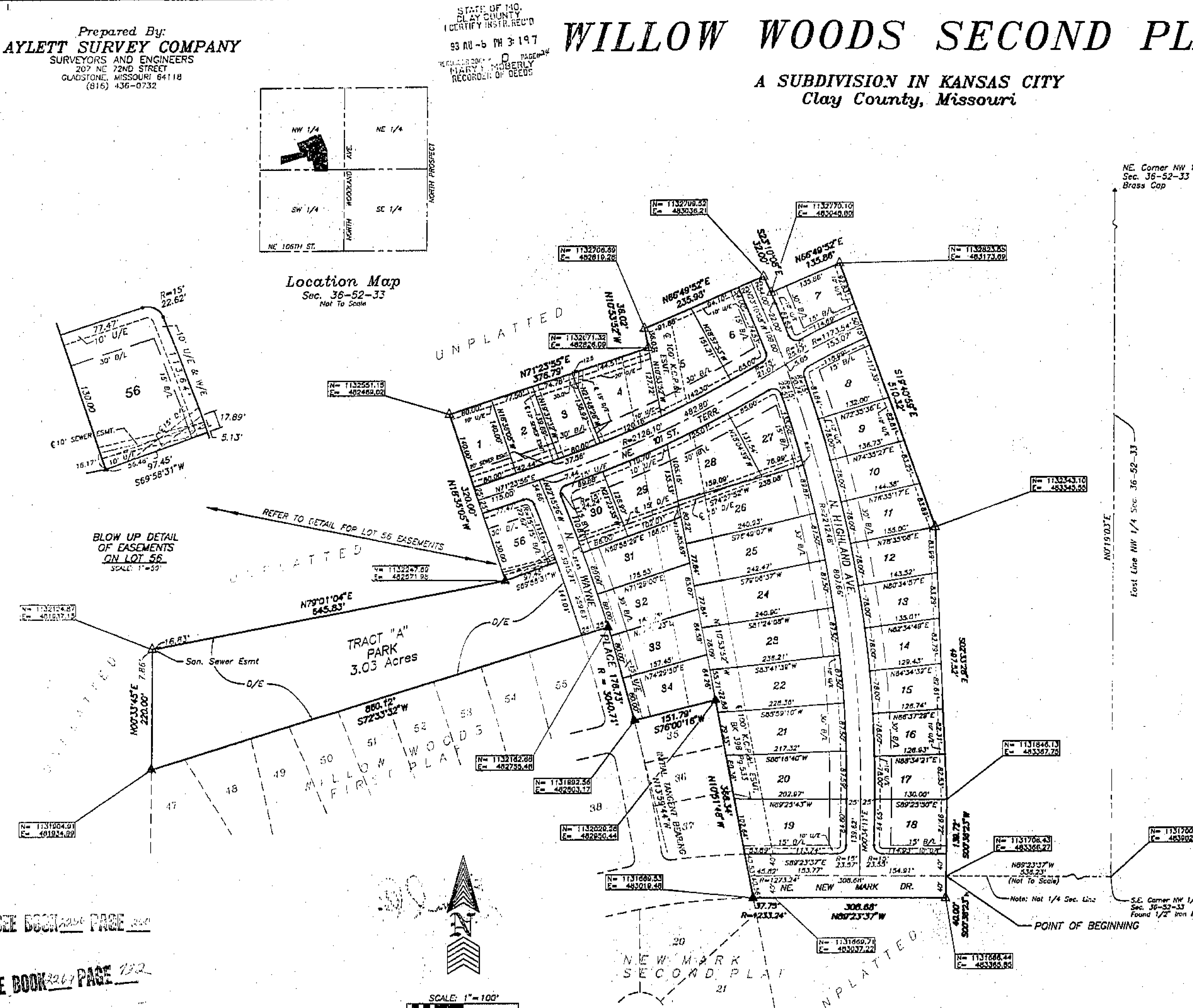
L-83045 AUG 6 1993

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
93 AU -6 PM 3:197
RECORDED BOOK ___ PAGE ___
MARY J. MOBERLY
RECORDER OF DEEDS

