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Jay Lawson, Recorder

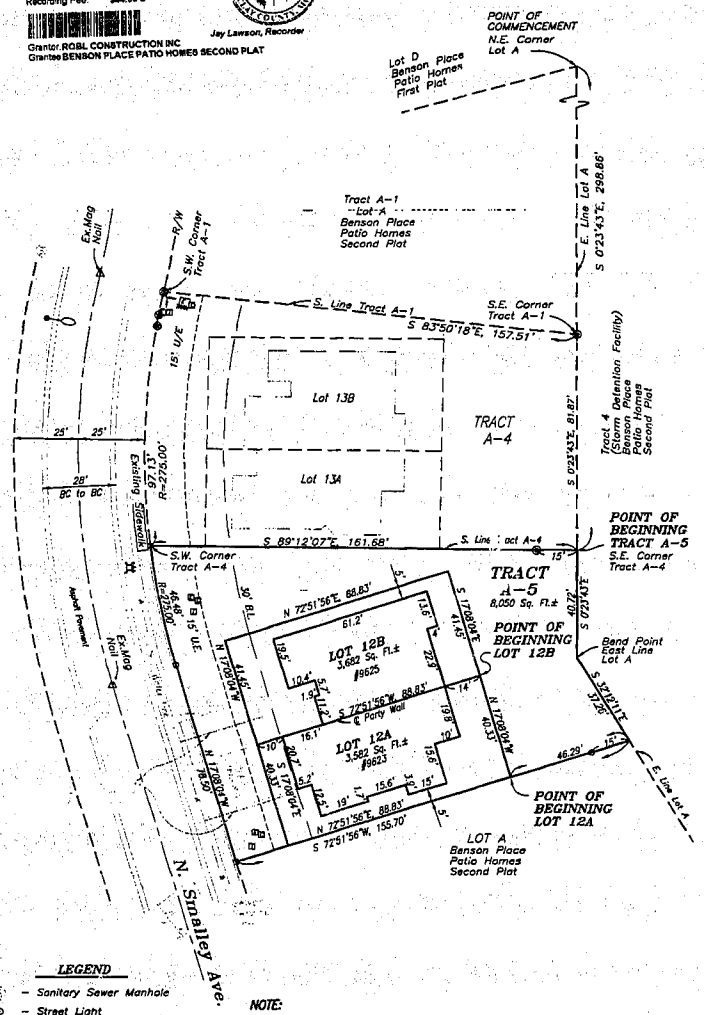
Grantor: ROBL CONSTRUCTION INC
Grantee: BENSON PLACE PATIO HOMES SECOND PLAT

MAY 3 . 2011

CERTIFICATE OF SURVEY

LOTS 12A–12B AND TRACT A–5 OF LOT A, BENSON PLACE PATIO HOMES–SECOND PLAT
A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

Bearings are based on the Benson Place Patio Homes–Second Plat subdivision plat filed in Book G at Page 86, as Document Number 2006047417.



TRACT A–5 DESCRIPTION:
That part of Lot A, BENSON PLACE PATIO HOMES–SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 34, Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, described as follows:
Commencing at the Northeast corner of said Lot A; Thence South 00 degrees, 23 minutes, 43 seconds East, 298.86 feet to the Southeast corner of Tract A–4 of said Lot A, said corner being the Point of Beginning; Thence continuing South 00 degrees, 23 minutes, 43 seconds East along the East line of said Lot A, 40.72 feet to a bend point in the East line of said Lot A; Thence South 32 degrees, 12 minutes, 11 seconds East along said East line, 37.26 feet; Thence South 72 degrees, 51 minutes, 56 seconds West, 155.70 feet; Thence North 17 degrees, 08 minutes, 04 seconds West, 78.50 feet; Thence Northerly along a curve to the right with a radius of 275.00 feet and tangent to the last described course, 46.48 feet to the Southwest corner of said Tract A–4; Thence South 89 degrees, 12 minutes, 07 seconds East along the South line of said Tract A–4, 161.68 feet to the Point of Beginning, EXCEPT that part described as Lot 12A and Lot 12B.
Containing 8,050 square feet, more or less.

LOT 12A, TRACT A–5 DESCRIPTION (9623 N. Smalley Avenue):
That part of Lot A, BENSON PLACE PATIO HOMES–SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 34, Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, described as follows:
Commencing at the Northeast corner of said Lot A; Thence South 00 degrees, 23 minutes, 43 seconds East, 298.86 feet to the Southeast corner of Tract A–4 of said Lot A; Thence continuing South 00 degrees, 23 minutes, 43 seconds East along the East line of said Lot A, 40.72 feet to a bend point in the East line of said Lot A; Thence South 32 degrees, 12 minutes, 11 seconds East along said East line, 37.26 feet; Thence South 72 degrees, 51 minutes, 56 seconds West, 46.29 feet to the Point of Beginning; Thence North 17 degrees, 08 minutes, 04 seconds West, 40.33 feet; Thence South 72 degrees, 51 minutes, 56 seconds West along the centerline of a party wall and the extensions thereof, 88.83 feet; Thence South 17 degrees, 08 minutes, 04 seconds East, 40.33 feet; Thence North 72 degrees, 51 minutes, 56 seconds East, 88.83 feet to the Point of Beginning.
Containing 3,682 square feet, more or less.

