Drawn By: MM | File Name: 47102SA | Job No: 47102

LOT SPLIT SURVEY

Recorded in Clay County, Missouri
Date and Time: 05/19/2009 at 03:30:28 PM
Instrument Number: 2009017405
Book: G Page: 108
Instrument Type: SURV
Page Count: 1
Recording Fee: $46.00 S
Grantor:CEDAR DEVELOPMENT
Grantee:KEMP ESTATES
Robert T Sarver, Recorder

TITLE COMMITMENT DESCRIPTION:

All that part of Lot 1, KEMP ESTATES, a subdivision of land in the City of Kansas City, Clay County, Missouri being described as follows: Commencing at the Southeast corner of said Lot 1; thence North 00 degrees 06 minutes 03 seconds East, along the Easterly line of said Lot 1, a distance of 845.47 feet to a point on the Southerly Right-of-Way line of Northwest 95th Terrace; thence North 52 degrees 44 minutes 07 seconds West, along the Southerly Right-of-Way line of said Northwest 95th Terrace, a distance of 15.41 feet to the Point of Beginning of the tract of land herein to be described; thence South 58 degrees 53 minutes 39 seconds West, a distance of 103.71 feet to a point on the Northerly Right-of-Way line of North Baltimore; thence Westerly, along said Northerly Right-of-Way line of said North Baltimore, along a curve to the left, having an initial tangent bearing of North 31 degrees 06 minutes 21 seconds West, a radius of 225.00 feet, an arc distance of 212.48 feet; thence North 12 degrees 17 minutes 57 seconds East, a distance of 134.75 feet to a point on the Southerly Right-of-Way line of said Northwest 95th Terrace; thence Easterly along the Southerly Right-of-Way line of said Northwest 95th Terrace, along a curve to the right, having an initial tangent bearing of South 88 degrees 16 minutes 27 seconds East, having a radius of 414.72 feet, an arc distance of 257.24 feet; thence continuing along the Southerly Right-of-Way line of said Northwest 95th Terrace, South 52 degrees 44 minutes 07 seconds East, a distance of 80.97 feet to the Point of Beginning. Said tract contains 43,603 Square feet more or less.

GENERAL NOTES

1. Basis of Bearing: Bearings are based on the Plat of KEMP ESTATES FIRST PLAT.

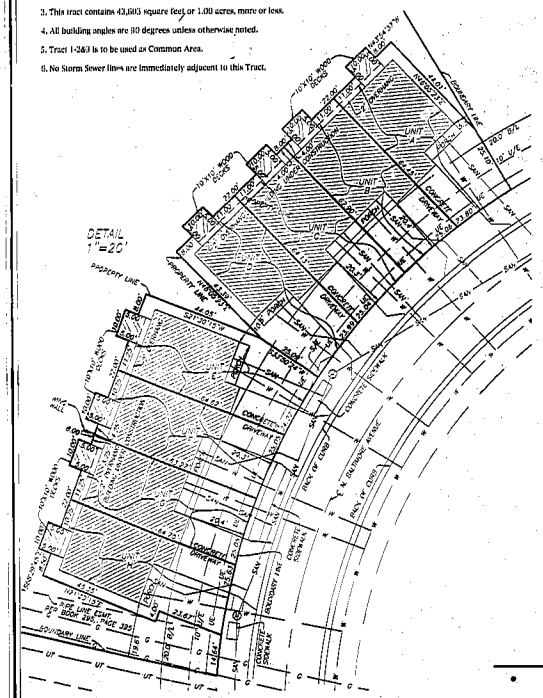
2. The underground utilities shown hereon are representational only and are in no way intended to depict their exact location, nor is this information intended to represent the complete inventory of all utilities in the area. Utility information as shown has been compiled from the information available. 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.

