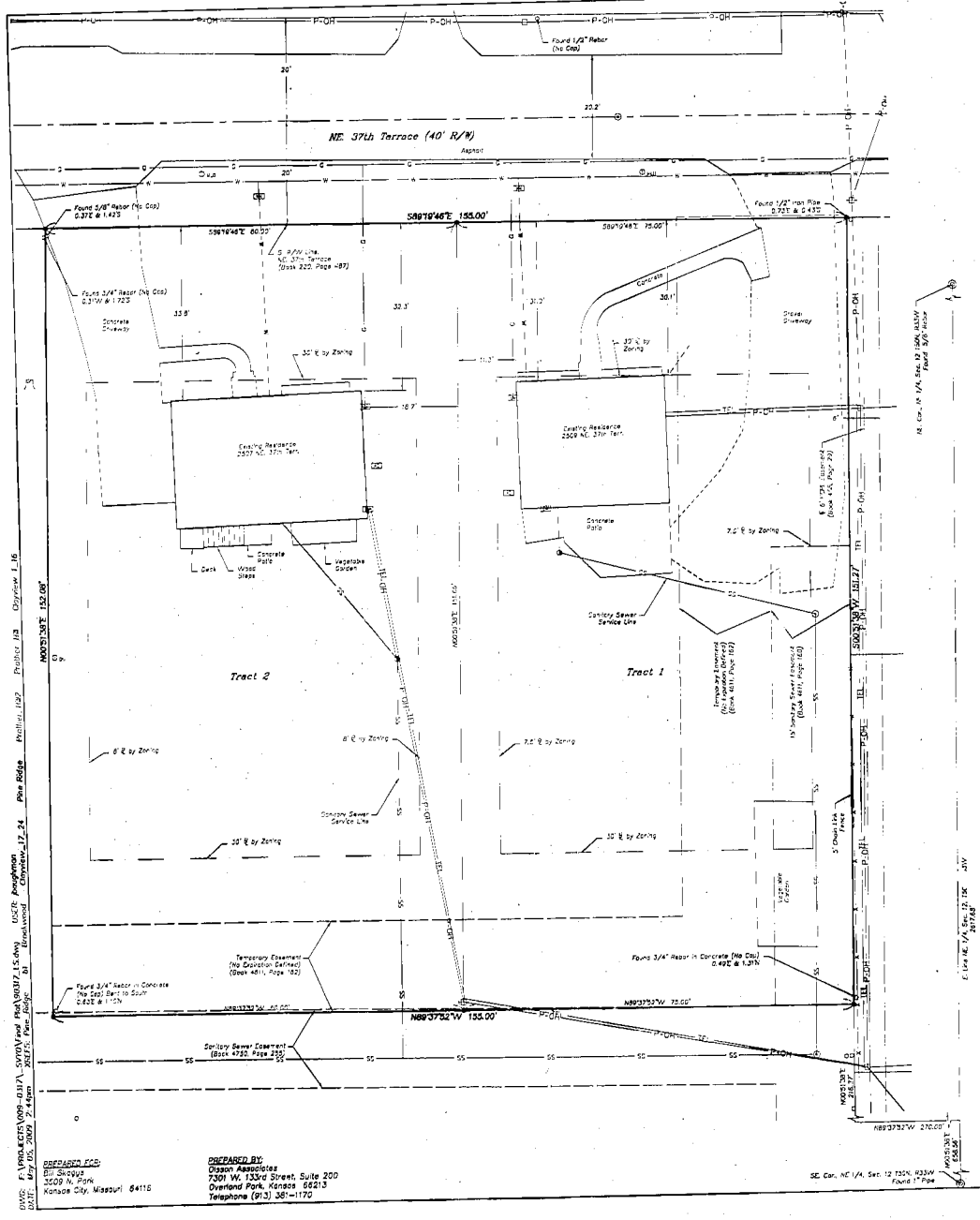


PREPARED FOR:
Bill Skaggs
3509 N. Park
Kansas City, Missouri 64116

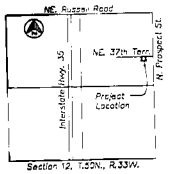
PREPARED BY:
Olsson Associates
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

Certificate of Survey
for Billy G. and Sandra J. Skaggs Trust
part of the Northeast Quarter of Section 12, Township 50 North, Range 33 West, in Kansas City, Clay County, Missouri

Property Description as Furnished:

TRACT 1:
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 50, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION THENCE NORTH 660/2623.416 OF THE DISTANCE TO THE NORTHEAST CORNER OF SAID QUARTER SECTION BEING 658.55 FEET MORE OR LESS; THENCE WEST ALONG A LINE, (SAID LINE HEREAFTER REFERRED TO AS LINE "A"), WHICH LINE EXTENDED WEST INTERSECTS A LINE DRAWN THRU SAID QUARTER SECTION AND 1320 FEET WEST OF AND PARALLEL WITH THE EAST LINE THEREOF, AT A POINT 660/2620.60 OF THE DISTANCE THRU SAID QUARTER SECTION, SAID POINT BEING 660.54 FEET MORE OR LESS NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION), A DISTANCE OF 270.0 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 216.27 FEET TO THE POINT OF BEGINNING; THENCE WEST AND PARALLELED TO SAID LINE "A" A DISTANCE OF 75 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 150.0 FEET TO THE SOUTH RIGHT OF WAY OF 37TH ST. TERRACE NORTH; THENCE EAST AND PARALLEL TO SAID LINE "A" ALONG SAID R/W A DISTANCE OF 75 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. COMMONLY KNOWN AS 2509 N.E. 37TH TERRACE.

