Recorded in Clay County, Missouri
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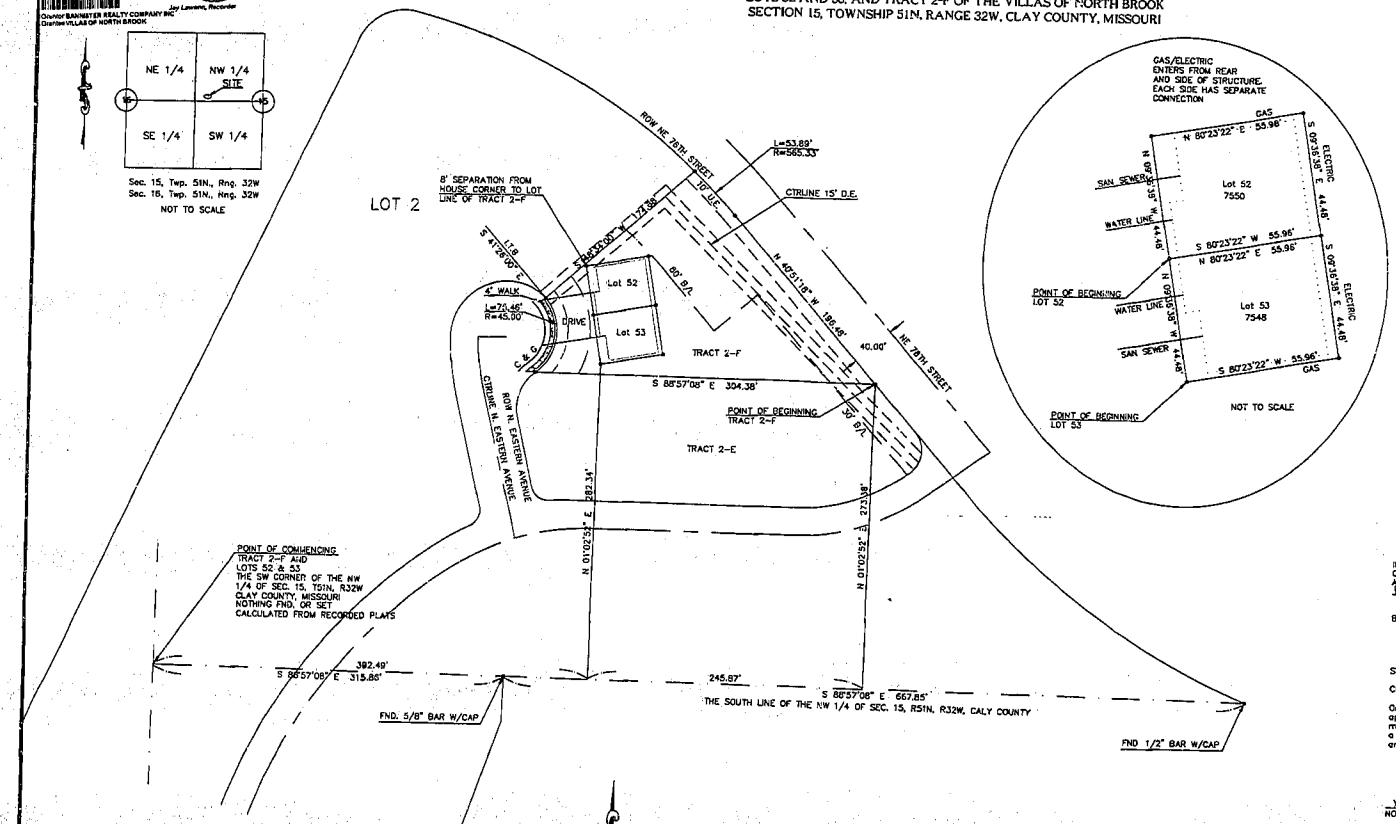
Recording Fee: $46.00
Jay Lawrence, Recorder
Grantor: BANNISTER REALTY COMPANY INC
Grantee: VILLAS OF NORTH BROOK

CERTIFICATE OF SURVEY

LOTS 52 AND 53, AND TRACT 2-F OF THE VILLAS OF NORTH BROOK
SECTION 15, TOWNSHIP 51N, RANGE 32W, CLAY COUNTY, MISSOURI

Sec. 15, Twp. 51N., Rng. 32W
Sec. 16, Twp. 51N., Rng. 32W
NOT TO SCALE



LEGAL DESCRIPTIONS:

