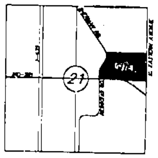


VICINITY MAP
Sec. 21, Twp. 52, Rge. 32
(Not to Scale)

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.)

N

SCALE: 1"=100'

0 10 25 50 100 200

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 Company of Kansas City, Inc. Informational Report, File No. 08020145, Dated January 22, 2008.

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 22 day of April, 2008.

STAR AQUISITIONS, L.L.C.

By: __________
Timothy D. Harris, Managing Member

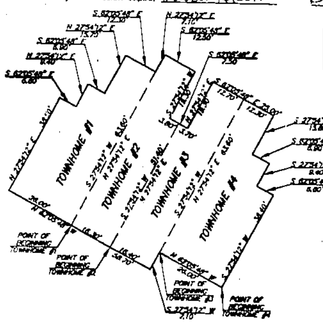
STATE OF MISSOURI)
) ss.
COUNTY OF Clay)

On this 22nd day of April 2008, 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 16, 2011

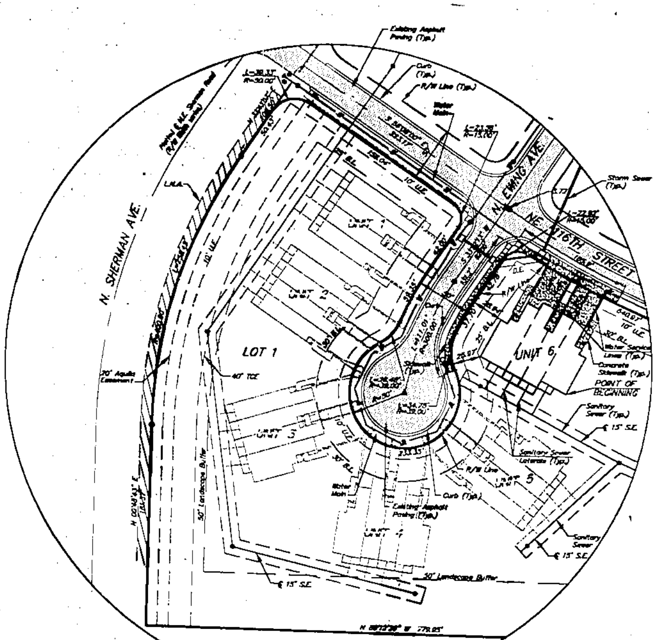
____
Notary Public



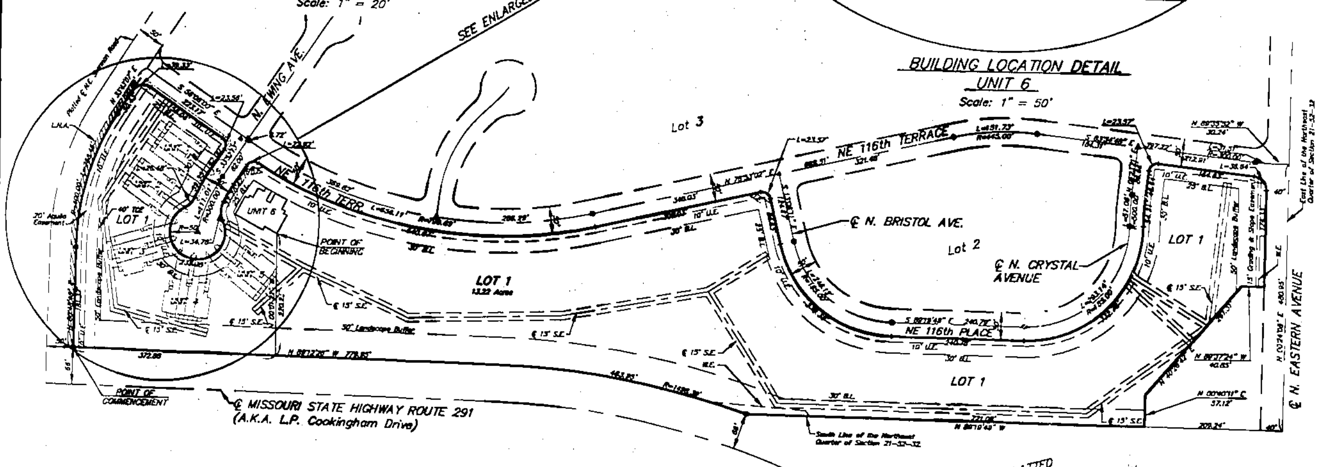
BUILDING FOOTPRINT DETAIL
UNIT 6
Scale: 1" = 20'

