Recorded in Clay County, Missouri
Date and Time: 02/10/2011 at 12:54:13 PM
Instrument Number: 2011004790
Book: H Page: 19
Instrument Type: SURV
Page Count: 1
Recording Fee: $38.00 S
Grantor SIGNATURE QUALITY HOMES
Grantee ESSEX SECOND PLAT
Jay Lawson, Recorder

LOT SPLIT SURVEY
PART OF LOT 1, ESSEX-SECOND PLAT

TITLE COMMITMENT DESCRIPTION

Lot 1, ESSEX-SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, EXCEPT that part of Tract 1B, PART OF LOT 1, ESSEX-SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, as recorded on Lot Split Survey filed April 22, 2005, in Book E, Page 181, as Document NO. 2005017883.

LOT SPLIT DESCRIPTION

All that part of Lot 1, ESSEX-SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, being described as follows: Beginning at the Northwesterly corner of said lot 1; thence South 89 degrees 37 minutes 35 seconds East, along the North line of said Lot 1, a distance of 110.55 feet to a point on the Westerly Right-of-Way line of N. Cleveland Avenue; thence Southeasterly along a curve to the left, along said Westerly Right-of-Way line, having an initial tangent bearing of south 06 degrees 35 minutes 30 seconds East, having a radius of 325.00 feet, an arc distance of 60.76 feet; thence continuing along said Westerly Right-of-Way line, along a compound curve, having a radius of 825.00 feet, an arc distance of 128.47 feet; thence South 84 degrees 06 minutes 26 seconds West, a distance of 110.00 feet to a point on the Westerly line of said Lot 1; thence Northwesterly along a curve to the right, along the Westerly line of said Lot 1, having an initial tangent bearing of North 25 degrees 53 minutes 34 seconds West, having a radius of 935.00 feet, an arc distance of 145.60 feet; thence continuing along the Westerly line of said Lot 1, along a compound curve, having a radius of 435.00 feet, an arc distance of 94.10 feet to the Point of Beginning. Said tract contains 0.54 acres, more or less.

TITLE COMMITMENT

File Number: 43127-G
Effective Date: October 25, 2010, 8:00 A.M.
Issued by: Old Republic National Title Insurance Company
By its Agent: Missouri Secured Title - Liberty Escrow
103 N. Stewart Court, Suite 110
Liberty, MO 64068

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B SPECIAL EXCEPTIONS

(1) Easement over a portion of the premises in question, granted to Kansas City Power and Light Company, by the instrument recorded as Document No. C-48980 in Book 1649 at page 40, more fully described therein. This item does affect the subject property and is plotted hereon.
(2) Easement over a portion of the premises in question, granted to Kansas City, by the instrument recorded as Document No. E-28767 in Book 2643 at page 71, more fully described therein. This item does affect the subject prop and is plotted hereon.
(3) Easement over a portion of the premises in question, granted to Kansas City Power and Light Company, by the instrument recorded as Document NO. C-50590 in Book 1052 at page 716, more fully described therein. This item does affect the subject property and is plotted hereon.
(4) Easement over a portion of the premises in question, granted to Kansas City, by the instrument recorded as Document No. Q-201136 in Book 335 at Page 295, more fully described therein. This item does not affect the subject property and is plotted hereon.
(5) Easement over a portion of the premises in question, granted to Kansas City, by the instrument recorded as Document No. Q-77092 in Book 3449 at page 355, more fully described therein. This item does not affect the subject property and is plotted hereon.
(6) Terms and provision of Covenant for Construction of Maintenance of Storm Water Detention Facility filed as Document No. H-826141 in Book 3478 at Page 96. The item is an easement (with covenants and other agreements) for the subject property owner and other surrounding property owners to use and maintain a nearby detention pond for storm drainage.
(7) The subject property is located within the Kansas City Downtown Airport Heights Zone Map, Document No. 157-49-30, dated March 1982, and is within the transitional surface and ILS Approach Surface. The maximum height of any structure shall not exceed 1000 feet. This item affects the subject property and is not plottable. (The map referenced herein was not provided for review, but this restriction is listed on the recorded plat)
(8) Terms and provisions of the Restrictions recorded as Document No. R-00992 in Book 3573 at page 384, and made applicable to the premises in question by the instrument recorded as Document No. R-201138 in Book 3674 at Page 88. This item affects the subject property and is plotted hereon.
(9) Terms and provisions of the Restrictions recorded as Document No. R-00994 in Book 3573 at page 419, and made applicable to the premises in question by the instrument recorded as Document No. R-201138 in Book 3674 at page 88. This item affects the subject property and is not plottable.
(10) Building Line Easement granted by the recorded plat, over the Northeasterly 30 feet and Southeasterly 25 feet of the premises in question. This item affects the subject property and is plotted hereon.
(11) Utility Easement as shown by the recorded plat, over the Northeasterly 15 feet and Southeasterly 15 feet of the premises in question. This item affects the subject property and is plotted hereon.
(12) Drainage Easement granted by the recorded plat, over the Northwesterly 15 feet of the premises in question. This item affects the subject property and is plotted hereon.
(13) Sewer Easement granted by the recorded plat, over the Southwesterly 10 feet of the premises in question. This item affects the subject property and is plotted hereon.
(14) 10 X 20 foot Water Easement granted by the recorded plat, over the Northeasterly corner of the premises in question. This item affects the subject property and is plotted hereon.
(15) 10 foot Water Easement granted by the recorded plat, over the Southeasterly corner of the premises in question. This item does not affect the subject property and is plotted hereon.
(16) Existing 10 foot Sewer Easement granted by the recorded plat, over the Westerly portion of the premises in question. This item affects the subject property and is plotted hereon.