LOT 12B, TRACT A–5 DESCRIPTION (9625 N. Smalley Avenue):
That part of Lot A, BENSON PLACE PATIO HOMES–SECOND PLAT, a subdivision of land in the Southwest Quarter of Section 34, Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, described as follows:
Commencing at the Northeast corner of said Lot A; Thence South 00 degrees, 23 minutes, 43 seconds East, 298.86 feet to the Southeast corner of Tract A–4 of said Lot A; Thence continuing South 00 degrees, 23 minutes, 43 seconds East along the East line of said Lot A, 40.72 feet to a bend point in the East line of said Lot A; Thence South 32 degrees, 12 minutes, 11 seconds East along said East line, 37.26 feet; Thence South 72 degrees, 51 minutes, 56 seconds West, 46.29 feet; Thence North 17 degrees, 08 minutes, 04 seconds West, 40.33 feet to the Point of Beginning; Thence South 72 degrees, 51 minutes, 56 seconds West along the centerline of a party wall and the extensions thereof, 88.83 feet; Thence North 17 degrees, 08 minutes, 04 seconds West 41.45 feet; Thence North 72 degrees, 51 minutes, 56 seconds East, 88.83 feet; Thence South 17 degrees, 08 minutes, 04 seconds East, 41.45 feet to the Point of Beginning.
Containing 3,682 square feet, more or less.

IN WITNESS WHEREOF, ROBL CONSTRUCTION, INC., a Kansas Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 21 day of May, 2011.

ROBL CONSTRUCTION, INC.
a Kansas Corporation

Steven Robl
STEVEN ROBL — President

STATE OF Kansas
COUNTY OF Sedgwick } SS:

Be it remembered that on this 27th day of May, 2011 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Steven Robl, to me personally known, who being by me duly sworn, did say that he President of Robl Construction, Inc., a Kansas Corporation, and that he executed the same on behalf of said corporation under and with the authority of its Board of Directors and she 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.

My commission expires: 06/15/2013 — Christine Royse, Notary Public

CHRISTINE ROYSE
Notary Public - State of Kansas
My Appt. Expires 06/15/2013

APPROVED
NO PLAT REQUIRED
CITY PLAN COMMISSION
Secretary for DB
By
File No. LS 1109 Date 6-3-11

FOR: Robl Construction, Inc.
5842 W. 21st North
Wichita, KS 67205

Scale 1"= 30'
30 15 0 30 60
SCALE IN FEET

N

LEGEND
- Sanitary Sewer Manhole
- Street Light
- Electric Standard
- Telephone Standard
- Cable TV Standard
- BC – Back of Curb
- S.E. – Sanitary Sewer Easement
- U.E. – Utility Easement
- B.L. – Building Line
- I.T.B. – Initial Tangent Bearing
- Existing 1/2" Rebar with MO PLS 2347 Cap
- Set 1/2" Rebar with MO PLS 2347 Cap
- Existing Magnetic PK Nail

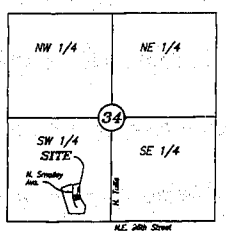
NOTE:
Building dimensions and dimensions to the building are plus or minus 0.2 feet.
Gas, Electric, Telephone, and Cable lines are located in the Utility Easements and Right-of-Way. Some of the driveways, and the sidewalks have not been built at this time. There are no storm sewers on or adjoining this property.

The underground utilities shown have been located from field observation and existing drawings. The surveyor implies no guarantee that underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible based on the available information. The surveyor has not physically located any underground utilities.

STATE OF MISSOURI
JERALD W. PRUITT
NUMBER PLS-2347
5/31/2011
LAND SURVEYOR

CERTIFICATION:
I HEREBY CERTIFY: that Lot Split 1109 of the BENSON PLACE PATIO HOMES–SECOND PLAT subdivision 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, and meets the Urban Property Accuracy requirements. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Jerald W. Pruitt, PLS 2347 — Date: 5/31/2011



LOCATION MAP
Sec. 34, Twp. 52 N., Rge. 32 W.
Scale 1"= 2000'

CERTIFICATE OF SURVEY
LOTS 12A–12B AND TRACT A–5 OF LOT A, BENSON PLACE PATIO HOMES–SECOND PLAT
Kansas City — Clay County — Missouri

PRUITT and DOOLEY SURVEYING, LLC
7912 Elm Ave.
Raytown, MO 64138
816-659-4239
10777 Barkley, Ste. 220-I
Overland Park, KS 66211
913-652-9002

February 16, 2011 — REVISED 5/17/2011 — Job No. 10-1104 — Benson Place 12A-12B Lot Split.dwg — SHEET 1 OF 1

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