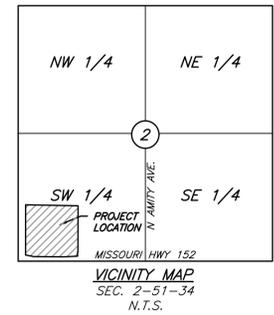


# BOUNDARY SURVEY

## SW 1/4, SECTION 2, TOWNSHIP 51 NORTH, RANGE 34 WEST

### KANSAS CITY, PLATTE COUNTY, MISSOURI



**CERTIFICATION:**  
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 16th day of January, 2026 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

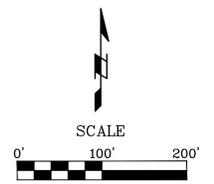


Location: S:\25-480 - 38.5 Acres in Platte County\DRAWINGS\2025.01.21 BOU\25-480 BOU 24x36.dwg - Feb 03, 2026 - 9:19am

**J & J SURVEY LLC**

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154  
PHONE (816) 741-1017 • FAX (816) 741-1018

01-27-26



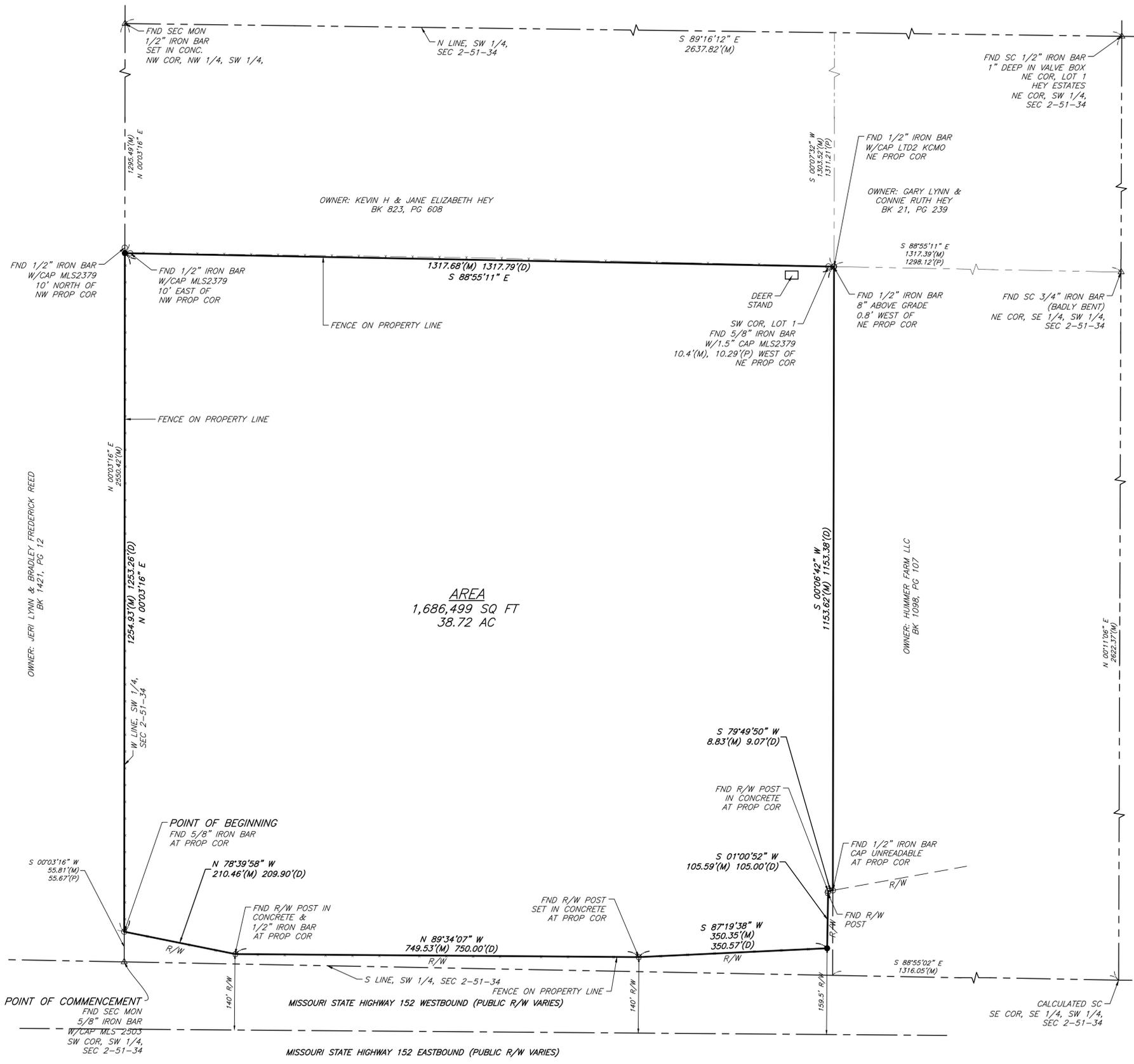
- LEGEND**
- △ - SECTION CORNER AS NOTED
  - - MONUMENT FOUND AS NOTED
  - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
  - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
  - (M) - MEASURED DISTANCE
  - (D) - DEEDED DISTANCE
  - (P) - PLATTED DISTANCE
  - R/W - RIGHT OF WAY
  - - - - WIRE FENCE

