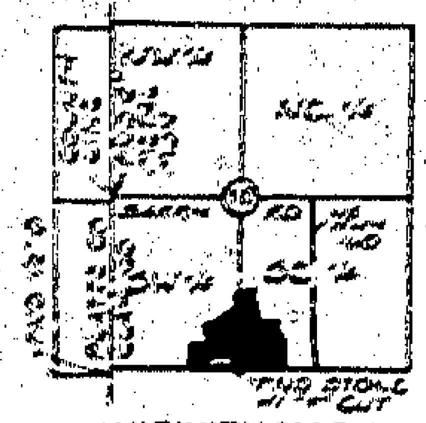
Clay County, Missouri
Land Survey Document

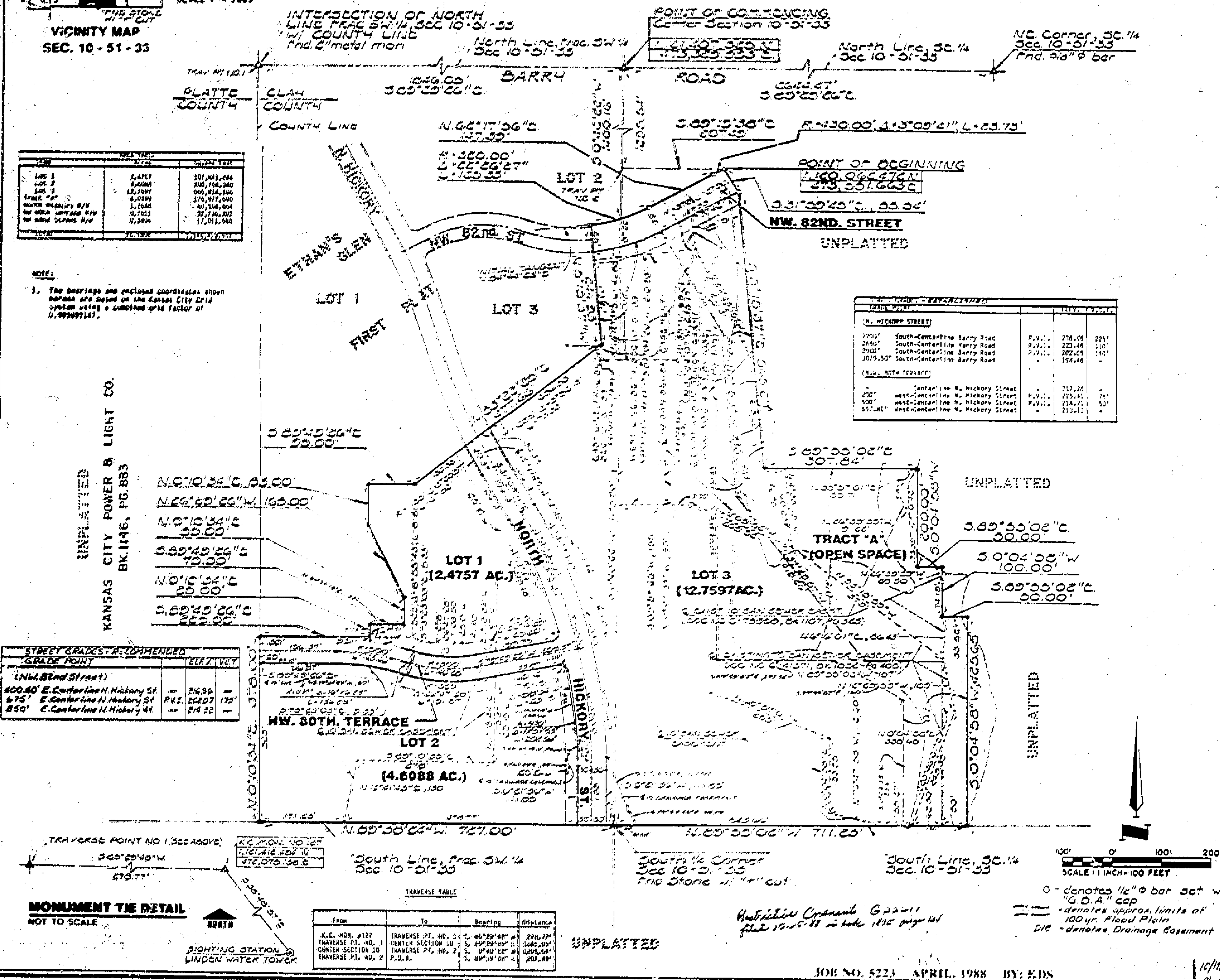
G 22210



ETHAN'S GLEN SECOND PLAT

CLAY COUNTY, KANSAS CITY, MISSOURI

(A PLAT OF A PART OF THE FRACTIONAL SW. 1/4 & OF THE SE. 1/4 OF SECTION 10 - TOWNSHIP 51 - RANGE 33)



JOB NO. 5223 APRIL, 1988 BY: KDS

LEGAL DESCRIPTION:

This is a survey and subdivision of a part of the Southeast Quarter and the fractional Southwest Quarter of Section 10, Township 51, Range 33, Kansas City, Clay County, Missouri, described as follows:

