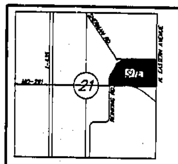


VICINITY MAP
Sec. 21, Twp. 52, Rge. 32
(Not to Scale)

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.)

SURVEYOR'S GENERAL NOTES:

1). Information shown on this survey was taken from Integrety Land Title Company, Inc. Informational Report, File No. KC-IT-5271-08, Dated November 12, 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: WALTHALL BUILDING CO., INC., a Missouri Corporation, has caused these presents to be executed this 3rd day of December, 2008.

WALTHALL BUILDING CO., INC.

By: [signature]
Vickee Walthall, Vice-President

STATE OF MISSOURI)
) ss.
COUNTY OF Jackson)

On this 2nd day of December 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.

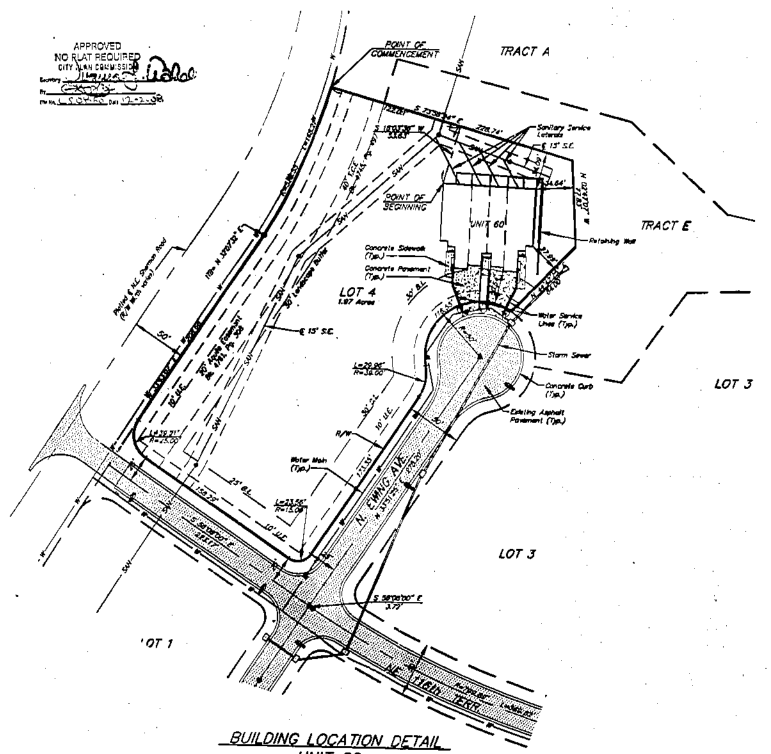
IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office on the day and year last above written.

My Commission Expire: 6-26-2012 [signature] Notary Public

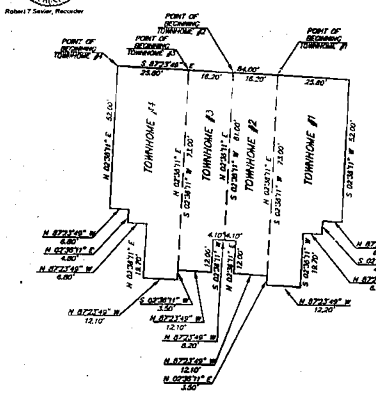
NANCY J. MCKINNEY
My Commission Expires: June 26, 2012
Jackson County

Recorded in Clay County, Missouri
Date and Time: 12/02/2008 at 03:54:53 PM
Instrument Number: 2008040416
Book: G Page: 173
Instrument Type SURV
Page Count 1
Grantor: WALTHALL BUILDING CO INC
Grantee: TUSCANY HILLS TOWNHOMES
Robert T Sevier, Recorder

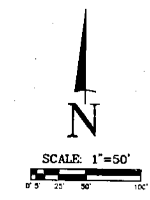
APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION



BUILDING LOCATION DETAIL
UNIT 60
Scale: 1" = 50'



BUILDING FOOTPRINT DETAIL
UNIT 60
Scale: 1" = 20'



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

LOT 4, UNIT 60, TOWNHOME 1 – DESCRIPTION:

All that part of Lot 4, 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 Northwesterly corner of said Lot 4;
Thence South 73° 56' 24" East, along the Northerly line of said Lot 4, a distance of 122.09 feet;
Thence South 16° 03' 36" West, along a line normal to the preceding course, a distance of 53.63 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence South 87° 23' 49" East, along said exterior foundation wall, a distance of 58.20 feet to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing South 87° 23' 49" East, a distance of 25.80 feet, this and the following seven (7) courses being along exterior foundation wall;
Thence South 02° 36' 11" West, a distance of 52.00 feet;
Thence North 87° 23' 49" West, a distance of 6.80 feet;
Thence South 02° 36' 11" West, a distance of 4.80 feet;
Thence North 87° 23' 49" West, a distance of 6.80 feet;
Thence South 02° 36' 11" West, a distance of 19.70 feet;
Thence North 87° 23' 49" West, a distance of 12.20 feet;
Thence North 02° 36' 11" East, a distance of 3.50 feet to a point in said interior dividing wall of said existing four-plex townhome building;
Thence North 02° 36' 11" East, with said interior dividing wall, a distance of 73.00 feet to the Point of Beginning.
Containing 1673 S.F., more or less.

