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Robert T Sevier, Recorder

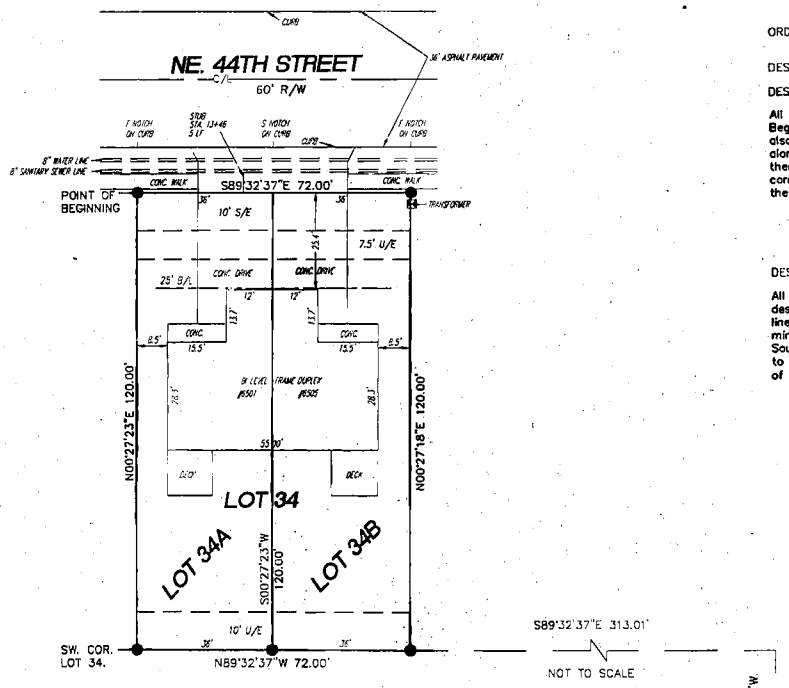
Grantor: ROBERTSON CONSTRUCTION
Grantee: BENNINGTON PLACE

CERTIFICATE OF SURVEY

NW. 1/4 of Section 4, Township 50, Range 32

KANSAS CITY, CLAY COUNTY, MISSOURI.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
File No. L50604 Date 2-13-06



ORDERED BY: ROBERTSON CONSTRUCTION LLC.

DESCRIPTIONS:

DESCRIPTION LOT 34A:

All that part of Lot 34, REPLAT OF LOTS 18-25, BENNINGTON PLACE, a subdivision in Kansas City, Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Lot; thence South 89 degrees 32 minutes 37 seconds East, along the Northerly line of said Lot and also being the Southerly Right-of-Way line of NE. 44th Street, a distance of 36.00 feet; thence South 00 degrees 27 minutes 23 seconds West, along the centerline wall of an existing duplex and its prolongations, a distance of 120.00 feet, to a point on the Southerly line of said Lot; thence North 89 degrees 32 minutes 37 seconds West, along the Southerly line of said Lot, a distance of 36.00 feet, to the Southwesterly corner of said Lot; thence North 00 degrees 27 minutes 23 seconds East, along the Westerly line of said Lot, a distance of 120.00 feet, to the Point of Beginning. Containing 4,320 square feet more or less.

DESCRIPTION LOT 34B:

All that part of Lot 34, REPLAT OF LOTS 18-25, BENNINGTON PLACE, a subdivision in Kansas City, Clay County, Missouri, EXCEPT that part described as follows: Beginning at the Northwest corner of said Lot; thence South 89 degrees 32 minutes 37 seconds East, along the Northerly line of said Lot and also being the Southerly Right-Of-Way line of NE. 44th Street, a distance of 36.00 feet; thence South 00 degrees 27 minutes 23 seconds West, along the centerline wall of an existing duplex and its prolongations, a distance of 120.00 feet, to a point on the Southerly line of said Lot; thence North 89 degrees 32 minutes 37 seconds West, along the Southerly line of said Lot, a distance of 36.00 feet, to the Southwesterly corner of said Lot; thence North 00 degrees 27 minutes 23 seconds East, along the Westerly line of said Lot, a distance of 120.00 feet, to the Point of Beginning. Containing 4,320 square feet more or less.

IN TESTIMONY WHEREOF: The undersigned proprietor, owner of the above described tract of land has hereunto subscribed his name this 9th day of February, 2006.
ROBERTSON CONSTRUCTION L.L.C.

JAMES ROBERT ROBERTSON PRESIDENT

STATE OF MISSOURI)
)SS
COUNTY OF CLAY)

BE IT REMEMBERED that on this 9th day of February, 2006, before me the undersigned, a Notary Public in and for the said County and State aforementioned, came James Robert Robertson, President of Robertson Construction L.L.C., owner of the above described tract of land, to me known to be the same person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his own free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office the day and year last above written.

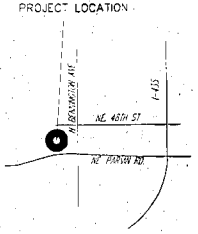
My commission expires: 5-14-08

Notary Public in and for said County and State

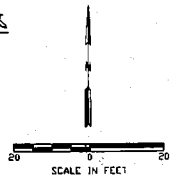
Holly Oldes - Notary Public
Notary Seal for State of
Missouri - Clay County
My Commission Expires 5/14/2008

NOTES:
Gas- There is no gas service on this property
Telephone- Underground telephone runs East and West in utility easement.
Electric- Underground power runs East and West in utility easement.
Cable- Underground cable television lines run East and West in utility easement.
Water- 8" water main runs East and West between the curb and the property line.
Curbs, Sanitary Sewers and Storm Sewers-
Sanitary Sewer runs East and West between the curb and the property line.
Storm Sewer runs East and West along curb to inlets.

PROJECT LOCATION



LEGEND
= FOUND. 1/2" IRON BAR
= SET 1/2" IRON BAR
B/L = BUILDING LINE
W/E = WATER EASEMENT
U/E = UTILITY EASEMENT
R/W = RIGHT-OF-WAY



SCALE: 1" = 20'
DATE: FEBRUARY 02, 2006
JOB #

I HEREBY CERTIFY: that this Certificate of Survey 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 established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional information, knowledge and belief.

LAND SURVEY COMPANY
A DIVISION OF MIGAR ENTERPRISES

David L. Migar, L.S. 2567
Professional Land Surveyor

LAND SURVEY NORTH
A DIVISION OF MIGAR ENTERPRISES, INC.
500 NE. 69TH STREET
GLADSTONE, MISSOURI 64118
TELEPHONE: 816-436-1905
FAX: 816-436-2521

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