.08 FEET; THENCE S74°41'02"E, A DISTANCE OF 27.99 FEET; THENCE S15°18'58"W, A DISTANCE OF 79.08 FEET; THENCE N74°41'02"W, A DISTANCE OF 27.99 FEET TO THE POINT OF BEGINNING.

LOT 16 D
LEGAL DESCRIPTION
CONTAINING 2,446 SQUARE FEET OR 0.06 ACRES

ALL THAT PART OF LOT B, STALEY FARMS TOWNHOMES, A SUBDIVISION IN SECTION 25, TOWNSHIP 52N, RANGE 33W, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S87°36'22"E, ALONG THE SOUTH LINE OF SAID STALEY FARMS TOWNHOMES, A DISTANCE OF 460.05 FEET; THENCE S81°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 586.67 FEET; THENCE S74°50'41"E, CONTINUING ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 363.06 FEET; THENCE N08°58'59"E, A DISTANCE OF 109.92 FEET; THENCE S74°41'02"E, A DISTANCE OF 91.38 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N15°18'58"E, A DISTANCE OF 79.08 FEET; THENCE S74°41'02"E, A DISTANCE OF 30.93 FEET; THENCE S15°18'58"W, A DISTANCE OF 79.08 FEET; THENCE N74°41'02"W, A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
   SEMI-PERMANENT MONUMENTATION:
   CHISELED CROSS AT ALL CORNERS MARKED " ✚ "
   1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED " ● "
   PERMANENT MONUMENTATION:
   5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-291-D" SET AT ALL CORNERS MARKED " ▲ "

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " ✚ ", " ○ " OR " △ "; IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PLAT OF STALEY FARMS TOWNHOMES, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT OF STALEY FARMS TOWNHOMES, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

6. SOME INFORMATION SHOWN HEREON WAS TAKEN FROM THE SCHEDULE B2 – EXCEPTIONS OF A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 206100429, EFFECTIVE DATE OF MAY 9, 2007.

   A. TITLE REPORT ITEM NUMBER 6, A ROADWAY CONVEYANCE AND SANITARY SEWER EASEMENT. DOES NOT AFFECT THE SUBJECT PROPERTY.

7. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

8. ALL VISIBLE UTILITIES SERVICING LOT 16 APPEAR TO BE WITHIN THE DESIGNATED UTILITY EASEMENTS.

9. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

IN WITNESS WHEREOF: KEVIN GREEN DEVELOPMENT, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 15 day of November, 2007.

KEVIN GREEN DEVELOPMENT, LLC
a Missouri Limited liability company

Kevin Green, President

STATE of MISSOURI)
) SS:
COUNTY of Platte)

Be it remembered that on this 15 day of November 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kevin Green, to me personally known, who being by me duly sworn, did say that he is President of KEVIN GREEN DEVELOPMENT, LLC, and that said instrument was signed and sealed in behalf of said company and that said Kevin Green, acknowledged said instrument to be the free act and deed of said company.
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Notary Public

My Commission Expires: 1/26/2010

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

11-1-07

CHARLES E. KUTZ, PLS-2379 DATE

IF THE SURVEYOR'S SEAL IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS, THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

REVISED – 11/01/2007 – PER CITY COMMENTS – R.G.Y.
REVISED – 07/25/2007 – MODIFY LOT BOUNDARIES, ADD WATER LINE LOCATIONS – R.G.Y.

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C. E. K. & Associates, Inc. d/b/a
R.L. Buford & Associates
LAND SURVEYING – DEVELOPMENT CONSULTANTS
P.O. BOX 14060, PARKVILLE, MO. 64152 (816) 741-6152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
KEVIN GREEN	25-52-33	CLAY	L-06130
	DATE 05/25/2007	FIELD BOOK XXXXX	PAGE XXXX
CERTIFICATE OF SURVEY			DRAWN BY R.G.Y.

L50749