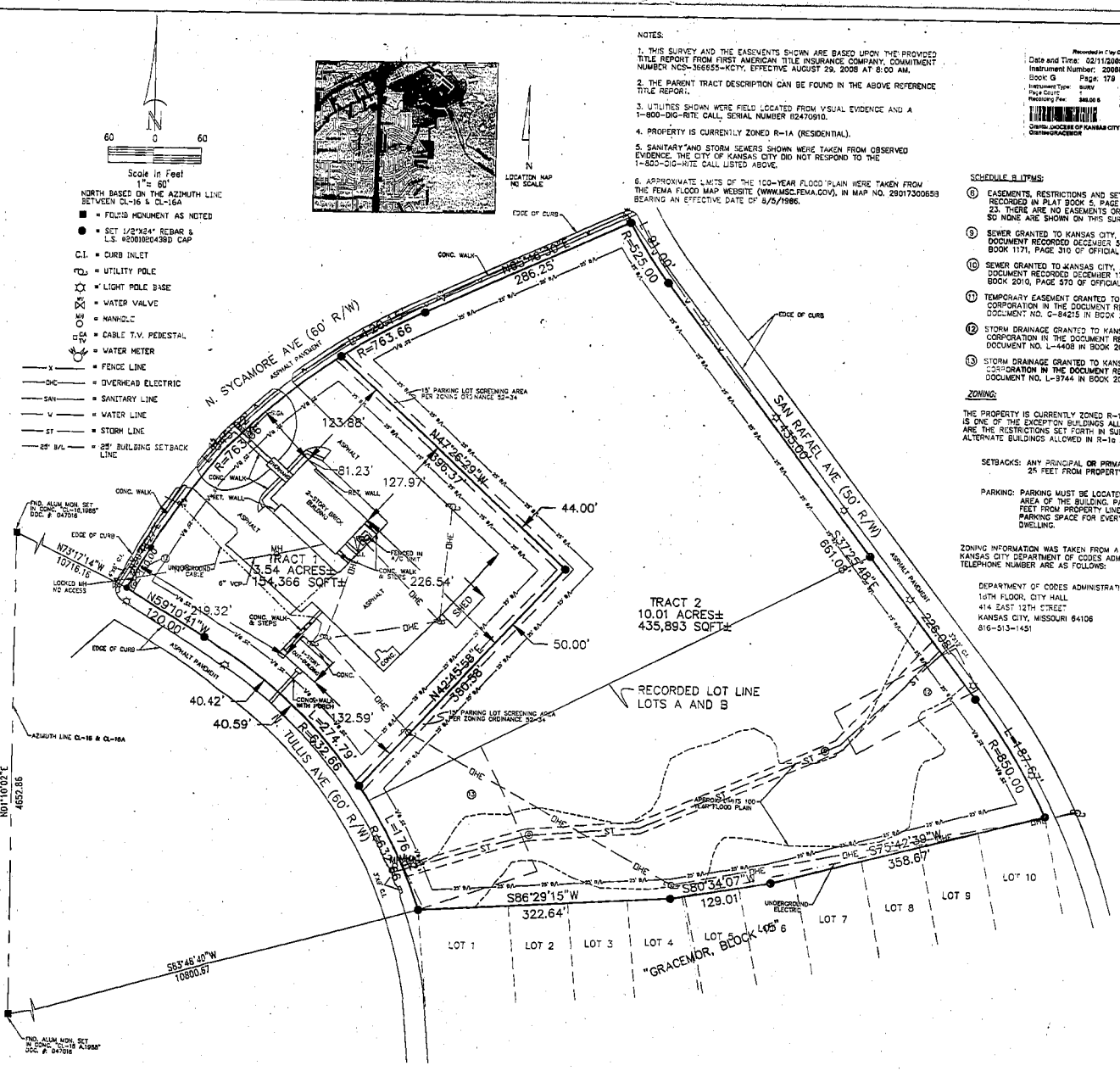
Recorded in Clay County, Missouri
Date and Time: 02/11/2009 at 01:00:51 PM
Instrument Number: 2009004154
Book: G Page: 179
Instrument Type: SURV
Page Count: 1
Recording Fee: $46.00 $
Grantor: DIOCESE OF KANSAS CITY ST JOSEPH
Grantee: GRACEMOR
Robert T Sanner, Recorder

LOT SPLIT
CERTIFICATE OF SURVEY
NW 1/4 SEC. 34, T-51, R-32
CLASS OF PROPERTY - URBAN



APPROVED
NO PLAT REQUIRED
By: [illegible]
Date: 2-6-09
File No. 16655

NOTES:

1. THIS SURVEY AND THE EASEMENTS SHOWN ARE BASED UPON THE PROVIDED TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-366655-KCTY, EFFECTIVE AUGUST 29, 2008 AT 8:00 AM.