Commencing at the Northwest corner of said Southeast Quarter; thence South 0°40'22" West, along the West line of said Southeast Quarter, a distance of 1295.64 feet; thence South 89°,9'38" East, a distance of 207.49 feet to the Southeast corner of Lot 2, ETHAN'S GLEN - FIRST PLAT, a subdivision in said city, county and state, said point also being the True Point of Beginning of the tract of land to be herein described; thence South 31°34'46" East, a distance of 55.54 feet; thence South 5°15'37" East, a distance of 555.27 feet; thence South 89°55'02" East, a distance of 307.84 feet; thence South 0°04'58" West, a distance of 200.00 feet; thence South 89°55'02" East, a distance of 50.00 feet; thence South 0°04'58" West, a distance of 100.00 feet; thence South 89°55'02" East, a distance of 50.00 feet; thence South 0°04'58" West, a distance of 425.65 feet, to a point on the South line of said Southeast Quarter; thence North 89°55'02" West, along said South line, a distance of 711.23 feet, to the South quarter corner of said Section 10; thence North 89°38'24" West, along the South line of said fractional Southwest Quarter, a distance of 727.00 feet, to the Southeast corner of the tract of land conveyed to Kansas City Power & Light Company by the instrument filed of record in Book 1146 at page 883; thence North 0°10'34" East, along the East line of said tract of land, a distance of 378.00 feet to a point on the South line of Lot 1, said ETHAN'S GLEN-FIRST PLAT; thence South 89°49'26" East, along said plat boundary, a distance of 225.00 feet; thence North 0°10'34" East, along said plat boundary, a distance of 33.00 feet; thence South 89°49'26" East, along said plat boundary, a distance of 70.00 feet; thence North 0°10'34" East, along said plat boundary, a distance of 55.00 feet; thence North 26°29'26" West, along said plat boundary, a distance of 160.00 feet; thence North 0°10'34" East, along said plat boundary, a distance of 83.00 feet; thence South 89°49'26" East, along said plat boundary, a distance of 95.00 feet; thence North 53°22'28" East, along said plat boundary, a distance of 477.66 feet; thence North 5°15'37" West, along said plat boundary, a distance of 244.93 feet; thence Easterly, along said plat boundary, and along a curve to the left, having a radius of 320.00 feet, an initial tangent bearing of North 54°48'23" East and a central angle of 22°26'27", a distance of 125.33 feet, to a point of tangency; thence North 32°17'56" East, along said plat boundary a distance of 147.39 feet, to a point of curvature; thence Easterly along said plat boundary, and along a curve to the right, having a radius of 430.00 feet, a central angle of 3°09'41", a distance of 23.73 feet to the Point of Beginning, containing 26.1805 acres, more or less.

DEDICATION: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat and the subdivision shall hereafter be known as ETHAN'S GLEN SECOND PLAT.

The streets, terraces, avenues, and roads shown on the plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind of nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

Building lines or setback lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be built between this line and the street line.

Rights of Entrance. The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse, and to the U.S. Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

Pursuant to Section 31.32, Code of General Ordinances, as amended, the Developer:

a) hereby reserves private open space for recreation, and no other uses, over Tract A. Maintenance of said private open space shall be the responsibility of the Developer, their successors and assigns. This reservation is at the election of the Developer in lieu of the required parkland dedication for 390 multi-family units; ALSO

b) has previously paid to the City of Kansas City, Missouri, as a condition of approval for Ethan's Glen First Plat, a sum of Eight Thousand Dollars ($8,000.00), in lieu of the required parkland dedication for a total of 807 multi-family;

in accordance with the terms and conditions of ordinance No. 56340, passed August 29, 1985.

The lands herein platted lie partially within the limits of a regulatory floodway, as designated on the official floodplain document and are subject to the restrictions of Chapter 40, Code of General Ordinances of Kansas City, Missouri, and are further subject to the provisions of Chapter X, Federal Insurance Administration, Subchapter B, National Flood Insurance Program for Eligibility thereof.

ETHAN'S GLEN VENTURE II, a Texas Limited Partnership

By ETHAN'S GLEN LIMITED II, a Texas Limited Partnership, as General Partner

By [signature] Atty in fact
Trammel S. Crow, General Partner

STATE OF Illinois
COUNTY OF Cook } S.S.

On this 3rd day of October, 1988, before me, a Notary Public, personally appeared Robert M. Schaffner, as Attorney-in-fact for Trammel S. Crow, General Partner of Ethan's Glen Limited II, a Texas Limited Partnership, as General Partner of Ethan's Glen Venture II, a Texas Limited Partnership, known to me to be the same person who executed the foregoing instrument of writing, in behalf of said partnership, and acknowledged that the execution of the same to be the free act and deed of himself and said partnership.

[signature] Notary Public — My commission expires: ______

"OFFICIAL SEAL" MARGERY L. HEYMAN

Margery L. Heyman
Print Name

CITY PLAN COMMISSION
Kansas City, Missouri

APPROVED September 20, 1988

[signature], CHAIRMAN

[signature], CHAIRMAN
RICHARD L. DUNCAN

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

APPROVED: [signature] 10-10-88
CITY ENGINEER, DATE

APPROVED: [signature]
DIRECTOR OF PUBLIC WORKS
GEORGE L. SATTERLEE

ENTRY NO. [illegible]

CITY COUNCIL
KANSAS CITY, MISSOURI

THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 63192 duly authenticated as passed this 13th day of October, 1988.

[signature] MAYOR
RICHARD L. BERKLEY

[signature], CITY CLERK
CATHERINE T. ROCHE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY; that the plat of ETHAN'S GLEN SECOND PLAT 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 as 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 knowledge and belief.

Sept. 30, 1988
Date

[signature]

GBA
GEORGE BUTLER ASSOCIATES, INC.
Engineers / Architects / Landscape Architects / Planners

10/11/39 9:41
Plat Bk 24

http://www.ClayCoGov.com