ACKNOWLEDGMENTS:

IN TESTIMONY WHEREOF: Signature Quality Homes, LLC a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Partner this 25 day of January, 2011.

Signature Quality Homes, LLC

Ben Carter - Partner

STATE OF Missouri
COUNTY OF Clay

On this 25th day of January, 2011 before me appeared Ben Carter, to me personally known who being by me duly sworn did say that he is a Partner of Signature Quality Homes, LLC and that said instrument was signed in behalf of said company by authority of its Members and said Ben Carter acknowledged said instrument to be the free act and deed of said corporation.

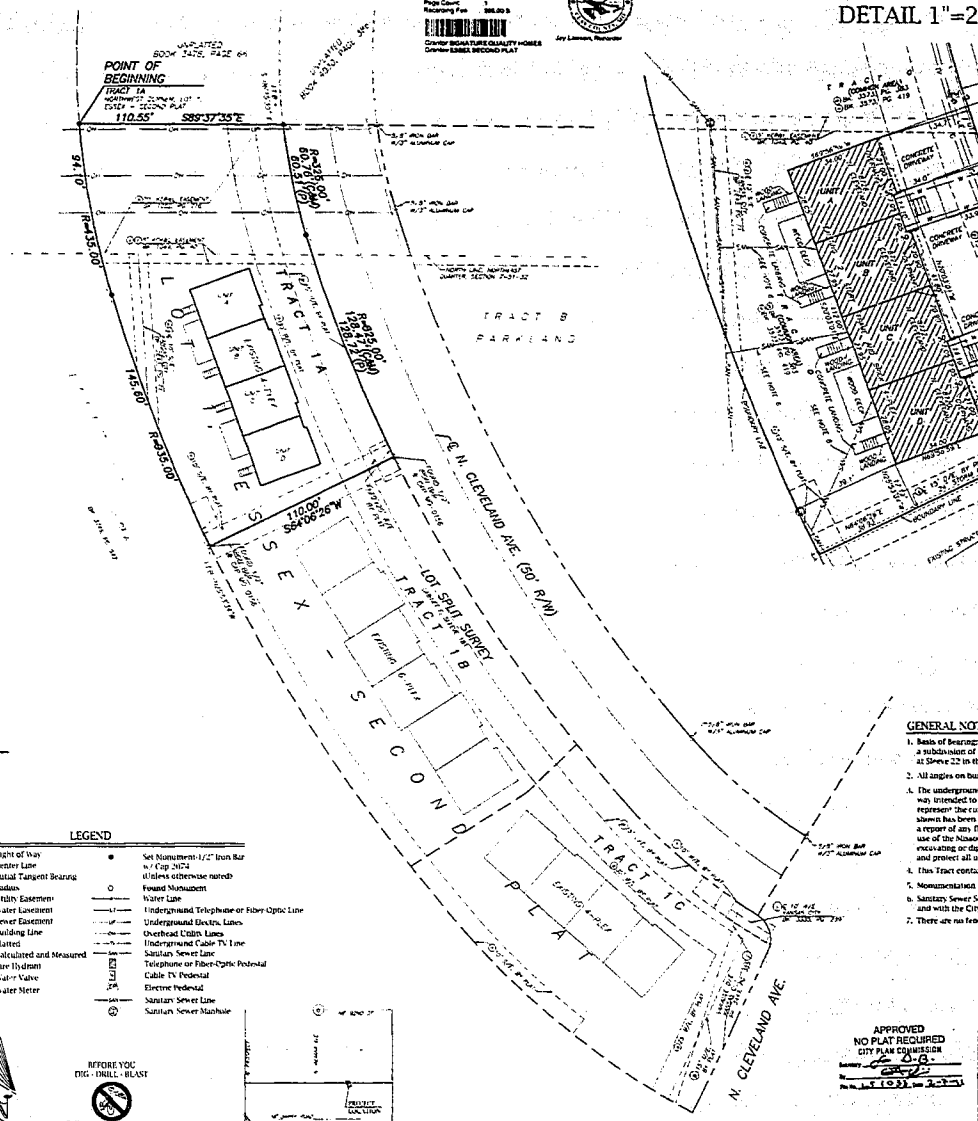
My Commission Expires: 1/8/2013 Notary Public 1/8/2013