Lot 52:
Commencing at the SW corner of the NW 1/4 of Section 15, Township 51N, Range 32W, Clay County, Missouri; thence S88°57'08"E along the South line of said NW 1/4, a distance of 392.49 feet; thence N01°02'52"E, a distance of 282.34 feet to the SW corner of Lot 53; thence N09°36'38"W along the Westerly line of said Lot 53, a distance of 44.48 feet to the POINT OF BEGINNING, said point being the SW corner of Lot 52; thence around the boundary of said Lot 52 the following four (4) courses: 1.) N09°36'38"W, 44.48 feet, 2.) N80°23'22"E, 55.96 feet, 3.) S09°36'38"E, 44.48 feet, 4.) S80°23'22"W, 55.96 feet to the POINT OF BEGINNING, containing 2489.10 sq. ft., more or less, all being subject to easements, restrictions, and rights of way.

Lot 53:
Commencing at the SW corner of the NW 1/4 of Section 15, Township 51N, Range 32W, Clay County, Missouri; thence S88°57'08"E along the South line of said NW 1/4, a distance of 392.49 feet; thence N01°02'52"E, a distance of 282.34 feet to the POINT OF BEGINNING, said point being the SW corner of Lot 53; thence around the boundary of said Lot 53 the following four (4) courses: 1.) N09°36'38"W, 44.48 feet, 2.) N80°23'22"E, 55.96 feet, 3.) S09°36'38"E, 44.48 feet, 4.) S80°23'22"W, 55.96 feet to the POINT OF BEGINNING, containing 2489.10 sq. ft., more or less, all being subject to easements, restrictions, and rights of way.

Tract 2-F:
Commencing at the SW corner of the NW 1/4 of Section 15, Township 51N, Range 32W, Clay County, Missouri; thence S88°57'08"E along the South line of said NW 1/4, a distance of 638.36 feet; thence N01°02'52"E, a distance of 273.38 feet to the POINT OF BEGINNING, said point being on the Southwesterly right of way line of NE 76th Street, as it now exists; thence N40°51'18"W along said right of way line, a distance of 196.48 feet; thence continuing on said right of way line along a curve to the left having a radius of 565.33 feet, an arc distance of 53.89 feet; thence S48°34'00"W, a distance of 174.68 feet; thence along a curve to the right having an initial bearing of S41°26'00"E and a radius of 45.00 feet, an arc distance of 75.46 feet; thence S88°57'08"E, a distance of 304.38 feet to the POINT OF BEGINNING, containing 31,583.1 feet, more or less, and excepting the above described Lots 52 & 53, all being subject to easements, restrictions, and rights of way.

IN TESTIMONY WHEREOF, BANNISTER REALTY COMPANY, INC., a Missouri Corporation, has caused these presents to be signed by its Asst. Vice President this 25th day of February, 2011.

By: Pamela Schweisberger ATTEST: Chris Ryan

Pam Schweisberger
Asst. Vice President

Secretary

STATE OF MISSOURI)
COUNTY OF JACKSON) SS

On this 25th day of February, 2011, before me appeared Pam Schweisberger, personally known and who being by me duly sworn did say that she is the Asst. President of BANNISTER REALTY COMPANY INC., a Missouri Corporation, and executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Susanne M. Hammond
NOTARY PUBLIC IN AND FOR JACKSON COUNTY, MISSOURI

March 9, 2013
MY COMMISSION EXPIRES

SUSANNE M. HAMMOND
My Commission Expires
March 9, 2013
Jackson County
Commission #07705041

INFORMATION FOR THIS SURVEY WAS OBTAINED FROM TITLE REPORT #MC09805 BY ASSURED QUALITY TITLE COMPANY, DATED 5/10/2010

LEGEND:
D.E. = DRAINAGE EASEMENT
B/L = BUILDING LINE
I.T.B. = INITIAL TANGENT BEARING
U.E. = UTILITY EASEMENT
C & G = CURB AND GUTTER

BASIS OF BEARINGS ARE FROM ORIGINAL PLAT

0' 50' 100' 150'
1" = 50'

PREPARED FOR: BANNISTER REALTY COMPANY INC.
9300 BLUE RIDGE BLVD.
KANSAS CITY, MO. 64138

PREPARED BY: HENLEY SURVEY CO.
P.O. BOX 257
PLEASANT HILL, MO 64080
(816) 716-3254

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary: Jon B.B.
By: [illegible]
File No. 1-5-1101 Sec 32-1

STATE OF MISSOURI
RONALD H. HENLEY
NUMBER PLS-2005019211
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE
I hereby certify that the within survey is based on an actual survey made by me or under my direct supervision and that said survey was performed in accordance with the minimum requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.

Ronald H. Henley 2/24/11
Ronald H. Henley RPLS # 2005019211

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