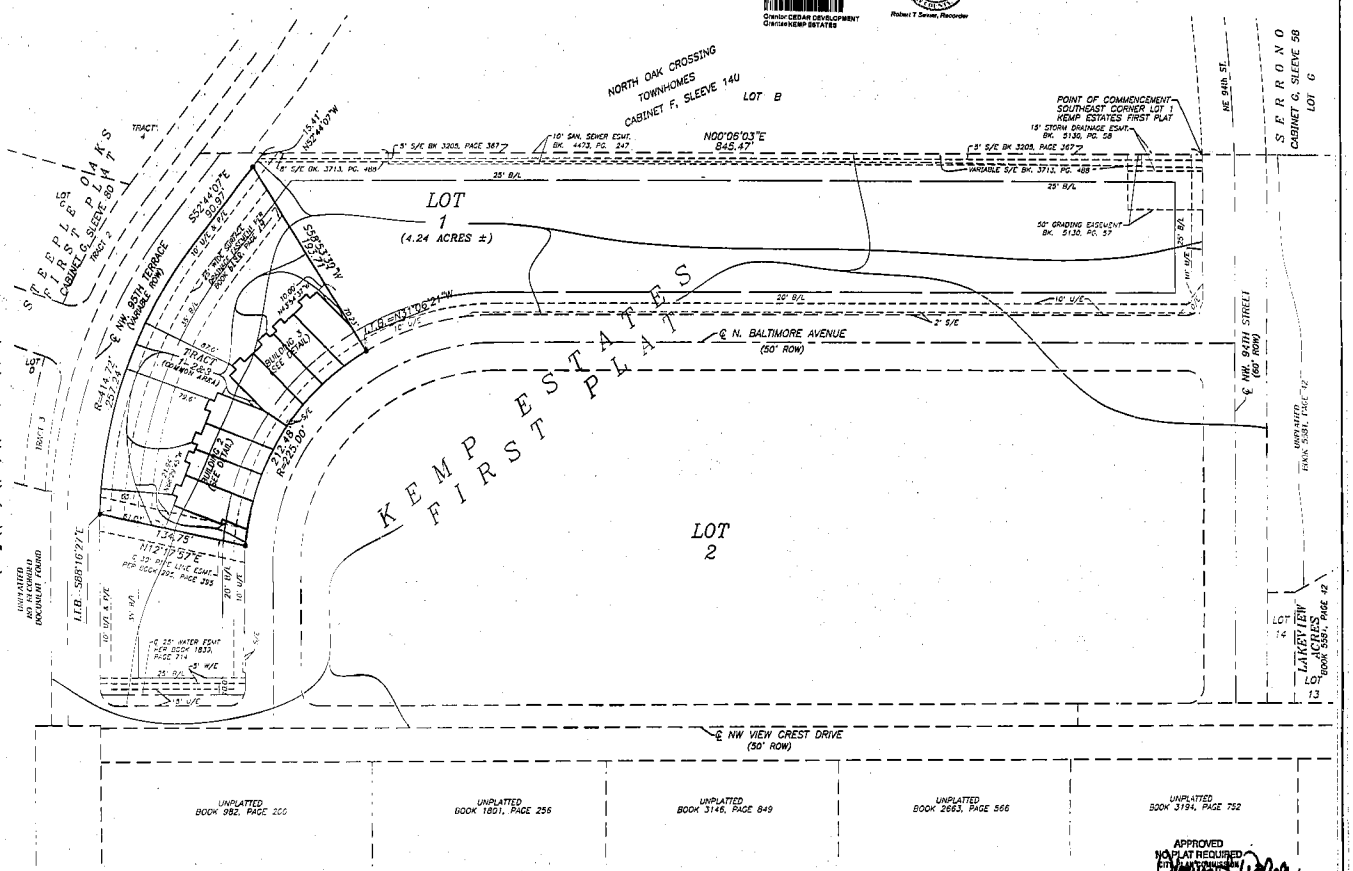
3. This tract contains 43,603 square feet or 1.00 acres, more or less.

4. All building angles are 90 degrees unless otherwise noted.

5. Tract 1-2&3 is to be used as Common Area.

6. No Storm Sewer lines are immediately adjacent to this Tract.





APPROVED
NO PLAT REQUIRED
CITY PLANNING DIRECTOR
By: [signature]
Date: 5-12-09

NOTE: This survey meets the accuracy requirements for a Suburban 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and 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: 5-7-09

STATE OF MISSOURI
SAM ANTHONY ARLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR

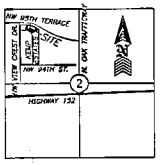
SAM A. ARLETT, LS-2074

LEGEND

●	Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
○	Found Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
—G—	Gas Line
Ⓜ	Manhole
—UE—	Underground Electric Lines
—W—	Water Line
—SAN—	Sanitary Sewer Line
—UT—	Underground Telephone or Fiber-Optic Line
I.T.B.	Initial Tangent Bearing
ESMT.	Easement
℄	Center Line
R	Radius
U/E	Utility Easement
W/E	Water Easement
D/E	Drainage Easement
S/E	Sewer Easement
B/L	Building Line
▬	Property Line (Unless Otherwise Noted)

SCALE: 1" = 50'
50 25 0 50

BEFORE YOU DIG - DRILL - BLAST
Call 1-800-344-7483 (MISSOURI)



SEC. 2-51-33
Location Map

ACKNOWLEDGMENTS

IN TESTIMONY WHEREOF: Cedar Development, LLC, a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to executed by its Managing Member this 12th day of May, 2009.

CEDAR DEVELOPMENT, LLC

William L. Berry, Managing Member

STATE OF MISSOURI)
COUNTY OF Clay) S.S.

On this 12th day of May, 2009, before me appeared William L. Berry to me personally known who being by me duly sworn did say that he is Managing Member of Cedar Development, LLC, and that said instrument was signed in behalf of said company by authority of its Members and said William L. Berry acknowledged said instrument to be the free act and deed of said company.

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

My Commission Expires: 1/20/2013

NOTARY PUBLIC

1/20/13

TRACT 1-2&3, KEMP ESTAES FIRST PLAT
KANSAS CITY, CLAY COUNTY, MO
LOT SPLIT SURVEY

Client:
CEDAR DEVELOPMENT
7318 N TULLIS
KANSAS CITY, MO 64158

SAM'S SURVEY COMPANY
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
20 NW 32ND ST. - GLADSTONE, MO 64116
816.468.4040 - FAX (816) 468-0070

JOB #: 47102 | DATE: May 7, 2009

Cab G
6-2-09