NOTE: This survey meets the accuracy requirements for a Urban Class of Property.

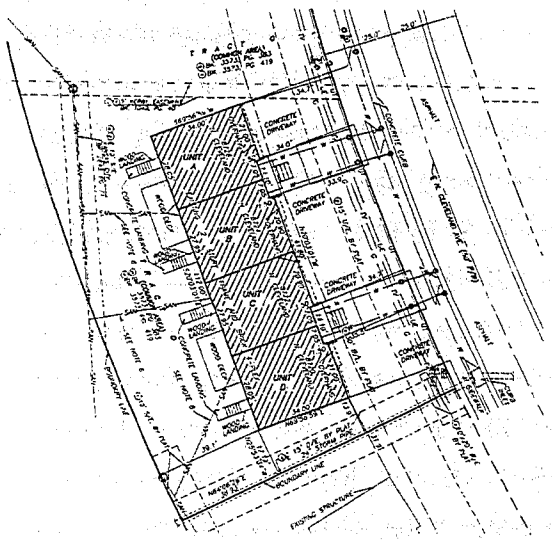
I hereby state that this Boundary Survey is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological 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: 1-24-11 SAM A. AYLETT, LS-2074

STATE OF MISSOURI SAM ANTHONY AYLETT NUMBER LS-2074 PROFESSIONAL LAND SURVEYOR



DETAIL 1"=20'



GENERAL NOTES

1. Basis of Bearing: Bearings are based on the recorded plat of ESSEX - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri, recorded in Cabinet F, at Sleeve 22 in the Clay County Recorded of Deeds office.
2. All angles on building are 90° unless otherwise noted.
3. 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 and does not constitute a report of any field measurements of its actions by us. 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.
4. This Tract contains 23,592 square feet or 0.54 acres, more or less.
5. Monumentation as shown shall be set upon final approval of the Lot Split.
6. Sanitary Sewer Service Connections are per notes and conversations provided by and with the City of Kansas City Wastewater Maintenance Department.
7. There are no fences located on this property.

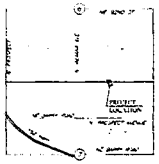
LEGEND

R/W	Right of Way	●	Set Monument-1/2" Iron Bar w/ Cap 2074
℄	Center Line		(Unless otherwise noted)
ITB	Initial Tangent Bearing		
R	Radius	○	Found Monument
U/E	Utility Easement		Water Line
W/E	Water Easement		Underground Telephone or Fiber Optic Line
S/E	Sewer Easement		Underground Electric Lines
B/L	Building Line		Overhead Utility Lines
(P)	Platted		Underground Cable TV Line
(C&M)	Calculated and Measured		Sanitary Sewer Line
	Fire Hydrant		Telephone or Fiber-Optic Pedestal
	Water Valve		Cable TV Pedestal
	Water Meter		Electric Pedestal
			Sanitary Sewer Line
			Sanitary Sewer Manhole

N

SCALE: 1" = 30'
30 15 0 30

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



Location Map
Sections 6 & 7-51N-R32W
(Not to Scale)

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary
By
Date

FART LOT 1, ESSEX 2ND PLAT
KANSAS CITY, CLAY COUNTY, MO
CONTROL SHEET

Client:
SIGNATURE QUALITY HOMES
101-R NE 72ND STREET
GLADSTONE, MO 64118

AYLETT SURVEY & ENGINEERING CO.
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING
101 NE 72ND ST - GLADSTONE, MO 64118
PH. (816) 436-2131 - FAX (816) 436-2067

JOB #: 47930 DATE: January 21, 2011

Y1103743