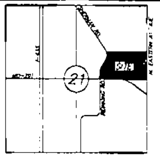


VICINITY MAP
Sec. 21, Twp. 52, Rge. 32
(Not to Scale)

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.)
Existing Asphalt Paving (Typ.)

N

SCALE: 1"=100'

ORDERED BY:
WALTHALL BUILDING CO., INC.
10219 N. PARK AVE.
KANSAS CITY, MO 64155
Phone: (816) 868-1758

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from Old Republic Title of Kansas City, Informational Report, File No. 07110173, Dated October 23, 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: WALTHALL BUILDING CO., INC., a Missouri Corporation, has caused these presents to be executed this ____ day of ____, 20____.

WALTHALL BUILDING CO., INC.

By: ____
Vickee Walthall, Vice-President

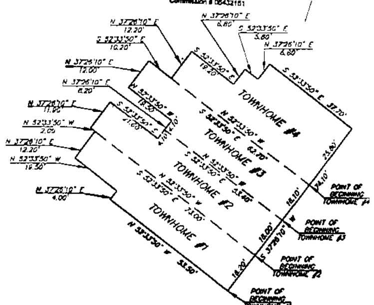
STATE OF MISSOURI)
) ss.
COUNTY OF Clay)

On this 30 day of January 20 08, before me, a Notary Public in and for said County and State, personally appeared, Vickee Walthall, Vice-President of WALTHALL BUILDING CO., INC., 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.

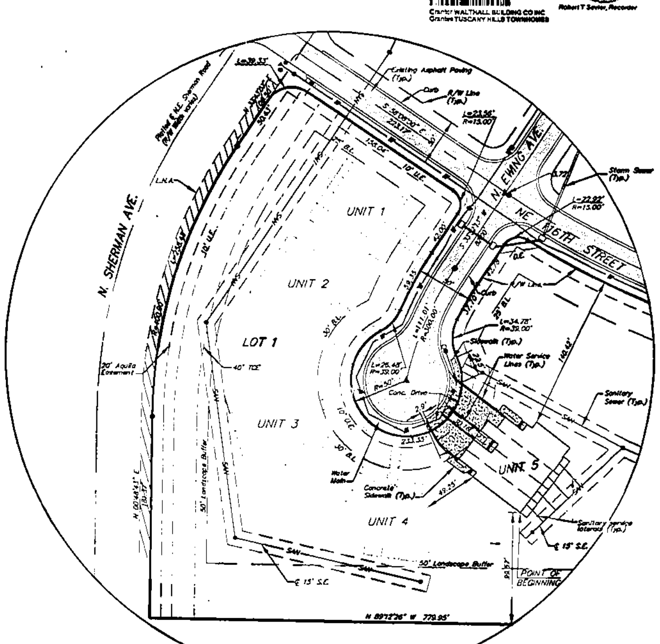
My Commission Expires: ____ Notary Public

AMY SHIVELY
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires July 18, 2010
Commission # 06432151

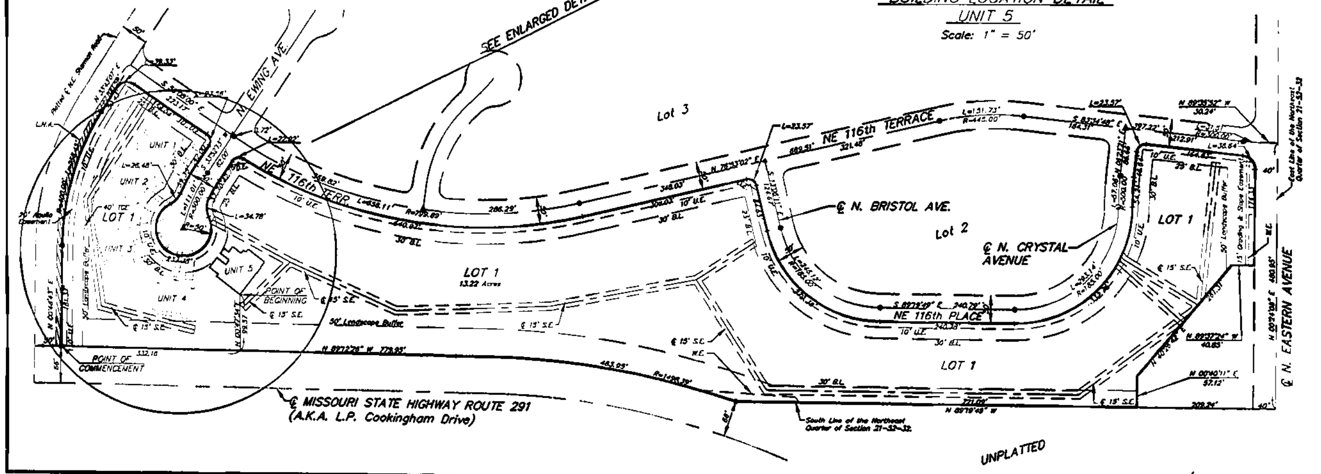


BUILDING FOOTPRINT DETAIL
UNIT 5
Scale: 1" = 20'