Recorded in Clay County, Missouri
Date and Time: 06/08/2008 at 11:29:20 AM
Instrument Number: 2008020238
Book: G Page: 169
Instrument Type: SURV
Page Count: 1
Recording Fee:
Grantor STAR AQUISITIONS
Grantee TUSCANY HILLS TOWNHOMES
Robert T Sevier, Recorder

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
No. 0801 5-1-08



SEE ENLARGED DETAIL



BUILDING LOCATION DETAIL
UNIT 6
Scale: 1" = 50'

LOT 1, UNIT 6, 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 372.88 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 220.23 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 62° 05' 48" West, a distance of 25.00 feet this and the following nine courses being along said exterior foundation wall;
Thence South 27° 54' 12" West, a distance of 7.10 feet;
Thence North 62° 05' 48" West, a distance of 32.70 feet to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing North 62° 05' 48" West, a distance of 26.00 feet;
Thence North 27° 54' 12" East, a distance of 38.50 feet;
Thence South 62° 05' 48" East, a distance of 6.30 feet;
Thence North 27° 54' 12" East, a distance of 9.40 feet;
Thence South 62° 05' 48" East, a distance of 6.90 feet;
Thence North 27° 54' 12" East, a distance of 15.70 feet;
Thence South 62° 05' 48" East, a distance of 12.30 feet to a point in said interior dividing wall of said existing four-plex townhome building;
Thence South 27° 54' 12" West, with said interior dividing wall, a distance of 63.60 feet to the Point of Beginning.
Containing 1375 S.F., more or less.

LOT 1, UNIT 6, 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 372.88 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 220.23 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 62° 05' 48" West, a distance of 26.00 feet this and the following four courses being along said exterior foundation wall;
Thence South 27° 54' 12" West, a distance of 7.10 feet;
Thence North 62° 05' 48" West, a distance of 16.40 feet to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing North 62° 05' 48" West, a distance of 16.30 feet, to a point in another interior dividing wall of said existing four-plex townhome building;
Thence North 27° 54' 12" East, with said interior dividing wall, a distance of 63.60 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence continuing North 27° 54' 12" East, this and the three following courses being along said exterior wall, a distance of 7.10 feet;
Thence South 62° 05' 48" East, a distance of 12.50 feet;
Thence South 27° 54' 12" West, a distance of 15.50 feet;
Thence South 62° 05' 48" East, a distance of 3.80 feet to a point in the first said interior dividing wall of said existing four-plex townhome building;
Thence South 27° 54' 12" West, with said interior dividing wall, a distance of 51.40 feet to the Point of Beginning.
Containing 1071 S.F., more or less.

LOT 1, UNIT 6, 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 372.88 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 220.23 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence North 62° 05' 48" West, a distance of 26.00 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 South 27° 54' 12" West, along said exterior foundation wall, a distance of 7.10 feet;
Thence North 62° 05' 48" West, along said exterior foundation wall, a distance of 16.40, to a point in another interior dividing wall of said existing four-plex townhome building;
Thence North 27° 54' 12" East, with said interior dividing wall, a distance of 51.40 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 62° 05' 48" East, this and the two following courses being along said exterior wall, a distance of 3.70 feet;
Thence North 27° 54' 12" East, a distance of 19.30 feet;
Thence South 62° 05' 48" East, a distance of 12.70' to a point in the first said interior dividing wall of said existing four-plex townhome building;
Thence South 27° 54' 12" West, a distance of 62.60 feet with said interior dividing wall, to the Point of Beginning.
Containing 1065 S.F., more or less.

LOT 1, UNIT 6, 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 372.88 feet;
Thence North 00° 47' 34" East, along a line normal to the preceding course, a distance of 220.23 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 62° 05' 48" West, a distance of 26.00 feet along said exterior foundation wall to a point in an interior dividing wall of said existing four-plex townhome building;
Thence North 27° 54' 12" East, with said interior dividing wall, a distance of 63.60 feet to a point on the exterior foundation wall of said existing four-plex townhome building;
Thence South 62° 05' 48" East, a distance of 12.30', this and the remaining five courses being along said exterior foundation wall;
Thence South 27° 54' 12" West, a distance of 15.80 feet;
Thence South 62° 05' 48" East, a distance of 6.90 feet;
Thence South 27° 54' 12" West, a distance of 9.40 feet;
Thence South 62° 05' 48" East, a distance of 6.80 feet;
Thence South 27° 54' 12" West, a distance of 38.40 feet to the Point of Beginning.
Containing 1371 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 05 the best of my professional knowledge, information and belief.

5/6/08
Eric A. Romer, 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)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

LOT SPLIT SURVEY
LOT 1, UNIT 6, TOWNHOMES 1 THROUGH 4
TUSCANY HILLS TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3539
SCALE	NOTED
DATE	11/19/07
DRAFTER	EAR/MDW
CHKD.	E.A.R.
SHEET NO.	1 of 1