2. THE PARENT TRACT DESCRIPTION CAN BE FOUND IN THE ABOVE REFERENCE TITLE REPORT.

3. UTILITIES SHOWN WERE FIELD LOCATED FROM VISUAL EVIDENCE AND A 1-800-DIG-RITE CALL, SERIAL NUMBER 82470910.

4. PROPERTY IS CURRENTLY ZONED R-1A (RESIDENTIAL).

5. SANITARY AND STORM SEWERS SHOWN WERE TAKEN FROM OBSERVED EVIDENCE. THE CITY OF KANSAS CITY DID NOT RESPOND TO THE 1-800-DIG-RITE CALL LISTED ABOVE.

6. APPROXIMATE LIMITS OF THE 100-YEAR FLOOD PLAIN WERE TAKEN FROM THE FEMA FLOOD MAP WEBSITE (WWW.MSC.FEMA.GOV), IN MAP NO. 29017300659 BEARING AN EFFECTIVE DATE OF 8/5/1986.

SCHEDULE B ITEMS:

(8) EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED IN PLAT BOOK 5, PAGE 132, NOW INDEXED AS BOOK B, PAGE 23. THERE ARE NO EASEMENTS OR SETBACKS SHOWN ON RECORDED PLAT SO NONE ARE SHOWN ON THIS SURVEY.

(9) SEWER GRANTED TO KANSAS CITY, A MISSOURI MUNICIPALITY IN THE DOCUMENT RECORDED DECEMBER 3, 1974 AS DOCUMENT NO. D-8892 IN BOOK 1171, PAGE 310 OF OFFICIAL RECORDS.

(10) SEWER GRANTED TO KANSAS CITY, A MISSOURI MUNICIPALITY IN THE DOCUMENT RECORDED DECEMBER 17, 1990 AS DOCUMENT NO. G-84214 IN BOOK 2010, PAGE 570 OF OFFICIAL RECORDS.

(11) TEMPORARY EASEMENT GRANTED TO KANSAS CITY, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED DECEMBER 17, 1990 AS DOCUMENT NO. G-84215 IN BOOK 2010, PAGE 572 OF OFFICIAL RECORDS.

(12) STORM DRAINAGE GRANTED TO KANSAS CITY, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED AUGUST 16, 1991 AS DOCUMENT NO. L-4408 IN BOOK 2054, PAGE 353 OF OFFICIAL RECORDS.

(13) STORM DRAINAGE GRANTED TO KANSAS CITY, A MUNICIPAL CORPORATION IN THE DOCUMENT RECORDED OCTOBER 16, 1991 AS DOCUMENT NO. L-9744 IN BOOK 2066, PAGE 570 OF OFFICIAL RECORDS.

ZONING:

THE PROPERTY IS CURRENTLY ZONED R-1a (SINGLE FAMILY HOUSES). A CHURCH IS ONE OF THE EXCEPTON BUILDINGS ALLOWED IN R-1a ZONING. THE FOLLOWING ARE THE RESTRICTIONS SET FORTH IN SUB-SECTION 3, PERTAINING TO ALTERNATE BUILDINGS ALLOWED IN R-1a ZONING:

SETBACKS: ANY PRINCIPAL OR PRIMARY BUILDING MUST BE NO LESS THAN 25 FEET FROM PROPERTY LINE.

PARKING: PARKING MUST BE LOCATED ON THE SIDE OR IN THE REAR AREA OF THE BUILDING. PARKING MUST BE NO LESS THAN 6 FEET FROM PROPERTY LINE. THERE MUST BE AT LEAST ONE PARKING SPACE FOR EVERY 7 PEOPLE THAT ENTER THE DWELLING.

ZONING INFORMATION WAS TAKEN FROM A TELEPHONE CALL PLACED TO THE KANSAS CITY DEPARTMENT OF CODES ADMINISTRATION. THEIR LOCATION AND TELEPHONE NUMBER ARE AS FOLLOWS:

DEPARTMENT OF CODES ADMINISTRATION
16TH FLOOR, CITY HALL
414 EAST 12TH STREET
KANSAS CITY, MISSOURI 64106
816-513-1451

OWNER/DEVELOPER:
MR. WAYNE ROY
C/O DIOCESE OF KANSAS CITY-ST. JOSEPH
310 EAST ARMOUR BOULEVARD SUITE 600
KANSAS CITY, MISSOURI 64111
PHONE: (816) 756-1858 EXT. 546

