Drawn By: NAM	File Name: 44897LSD	Job No: 44897	SHEET 1 OF 2

LOT SPLIT SURVEY

TITLE COMMITMENT

Title Commitment Number / File Number: 205121114
Effective date: December 28, 2005 at 8:00 A.M.

Platte County Title & Abstract
2000 Kentucky, Suite B
Platte City, Missouri 64079
Contact:
Ph: (816) 858-5498

DESCRIPTION

All that part of Lots 15A and 15B, TOWNHOMES AT MULLINS CORNER, a subdivision of land in the City of Kansas City, Clay County, Missouri; commencing at the Northwest corner of the Southeast Quarter of Section 26, Township 52, Range 33, Clay County, Missouri; thence South 00 degrees 32 minutes 17 seconds West, along the West line of the Southeast Quarter of said Section 26, a distance of 812.76 feet; thence South 89 degrees 27 minutes 43 seconds East, a distance of 67.00 feet to a point on the East Right-of-Way line of North Oak Trafficway, also being a point on the West line of said Lot 15B, and being the Point of Beginning of the tract of land herein to be described; thence along the boundary lines of said Lot 15A, and 15B, the following 10 courses, thence along the Easterly Right-of-Way line of said North Oak Trafficway, along a curve to the right, having an initial tangent bearing of North 00 degrees 32 minutes 17 seconds East, a radius of 38.00 feet, an arc distance of 64.62 feet to the Southerly Right-of-Way line of Northeast 107th Street; thence along the Southerly Right-of-Way line of said Northeast 107th Street, along a compound curve, having a radius of 170.00 feet, an arc distance of 104.88 feet; thence continuing along the Southerly Right-of-Way line of said Northeast 107th Street, along a reverse curve, having a radius of 225.00 feet, an arc distance of 160.61 feet to the Northwest corner of Lot 16, MULLINS CORNER, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 03 degrees 24 minutes 15 seconds West, along the West line of said Lot 16, a distance of 120.15 feet to the Southwest corner of said Lot 16; thence South 00 degrees 10 minutes 47 seconds West, a distance of 300.00 feet to a point on the Northerly Right-of-Way line of Northeast 106th Street; thence North 89 degrees 40 minutes 03 seconds West, along the Northerly Right-of-Way line of said Northeast 106th Street, a distance of 251.76 feet; thence continuing along the Northerly Right-of-Way line of said Northeast 106th Street, along a curve to the right, being tangent to the last described course, having a radius of 38.00 feet, an arc distance of 59.83 feet to the Easterly Right-of-Way line of said North Oak Trafficway; thence North 00 degrees 32 minutes 17 seconds East, along the Easterly Right-of-Way line of said North Oak Trafficway, a distance of 274.85 feet; thence continuing along the Easterly Right-of-Way line of said North Oak Trafficway, North 09 degrees 29 minutes 24 seconds East, a distance of 77.12 feet; thence continuing along the Easterly Right-of-Way line of said North Oak Trafficway, North 00 degrees 32 minutes 17 seconds East, a distance of 93.85 feet to the Point of Beginning. Said tract contains 3.11 acres, more or less.

NOTES CORRESPONDING TO PLOTTABLE EASEMENT EXCEPTIONS

(5) Right of Way easement granted to County of Clay, in the State of Missouri as recorded August 1, 1949, as Document No. A16467, in Book 446 at Page 35. This item does not affect the subject property and is not plotted hereon.

(6) Communications right of way agreement to Williams Pipe Line Company as recorded June 27, 1966 as Document No. F39286, in Book 1687, at Page 53. This item is a blanket easement that affects the subject property and is not plotted hereon.

(7) Building setback line, utility easements, drainage easements, sewer easements and ingress and egress easements as shown on the diagram of the recorded plat thereof. This item affects the subject property and is plotted hereon.

(12) Temporary Easement granted to Kansas City, Missouri as recorded March 24, 2004, as Document No. 559408, in Book 4544 at Page 829. This item affects the subject property and is plotted hereon.

(13) Retaining Wall Easement granted to Kansas City, Missouri as recorded March 24, 2004, as Document No. 559409, in Book 4544 at Page 831. This item affects the subject property and is plotted hereon.

(14) Temporary Easement granted to Kansas City, Missouri as recorded March 24, 2004, as Document No. 559411, in Book 4544 at Page 836. This item affects the subject property and is plotted hereon.

(15) Retaining Wall Easement granted to Kansas City, Missouri as recorded March 24, 2004, as Document No. 559412, in Book 4544 at Page 839. This item affects the subject property and is plotted hereon.

GENERAL NOTES

1. Bearing System is based on the recorded plat of TOWNHOMES AT MULLINS CORNER.
2. A utility locate request was placed to Missouri One Call System on ticket number: 53570316, on December 27, 2005 for this survey. The underground utilities shown hereon are representational only and are in no way intended to depict their exact location, nor is this information intended to represent the complete inventory of all utilities in the area. Utility information as shown has been compiled from these locations and the construction plans for this project. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
3. This tract contains 135,401 square feet or 3.11 acres, more or less.
4. All building angles are 90 degrees unless otherwise noted.
5. Tract O-1, and Tract O-2 are to be owned and maintained by the Homeowners Association

LEGEND

CB = Cord Bearing	Found Monument (Cotton Picker Spindle)
N.T.S. = Not to Scale	Found Monument
W/E = Water Easement	Pole
D/E = Drainage Easement	Fire Hydrant
S/E = Sanitary Sewer Easement	Water Valve
U/E = Utility Easement	Water Meter
B/L = Building Line	Electric Pedestal
—STM— Storm Sewer Line	Telephone or Fiber-Optic Pedestal
—SW— Sanitary Sewer Line	Cable TV Pedestal
—W— Water Line	Sanitary Sewer Manhole
—OU— Overhead Utility Lines	Electric Meter
—G— Gas Line	Gas Meter
—UT— Underground Telephone or Fiber-Optic Line	
—SC— Sanitary Service Connector	
—CT— Underground Cable TV Line	
—E— Underground Electric Lines	

