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Robert T Sevier, Recorder

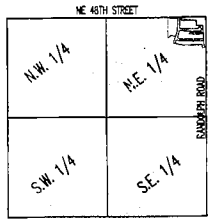
Grantor: HEARTLAND VENTURES
Grantee: ARBOR MIST TOWNHOMES FIRST PLAT LOT 1 (Bldg 8)

# CERTIFICATE OF SURVEY

## LOT SPLIT

## LOT 1, ARBOR MIST TOWNHOMES - FIRST PLAT, BUILDING 8

## A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



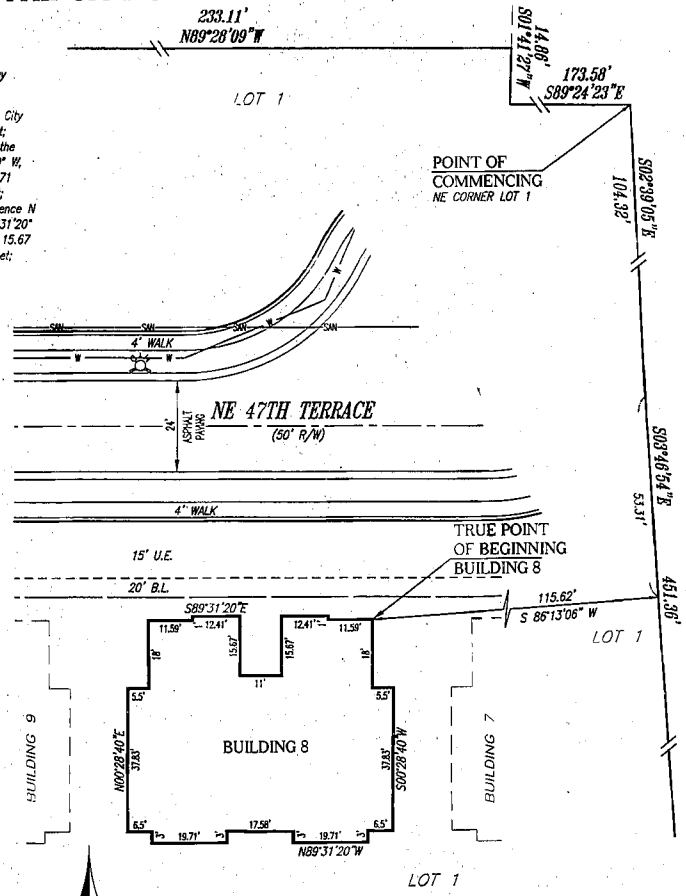

VICINITY MAP
SECTION 4-50-32
SCALE: 1" = 2000'

NORTH

### LEGAL DESCRIPTION:

*BUILDING 8:*
*All that part of Lot 1, ARBOR MIST TOWNHOMES – FIRST PLAT, a subdivision in the City of Kansas City, Clay County, Missouri, as now platted, being more particularly described as follows:*

*Commencing at the Northeast corner of Lot 1, ARBOR MIST TOWNHOMES – FIRST PLAT, a subdivision in the City of Kansas City, Clay County, Missouri; Thence S 02°39'05" E, along the East line of said Lot 1, 104.32 feet; Thence continuing along said East line, S 03°46'54" E, 53.31 feet; Thence S 86°13'06" W, 115.62 feet to the Point Of Beginning; Thence S 00°28'40" W, 18.00 feet; Thence S 89°31'20" E, 5.50 feet; Thence S 00°28'40" W, 37.83 feet; Thence N 89°31'20" W, 6.50 feet; Thence S 00°28'40" W, 3.00 feet; Thence N 89°31'20" W, 19.71 feet; Thence S 00°28'40" W, 3.00 feet; Thence N 00°28'40" E, 3.00 feet; Thence N 89°31'20" W, 17.58 feet; Thence S 00°28'40" W, 3.00 feet; Thence N 89°31'20" W, 19.71 feet; Thence N 00°28'40" E, 3.00 feet; Thence N 89°31'20" W, 6.50 feet; Thence N 00°28'40" E, 37.83 feet; Thence S 89°31'20" E, 5.50 feet; Thence N 00°28'40" E, 18.00 feet; Thence S 89°31'20" E, 11.59 feet; Thence N 00°28'40" E, 1.00 feet; Thence S 89°31'20" E, 12.41 feet; Thence S 00°28'40" W, 15.67 feet; Thence S 89°31'20" E, 11.00 feet; Thence N 00°28'40" E, 15.67 feet; Thence S 89°31'20" E, 12.41 feet; Thence S 00°28'40" W, 1.00 feet; Thence S 89°31'20" E, 11.59 feet, to the Point of Beginning.*