PARENT TRACT DESCRIPTION

LOTS A AND B, BLOCK 15, GRACEMOR, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

DESCRIPTION: A TRACT OF LAND BEING PART OF LOT A, GRACEMOR, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 32 WEST, CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT A, ON THE RIGHT-OF-WAY LINE OF THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH SYCAMORE AVENUE AND NORTH TULLIS AVENUE; THENCE NORTH 30°48'27" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH SYCAMORE AVENUE, 60.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT 345.92 FEET, HAVING A RADIUS OF 763.66 FEET AND A INTERIOR ANGLE OF 25°57'13"; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 47°26'29" EAST, 396.37 FEET; THENCE SOUTH 42°45'58" WEST, 380.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH TULLIS AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT 274.79 FEET, HAVING A RADIUS OF 632.66 FEET AND A CHORD BEARING OF NORTH 48°44'06" WEST; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 59°10'41" WEST, 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.54 ACRES (154,366 SQFT) MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, COVENANTS, AND CONDITIONS, IF ANY, NOW OF RECORD.

DESCRIPTION: A TRACT OF LAND BEING PART OF LOT A AND LOT B, GRACEMOR, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 32 WEST, CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT A, ON THE RIGHT-OF-WAY LINE OF THE SOUTHWEST CORNER OF THE INTERSECTION OF NORTH SYCAMORE AVENUE AND SAN RAFAEL AVENUE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN RAFAEL AVENUE ALONG A CURVE TO THE LEFT 91.60 FEET, HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING OF SOUTH 32°27'53" EAST; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 37°25'48" EAST, 661.08 FEET; THENCE ALONG A CURVE TO THE RIGHT 187.67 FEET, HAVING A RADIUS OF 850.00 FEET AND A CHORD BEARING OF SOUTH 31°31'41" EAST TO THE NORTHEAST CORNER OF LOT 10 GRACEMOR BLOCK 15; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE NORTHERLY LINE OF SAID BLOCK 15, SOUTH 75°42'39" WEST, 358.67 FEET; THENCE SOUTH 80°34'07" WEST, 129.01 FEET; THENCE SOUTH 86°29'15" WEST, 322.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH TULLIS AVENUE; THENCE LEAVING SAID NORTHERLY BLOCK LINE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT 176.22 FEET HAVING A RADIUS OF 632.66 FEET AND A CHORD BEARING OF NORTH 26°16'45" WEST; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 42°45'58" EAST, 380.58 FEET; THENCE NORTH 47°26'29" WEST, 396.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTH SYCAMORE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT 120.15 FEET, HAVING A RADIUS OF 763.66 FEET AND A CHORD BEARING OF NORTH 61°16'04" EAST; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 65°46'30" EAST, 286.25 FEET TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES (435,893 SQFT) MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC ROADS, EASEMENTS, RESERVATIONS, COVENANTS, AND CONDITIONS, IF ANY, NOW OF RECORD

ACKNOWLEDGMENT

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract, have hereunto subscribed their names this day of February 2009.

David Malonowski, C/O DIOCESE OF KANSAS CITY-ST. JOSEPH

STATE OF MISSOURI)
COUNTY OF JACKSON) SS:

On this 2nd day of February, 2009, before me, the undersigned Notary Public, personally appeared David Malonowski, to me personally known who being duly sworn did say that he is acting as an agent for the Diocese of Kansas City- St. Joseph, and that said instrument was signed in behalf of said Diocese by authority of its Council and to be the free act and deed of said Diocese.

IN WITNESS WHEREOF, I have set my hand and affixed my seal on the last day and year written above.

Susan Hayes 6/10/2010
Notary Public (Signed) My Commission Expires:
Missouri
Susan Hayes
Notary Public (Printed)

SUSAN HAYES
Notary Public - Notary Seal
STATE OF MISSOURI
Clay Commission for: Jackson County
My Commission Expires: June 10, 2010
Commission #: 07404700

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY.

Signed:
Trabue, Hansen, and Hinshaw, INC. CS-02 2001020438-0
JEFFREY P. MEANS MO PLS 2001020486
THIS 2/5 DAY OF February 2009

JEFFREY P. MEANS
NUMBER 2001020486
PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI

THHinc
Consulting Engineers
TRABUE, HANSEN & HINSHAW, INC.
1800 West 40 Highway, Suite 307
Blue Springs, Missouri 64015
Phone (816) 228-0773
Fax (816) 228-7566

DATE: January 20, 2009	
PROJECT NUMBER: 004662	
SURVEY DRAWN BY: JSM	
CHECKED BY: JPM	