**CLIENT:**  
First Pentecostal Church of Kansas City  
Project Contact: Jacci Breeze  
Email: jacci@wardellholmes.com

**PROPERTY ADDRESS:**  
Outer Road West & North Amity Avenue  
Kansas City, Missouri, 64153

**DEED DESCRIPTION:**  
All that part of the Southwest Quarter of Section 2, Township 51, Range 34, in Kansas City, Platte County, Missouri, described as follows:  
Commencing at the Southwest Corner of said Section 2; thence North 0°04'03" West along the West Line of the Southwest Quarter of said Section 2, a distance of 55.67 feet to the Point of Beginning of the tract of land herein to be described, said point being on the northerly Right of Way of Missouri State Highway #152; thence North 0°04'03" West along the West Line of the Southwest Quarter of said Section 2, a distance of 1253.26 feet to the Northwest Corner of the Southwest Quarter of said Section 2; thence South 89°04'33" East along the North Line of the Southwest Quarter of the Southwest Quarter of said Section 2, a distance of 1317.79 feet to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 2; thence South 0°01'58" West along the East Line of the Southwest Quarter of the Southwest Quarter of said Section 2, a distance of 1153.38 feet to a point on the Northerly Right of Way of Missouri State Highway #152; thence South 81°21'51" West along the Northerly Right of Way of Missouri State Highway #152, a distance of 9.07 feet; thence South 0°20'11" West along the Right of Way of Missouri State Highway #152, a distance of 105.00 feet; thence South 87°03'57" West along the Northerly Right of Way of Missouri State Highway #152, a distance of 350.57 feet; thence North 89°39'49" West along the Northerly Right of Way of Missouri State Highway #152, a distance of 750.00 feet; thence North 78°39'36" West along the Northerly Right of Way of Missouri State Highway #152, a distance of 209.90 feet to the Point of Beginning.

**GENERAL NOTES:**  
1.) REFERENCED: The Plat of HEY ESTATES is recorded in Plat Book 21 at Page 239, in the Recorder of Deeds Office, Platte County, Missouri.  
2.) Deed of record is recorded in Book 868, Page 251, dated 02/09/1997 in the Recorder of Deeds Office, Platte County, Missouri.  
3.) Basis of bearings is established by the Missouri State Plane Coordinate System from GPS observation.



OWNER: JERI LYNN & BRADLEY FREDERICK REED  
BK 1421, PG 12

OWNER: HUMMER FARM LLC  
BK 1088, PG 107

OWNER: KEVIN H & JANE ELIZABETH HEY  
BK 823, PG 608

OWNER: GARY LYNN & CONNIE RUTH HEY  
BK 21, PG 239

DEER STAND  
SW COR, LOT 1  
FND 5/8" IRON BAR  
W/1.5" CAP MLS2379  
10.4(M), 10.29(P) WEST OF  
NE PROP COR

**POINT OF COMMENCEMENT**  
FND SEC MON  
5/8" IRON BAR  
W/CAP MLS 2503  
SW COR, SW 1/4,  
SEC 2-51-34

**POINT OF BEGINNING**  
FND 5/8" IRON BAR  
AT PROP COR

FND 1/2" IRON BAR  
CAP UNREADABLE  
AT PROP COR

FND R/W POST  
IN CONCRETE  
AT PROP COR

FND R/W POST  
SET IN CONCRETE  
AT PROP COR

FND R/W  
POST

CALCULATED SC  
SE COR, SE 1/4, SW 1/4,  
SEC 2-51-34