Recorded in Clay County, Missouri
Date and Time: 03/10/2008 at 03:01:36 PM
Instrument Number: 2008008289
Book: G Page: 180
Instrument Type: SURV
Page Count: 1
Recording Fee: $68.00 S
Grantor WALTHALL BUILDING CO INC
Grantee TUSCANY HILLS TOWNHOMES
Robert T Sevier, Recorder



BUILDING LOCATION DETAIL
UNIT 5
Scale: 1" = 50'



LOT 1, UNIT 5, 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 332.16 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 99.57 feet to a corner on the exterior foundation wall of an existing four-plex townhome building, said point being to the Point of Beginning;
Thence North 52° 33' 50" West, a distance of 53.50 feet this and the following three courses being along said exterior foundation wall;
Thence North 37° 26' 10" East, a distance of 4.00 feet;
Thence North 52° 33' 50" West, a distance of 19.50 feet;
Thence North 37° 26' 10" East, a distance of 12.20 feet to a point in an interior dividing wall of said existing four-plex townhome building;
Thence South 52° 33' 50" 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 37° 26' 10" West along said exterior foundation wall, a distance of 16.20 feet to the Point of Beginning.
Containing 1105 S.F., more or less.

LOT 1, UNIT 5, 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 332.16 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 99.57 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 37° 26' 10" East, a distance of 16.20 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 North 52° 33' 50" West, along said interior dividing wall, a distance of 73.00 feet to a point on the exterior foundation wall of said four-plex townhome;
Thence continuing North 52° 33' 50" West, a distance of 2.00 feet, this and the following three courses being along said exterior wall;
Thence North 37° 26' 10" East, a distance of 11.90 feet;
Thence South 52° 33' 50" East, a distance of 21.60 feet;
Thence North 37° 26' 10" East, a distance of 4.10 feet to a point in another interior dividing wall of said existing four-plex townhome building;
Thence South 52° 33' 50" East, with said interior dividing wall, a distance of 53.40 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 37° 26' 10" West along said exterior foundation wall, a distance of 16.00 feet to the Point of Beginning.
Containing 1111 S.F., more or less.

LOT 1, UNIT 5, 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 332.16 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 99.57 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 37° 26' 10" East, a distance of 32.20 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 North 52° 33' 50" West, with said interior dividing wall, a distance of 53.40, to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence North 37° 26' 10" East, a distance of 4.10, this and the three following courses being along said exterior wall;
Thence North 52° 33' 50" West, a distance of 19.50 feet;
Thence North 37° 26' 10" East, a distance of 12.00 feet;
Thence South 52° 33' 50" East, a distance of 10.20 feet to a point in another interior dividing wall of said existing four-plex townhome building;
Thence continuing South 52° 33' 50" East, with said interior dividing wall, a distance of 62.70 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 37° 26' 10" West along said exterior foundation wall, a distance of 16.10 feet to the Point of Beginning.
Containing 1094 S.F., more or less.

LOT 1, UNIT 5, 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 332.16 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 99.57 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 37° 26' 10" East, a distance of 48.30 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 North 52° 33' 50" West, along said interior dividing wall, a distance of 62.70 feet, to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence North 37° 26' 10" East, a distance of 12.20 feet, this and the remaining six courses being along said exterior foundation wall;
Thence North 52° 33' 50" West, a distance of 19.20 feet;
Thence North 37° 26' 10" East, a distance of 6.80 feet;
Thence South 52° 33' 50" East, a distance of 5.80 feet;
Thence North 37° 26' 10" East, a distance of 6.80 feet;
Thence South 52° 33' 50" East, a distance of 37.70 feet;
Thence South 37° 26' 10" West, a distance of 25.80 feet to the Point of Beginning.
Containing 1317 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.

APPROVED
NO PLAT REQUIRED

12/29/07

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.

LSC799

LOT SPLIT SURVEY
LOT 1, UNIT 5, TOWNHOMES 1 THROUGH 4
TUSCANY HILLS TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SBCGLOBAL.NET

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3539
SCALE	NOTED
DATE	10/14/07
DRAFTER	EAR/MDW
CHK'D	E.A.R.
SHEET NO.	1 of 1