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Robert T Bevier, Recorder
Grantor GREEN KEVIN TOWNHOME BUILDERS
Grantee STALEY FARMS TOWNHOMES

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 9 CA
LEGAL DESCRIPTION

CONTAINING 10,600 SQUARE FEET OR 0.24 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 S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 96.64 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N18°58'09"E, A DISTANCE OF 154.93 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 S70°24'19"E, A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 152.51 FEET; THENCE S32°16'50"W, A DISTANCE OF 159.48 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT B; THENCE N61°13'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 115.68 FEET TO THE POINT OF BEGINNING. EXCEPT LOTS 9-A, 9-B, 9-C AND 9-D.

LOT 9 A
LEGAL DESCRIPTION

CONTAINING 2,936 SQUARE FEET OR 0.07 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 S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 96.64 FEET; THENCE N18°58'09"E, A DISTANCE OF 50.51 FEET; THENCE: THENCE S63°48'06"E, A DISTANCE OF 3.13 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N26°11'54"E, A DISTANCE OF 94.25 FEET; THENCE S63°48'06"E, A DISTANCE OF 31.15 FEET; THENCE S26°11'54"W, A DISTANCE OF 94.25 FEET; THENCE N63°48'06"W, A DISTANCE OF 31.15 FEET TO THE POINT OF BEGINNING.

LOT 9 B
LEGAL DESCRIPTION

CONTAINING 2,458 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 S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 96.64 FEET; THENCE N18°58'09"E, A DISTANCE OF 50.51 FEET; THENCE: THENCE S63°48'06"E, A DISTANCE OF 34.28 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N26°11'54"E, A DISTANCE OF 94.25 FEET; THENCE S63°48'06"E, A DISTANCE OF 26.05 FEET; THENCE S26°11'54"W, A DISTANCE OF 94.25 FEET; THENCE N63°48'06"W, A DISTANCE OF 26.05 FEET TO THE POINT OF BEGINNING.

LOT 9 C
LEGAL DESCRIPTION

CONTAINING 2,454 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 S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 96.64 FEET; THENCE N18°58'09"E, A DISTANCE OF 50.51 FEET; THENCE: THENCE S63°48'06"E, A DISTANCE OF 60.33 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N26°11'54"E, A DISTANCE OF 94.25 FEET; THENCE S63°48'06"E, A DISTANCE OF 26.04 FEET; THENCE S26°11'54"W, A DISTANCE OF 94.25 FEET; THENCE N63°48'06"W, A DISTANCE OF 26.04 FEET TO THE POINT OF BEGINNING.

LOT 9 D
LEGAL DESCRIPTION

CONTAINING 2,921 SQUARE FEET OR 0.07 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 S61°13'40"E, CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 96.64 FEET; THENCE N18°58'09"E, A DISTANCE OF 50.51 FEET; THENCE: THENCE S63°48'06"E, A DISTANCE OF 86.37 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N26°11'54"E, A DISTANCE OF 94.25 FEET; THENCE S63°48'06"E, A DISTANCE OF 30.99 FEET; THENCE S26°11'54"W, A DISTANCE OF 94.25 FEET; THENCE N63°48'06"W, A DISTANCE OF 30.99 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 " [illegible] ", " ○ " 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 EXCEPTIONS OF A TITLE REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY ITS AGENT MISSOURI SECURED TITLE-KC NORTH ESCROW, FILE NUMBER 4303213, EFFECTIVE DATE OF APRIL 9, 2008 AT 8:00 AM.

   A. TITLE REPORT ITEM NUMBER 3 (f), A ROADWAY CONVEYANCE AND SANITARY SEWER EASEMENT, DOES NOT AFFECT THE SUBJECT PROPERTY.

   B. TITLE REPORT ITEM NUMBER 3 (h), AN EASEMENT GRANTED TO AQUILA RECORDED IN BOOK 4459 AT PAGE 704, DOES NOT AFFECT THE SUBJECT PROPERTY.

   C. TITLE REPORT ITEM NUMBER 3 (i), AN EASEMENT GRANTED TO MISSOURI GAS ENERGY IN BOOK 4596 AT PAGE 516, DOES NOT AFFECT THE SUBJECT PROPERTY.

   D. TITLE REPORT ITEM NUMBER 3 (j), AN EASEMENT GRANTED TO THE CITY OF KANSAS CITY IN BOOK 4385 AT PAGE 870, IS SHOWN HEREON.

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 9 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 TOWNEHOME BUILDERS, LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 1st day of May, 2008.

KEVIN GREEN TOWNEHOME BUILDERS, LLC
a Missouri limited liability company

Kevin Green, President

STATE OF MISSOURI)
) SS:
COUNTY OF Platte)

Be it remembered that on this 1st day of May 2008, 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 TOWNEHOME BUILDERS, 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: 7/10/2011

SHERRI SUTCLIFFE
Notary Public - Notary Seal
State of Missouri - Platte County
Commission # 07057136
My Commission Expires 07/10/2011

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 ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

5-1-08

CHARLES E. KUTZ, PLS-2379

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

APPROVED
NO PLAT REQUIRED
LS0527 5-6-08

REVISED - 05/01/2008 - MODIFY OWNER'S COMPANY NAME - 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 14089, PARKVILLE, MO. 64152 (816) 741-8152

FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
KEVIN GREEN	25-52-33	CLAY	L-07012
	DATE 04/21/2008	FIELD BOOK XXXXX	PAGE XXXX
CERTIFICATE OF SURVEY			DRAWN BY R.G.Y.

LS0527