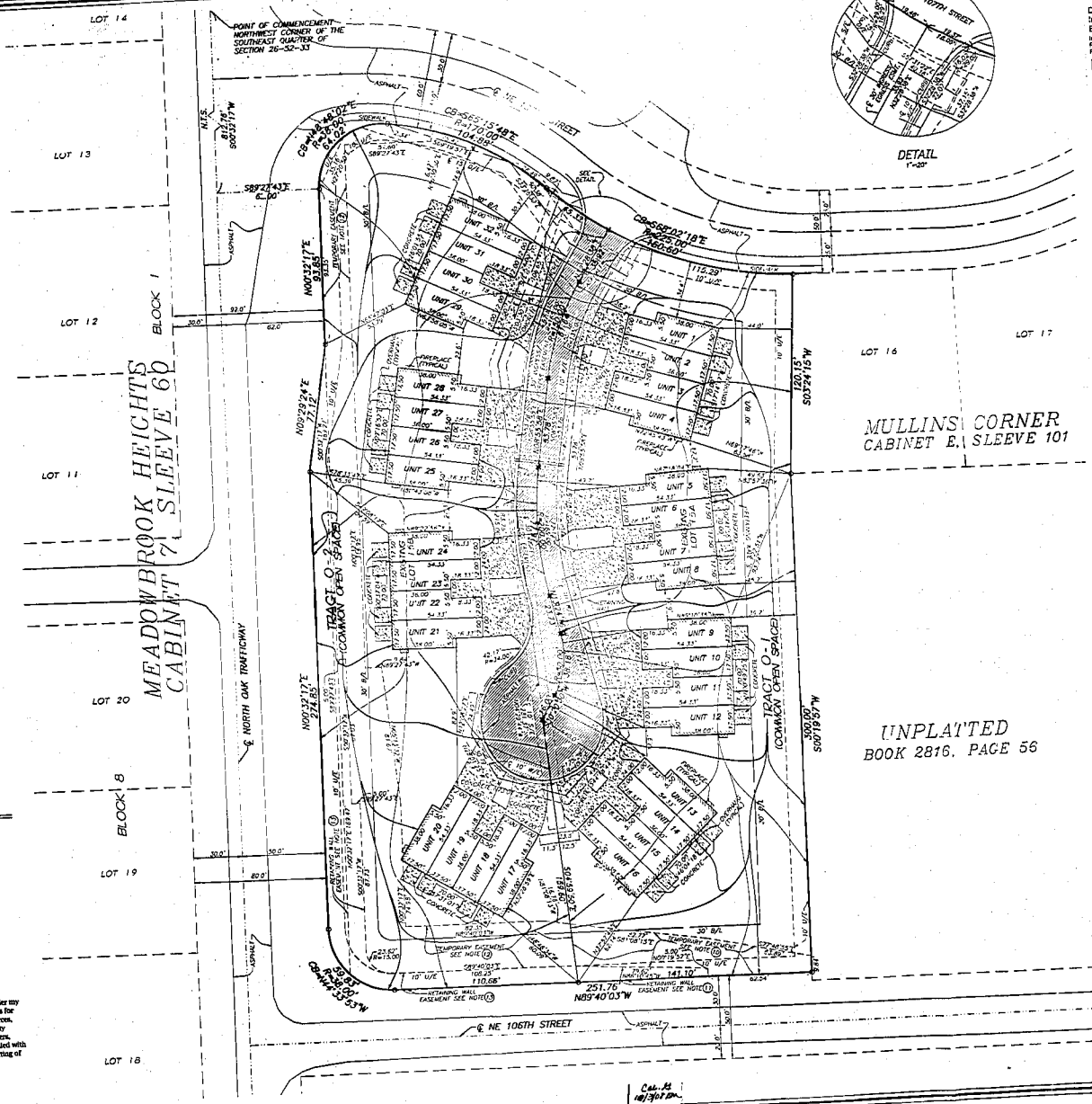
NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

I hereby state that this Boundary 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 as established by the Missouri Department of Natural Resources, Division of Geological Survey Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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 knowledge and belief.

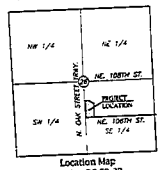
DATE: August 25, 2006

STATE OF MISSOURI — SAM ANTHONY AYLETT — NUMBER PLS-2074 — LICENSED LAND SURVEYOR

SAM A. AYLETT, PLS 2074



Recorded in Clay County, Missouri
Date and Time: 09/10/2008 at 12:33:39 PM
Instrument Number: 2008031640
Book: G Page: 167
Instrument Type: SURV
Page Count: 2
Recording Fee: $119.00 E
Grantor HOLTON, JOHN
Grantee TOWNHOMES AT MULLINS CORNER
Robert T Sever, Recorder



Location Map
Section 26-52-33
(Not To Scale)

TOWNHOMES AT MULLINS CORNER
LOT SPLIT

Prepared for:
JOHN HOLTON, ET AL
13900 NW 72nd Street
Kansas City, MO 64152

Prepared By:
SAM'S SURVEY COMPANY, INC.
LAND SURVEYING ~ LAND PLANNING ~ CIVIL ENGINEERING
201 NW 72ND STREET ~ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0797

Job # 44897	Date: August 25, 2006