*IN WITNESS WHEREOF: HEARTLAND VENTURES, LLC, a Missouri Limited Liability Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 23rd day of September, 2009.*

*HEARTLAND VENTURES, LLC*
*a Missouri Limited Liability Corporation*

*Larry R. Stucker* *Managing Member – HEARTLAND VENTURES, LLC*

*STATE OF MISSOURI )*
*)ss.*
*COUNTY OF Jackson )*

*Be it remembered that on this 23rd day of September, 2009 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Larry R. Stucker, to me personally known, who being by me duly sworn, did say that he is the Managing Member of HEARTLAND VENTURES, LLC, a Missouri Limited Liability Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and he acknowledged that he executed the same as the free act and deed of said corporation.*

*IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.*

*Lisa K. Offield* *My commission expires: 8-1-2012*
*Notary Public*

LISA K. OFFIELD
Notary Public - Notary Seal
Comm. Number 08379395
STATE OF MISSOURI
Cass County
My Commission Expires: Aug. 1, 2012

*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 established by the Department of Natural Resources Division of Geology and Land Survey of the State of Missouri. I further certify 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 information knowledge and belief.*

STATE OF MISSOURI
SCOTT G. CHRISMAN
2222
REGISTERED LAND SURVEYOR

*SCOTT G. CHRISMAN, PROFESSIONAL LAND SURVEYOR*
If the Surveyor's Signature is not in blue, this document shall be considered a copy that could show unauthorized alterations. Any certifications made will not apply to copies.

*DATE: 01-28-09*
*SCALE: 1" = 20'*
*JOB# 09014*

*GENERAL NOTES:*

1. *Bearing System is based on the recorded plat of ARBOR MIST TOWNHOMES – FIRST PLAT.*
2. *No bars will be set.*
3. *Property lines are foundation wall.*
4. *Lines without bearings are either parallel or perpendicular to lines shown with bearings.*
5. *Structure was under construction at time of this survey.*
6. *Information as shown for underground utilities has been compiled from the records of various utility companies concerned, and does not constitute a report of any field measurements of locations by us. When precise locations of underground utilities are needed prior to excavation or connections, the various utility companies concerned are to furnish a crew to point out the locations at the job site.*
7. *All areas within a Lot and outside building footprint are to be known as COMMON AREA, except driveways, porches, and patios.*
8. *Service utilities shown hereon are contained within platted easements.*

LEGEND:

| | |
|---|---|
| B.L. = BUILDING LINE | ○ 1/2" Found |
| U.E. = UTILITY EASEMENT | ● 1/2" iron bar to be set |
| —STORM— STORM SEWER LINE | STREET LIGHT |
| —SAN— SANITARY SEWER LINE | STORM/SANITARY MANHOLE |
| —W— WATER LINE | FIRE HYDRANT |
| —UP— UNDERGROUND POWER LINES | CURB INLET |
| —UT— UNDERGROUND TELEPHONE | |

PREPARED FOR: *HEARTLAND VENTURES, LLC*
*103 SE Magellan Drive*
*Blue Springs, MO 64014*
*Phone: 816.220.2319*

TITLE: NO TITLE WAS PROVIDED


CHRISMAN
*land surveyors, ltd.*
4338 E. 112ND STREET
GRANDVIEW, MO 64030
p. 816.322.2234
f. 816.761.1226


ARBOR MIST TOWNHOMES - FIRST PLAT
BUILDING 8

Cab D
11-3-09
Cm