LOT 4, UNIT 60, TOWNHOME 2 – DESCRIPTION:

All that part of Lot 4, 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 Northwesterly corner of said Lot 4;
Thence South 73° 56' 24" East, along the Northerly line of said Lot 4, a distance of 122.09 feet;
Thence South 16° 03' 36" West, along a line normal to the preceding course, a distance of 53.63 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence South 87° 23' 49" East, along said exterior foundation wall, a distance of 42.00 feet to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing South 87° 23' 49" East, along said exterior foundation wall, a distance of 16.20 feet, to a point in another interior dividing wall of said existing four-plex townhome building;
Thence South 02° 36' 11" West, with the last said interior dividing wall, a distance of 73.00 feet to a point on said exterior foundation wall;
Thence North 87° 23' 49" West, a distance of 12.10 feet, this and the two (2) following courses being along said exterior foundation wall;
Thence North 02° 36' 11" East, a distance of 12.00 feet;
Thence North 87° 23' 49" West, a distance of 4.10 feet to a point in the first said interior dividing wall of said existing four-plex townhome building;
Thence North 02° 36' 11" East, with said interior dividing wall, a distance of 61.00 feet to the Point of Beginning.
Containing 1133 S.F., more or less.

LOT 4, UNIT 60, TOWNHOME 3 – DESCRIPTION:

All that part of Lot 4, 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 Northwesterly corner of said Lot 4;
Thence South 73° 56' 24" East, along the Northerly line of said Lot 4, a distance of 122.09 feet;
Thence South 16° 03' 36" West, along a line normal to the preceding course, a distance of 53.63 feet to a corner on the exterior foundation wall of an existing four-plex townhome building;
Thence South 87° 23' 49" East, along said exterior foundation wall, a distance of 25.80 feet to the Point of Beginning, said point being in an interior dividing wall of said existing four-plex townhome building;
Thence continuing South 87° 23' 49" East, along said exterior foundation wall, a distance of 16.20 feet, to a point in another interior dividing wall of said existing four-plex townhome building;
Thence South 02° 36' 11" West, with the last said interior dividing wall, a distance of 61.00 feet to a point on said exterior foundation wall;
Thence North 87° 23' 49" West, a distance of 4.10 feet, this and the two (2) following courses being along said exterior foundation wall;
Thence South 02° 36' 11" West, a distance of 12.00 feet;
Thence North 87° 23' 49" West, a distance of 12.10 feet to a point in the first said interior dividing wall of said existing four-plex townhome building;
Thence North 02° 36' 11" East, with said interior dividing wall, a distance of 73.00 feet to the Point of Beginning.
Containing 1133 S.F., more or less.

LOT 4, UNIT 60, TOWNHOME 4 – DESCRIPTION:

All that part of Lot 4, 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 Northwesterly corner of said Lot 4;
Thence South 73° 56' 24" East, along the Northerly line of said Lot 4, a distance of 122.09 feet;
Thence South 16° 03' 36" West, along a line normal to the preceding course, a distance of 53.63 feet to a corner on the exterior foundation wall of an existing four-plex townhome building said point being the Point of Beginning;
Thence South 87° 23' 49" East, along said exterior foundation wall, a distance of 25.80 feet to a point in an interior dividing wall of said existing four-plex townhome building;
Thence South 02° 36' 11" West, with said interior dividing wall, a distance of 73.00 feet to a point on said exterior foundation wall.
Thence South 02° 36' 11" West, a distance of 3.50 feet, this and the remaining six (6) courses being along said exterior foundation wall;
Thence North 87° 23' 49" West, a distance of 12.20 feet;
Thence North 02° 36' 11" East, a distance of 19.70 feet;
Thence North 87° 23' 49" West, a distance of 6.80 feet;
Thence North 02° 36' 11" East, a distance of 4.80 feet;
Thence North 87° 23' 49" West, a distance of 6.80 feet;
Thence North 02° 36' 11" East, a distance of 52.00 feet to the Point of Beginning.
Containing 1673 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.

STATE OF MISSOURI – REGISTERED LAND SURVEYOR – LS-2577 ERIC A. RAMER
12/2/08

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.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE 410
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPEI@SWBELL.NET

LOT SPLIT SURVEY
LOT 4, UNIT 60, TOWNHOMES 1 THROUGH 4
TUSCANY HILLS TOWNHOMES
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS

REV	DESCRIPTION	DATE

JOB NO.	3539
SCALE:	NOTED
DATE:	11/19/08
DRAFTER:	EAR/CNS
CHK'D:	E.A.R.
SHEET NO.	1 of 1