TRACT 2:
ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 50, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION THENCE NORTH 660/2623.416 OF THE DISTANCE TO THE NORTHEAST CORNER OF SAID QUARTER SECTION BEING 658.55 FEET MORE OR LESS; THENCE WEST ALONG A LINE, (SAID LINE HEREAFTER REFERRED TO AS LINE "A"), WHICH LINE EXTENDED WEST INTERSECTS A LINE DRAWN THRU SAID QUARTER SECTION AND 1320 FEET WEST OF AND PARALLEL WITH THE EAST LINE THEREOF, AT A POINT 660/2620.60 OF THE DISTANCE THRU SAID QUARTER SECTION, SAID POINT BEING 660.54 FEET MORE OR LESS NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION), A DISTANCE OF 270.0 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 216.27 FEET; THENCE WEST AND PARALLEL TO LINE "A" A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST AND PARALLEL TO LINE "A" A DISTANCE OF 80 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 150 FEET TO THE SOUTH RIGHT OF WAY OF 37TH ST. TERRACE NORTH; THENCE EAST AND PARALLEL TO LINE "A" ALONG SAID R/W A DISTANCE OF 80 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. COMMONLY KNOWN AS: 2507 N.E. 37TH TERRACE.



Section 12, T.50N., R.33W.

VICINITY MAP
Scale: 1" = 2000'

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LEGEND

BENCHMARK	OVERHEAD POWER LINE
SECTION CORNER	GAS LINE
SET 1/2" REBAR W/LC 365 CAP	UNDERGROUND POWER LINE
FOUND 1/2" REBAR	OVERHEAD TELEPHONE LINE
FIRE HYDRANT	SANITARY SEWER LINE
WATER VALVE	STORM LINE
WATER METER	WATER LINE
WATER METER PIT	TELEPHONE MANHOLE
GAS VALVE	TELEPHONE PEDESTAL
GAS METER	TELEPHONE CABINET
SPRINKLER BOX	TRAFFIC SIGNAL BOX
SANITARY SEWER MANHOLE	TRAFFIC SIGNAL POLE
STORM SEWER MANHOLE	CABLE BOX
SANITARY SEWER CLEANOUT	FIBER OPTIC BOX
ELECTRIC BOX	TELEVISION PEDESTAL
BREAKER BOX	TELEVISION BOOTH
ELECTRIC METER	AIR CONDITIONING UNIT
TRANSFORMER	GRATE INLET
POWER POLE	WOOD POST
POWER POLE/W LIGHT	BOLLARD
GUY WIRE	STEEL POST
LIGHT POLE	COLUMN
YARD LIGHT	FLAG POLE
MAILBOX	BUSH
	SIGN
	TREE

Surveyors Notes:

1. Basis of Bearings: East Line, Northeast Quarter, Section 12, Township 50 North, Range 33 West = North 00°51'38" East (Grid North).
2. "As Surveyed" Square Footage is 23,508 Square Feet or 0.540 Acres more or less. Tract 1 = 11,359 Square Feet or 0.261 Acres, Tract 2 = 12,149 Square Feet or 0.279 Acres, more or less.
3. The Subject Property is zoned "R-1a" (Single Family Residential).
4. Locations for Water, Gas, Sanitary Sewer, and Electric are approximate.
5. There are no sidewalks located on the subject property or along NE 37th Terrace.
6. There are no curbs located along NE 37th Terrace or on the subject property.
7. There is no storm sewer located on the subject property or along NE 37th Terrace.

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Section
By
File No. L-2009-00 Date 5-8-09

In testimony whereof: Billy G. Skaggs and Sandra J. Skaggs Trust

By: Billy G. Skaggs

By: Sandra J. Skaggs

State of Missouri } SS:
County of Jackson

BE IT REMEMBERED that on this 7th day of May 2009, before me, the undersigned, a Notary Public in and for said County and State, came Billy G. Skaggs and Sandra J. Skaggs, who are personally known to me to be the persons who executed the foregoing instrument of writing.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

My Commission Expires: 10-16-2011

Notary Public

LA JOE HOWELL
Notary Public - Notary Seal
State of Missouri, Jackson County
Commission # 07344668
My Commission Expires Oct 16, 2011

I hereby certify that this "Certificate of 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 Board for Architects, Professional Engineers, and Professional Land Surveyors, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

STATE OF MISSOURI
MICHAEL BOONE
NO. LS-2641
PROFESSIONAL LAND SURVEYOR

Michael L. Boone, PLS 2641
Olsson Associates, LC-365

Recorded in Clay County, Missouri
Date and Time: 05/15/2009 at 08:06:17 AM
Instrument Number: 2009016925
Book: G Page: 183
Instrument Type: SURV
Page Count: 1
Recording Fee: 39.00 S
Grantor SKAGGS, BILLY G TRUST
Grantee SKAGGS, BILLY G TRUST

Robert T Sevier, Recorder

Club G
6-10-09
CM

OLSSON ASSOCIATES
7301 West 133rd Street, Suite 200
Overland Park, Kansas 66213
FAX 913.381.1170
www.olssonassoc.com

NO.	DATE	REVISIONS
1	6-11-09	ADDED DIMENSIONS TO SURVEY
2	6-16-09	ADDED DIMENSIONS TO SURVEY

Certificate of Survey
for Billy G. Skaggs and Sandra J. Skaggs Trust
Part of the Northeast Quarter, Section 12, Township 50 North, Range 33 West
Kansas City, Missouri

2009

drawn by: LMB
checked by: MLB
approved by: MLB
QA/QC by: MEB
project no.: 009-0017
drawing no.: 9037_15.DWG
date: 03.06.09

SHEET 1 of 1