WILLOW WOODS SECOND PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732



DESCRIPTION: This is a subdivision of all that part of the Northwest Quarter and the Southwest Quarter of Section 36, Township 52 North, Range 33 West, Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 36; thence North 89 degrees 23 minutes 37 seconds West (this bearing and all subsequent bearings are based upon the East line of the Northwest Quarter of Section 36, Township 52, Range 33, having a bearing of North 0 degrees 19 minutes 03 seconds East), a distance of 536.23 feet to the point of beginning of the tract of land herein to be described; thence South 0 degrees 36 minutes 23 seconds West, a distance of 40.00 feet; thence North 89 degrees 23 minutes 37 seconds West, a distance of 306.68 feet; thence Westerly along a curve to the left, having the last described course as a tangent, having a radius of 1233.24 feet, an arc distance of 37.75 feet; thence North 10 degrees 51 minutes 48 seconds West, along the Easterly line of WILLOW WOODS FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 368.34 feet to the Northeasterly corner of Lot 35 of said WILLOW WOODS FIRST PLAT; thence South 76 degrees 00 minutes 16 seconds West along the Northerly line of said Lot 35, a distance of 151.79 feet to the Northwesterly corner of said Lot 35; thence Northwesterly along the Easterly line of N. Lydia Avenue and along a curve to the left, the initial tangent having a bearing of North 13 degrees 59 minutes 44 seconds West, having a radius of 3040.71 feet, an arc distance of 176.73 feet; thence South 72 degrees 33 minutes 32 seconds West along the Northerly line of said WILLOW WOODS FIRST PLAT, a distance of 880.12 feet to the Northwesterly corner of Lot 47 of said WILLOW WOODS FIRST PLAT; thence North 0 degrees 33 minutes 45 seconds East, a distance of 220.00 feet; thence North 79 degrees 01 minutes 04 seconds East, a distance of 645.83 feet; thence North 18 degrees 36 minutes 05 seconds West, a distance of 320.00 feet; thence North 71 degrees 23 minutes 55 seconds East, a distance of 376.79 feet; thence North 10 degrees 53 minutes 52 seconds West, a distance of 36.02 feet; thence North 66 degrees 49 minutes 52 seconds East, a distance of 235.98 feet; thence South 23 degrees 10 minutes 08 seconds East, a distance of 32.00 feet; thence North 66 degrees 49 minutes 52 seconds East, a distance of 135.66 feet; thence South 19 degrees 40 minutes 59 seconds East, a distance of 510.32 feet; thence South 2 degrees 33 minutes 28 seconds East, a distance of 497.52 feet; thence South 0 degrees 36 minutes 23 seconds West, a distance of 139.72 feet to the point of beginning. The above described tract of land contains 16.28 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "WILLOW WOODS SECOND PLAT".

EASEMENT DEDICATION: An easement is hereby granted to 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 designed 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 easements. No excavation or fill shall be made or operation of any kind or 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.

STREETS: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: 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.

PARK LAND: The land shown and designated as TRACT "A" is hereby devoted for park and recreation purposes as approved by the Board of Park and Recreation Commissioners by Resolution No.__________ adopted. Said dedication is pursuant to Section 31.32, Code of General Ordinances, as amended and in accordance with terms and conditions of Ordinance No.________ passed__________, 19___.

IN TESTIMONY WHEREOF: BALDWIN PROPERTIES, INC., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed this 11 day of MAY 1993.

BALDWIN PROPERTIES, INC.

Ron Baldwin, President — No Seal — ATTEST

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 11th day of May, before me appeared Ron Baldwin to me personally known who being by me duly sworn did say that he is President of BALDWIN PROPERTIES, INC. and that the seal affixed to this instrument is the corporate seal of said BALDWIN PROPERTIES, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Ron Baldwin acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: March 27, 1996

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: ______

CHAIRMAN: Whitney E. Kerr, Sr.

SECRETARY: William C. Hartman

PUBLIC WORKS

APPROVED: 7-1-93

CITY ENGINEER: Gurnie C. Gunter

APPROVED: 7/2/93

DIRECTOR: George L. Satterlee

ENTRY NO. 930327

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 930835 duly authenticated as passed this ____ day of June, 1993.

MAYOR: Emanuel Cleaver II

CITY CLERK: Catherine T. Rocha

STREET GRADES

			ELEVATIONS	VCT
NE NEW MARK DRIVE				
284.53 feet West of the West Line of N. Highland Avenue		PVC	278.81	
184.53 feet West of the West Line of N. Highland Avenue		PVI	280.98	100 feet
175.09 feet West of the West Line of N. Highland Avenue	West Plat Line		282.73	
134.53 feet West of the West Line of N. Highland Avenue		PVI	284.75	25 feet
129.91 feet East of the East Line of N. Highland Avenue	East Plat Line		249.09	
140.47 feet East of the East Line of N. Highland Avenue		PVI	303.00	300 feet
440.47 feet East of the East Line of N. Highland Avenue		PVT	284.04	
N HIGHLAND AVENUE				
Centerline New Mark Drive			291.93	
25.00 feet North of the North Line of NE New Mark Drive		PVI	290.58	25 feet
380.30 feet North of the North Line of NE New Mark Drive		PVI	307.20	150 feet
760.00 feet North of the North Line of NE New Mark Drive		PVI	291.24	115 feet
Centerline NE 101 st. Terr.			294.30	
37.73 feet North of the North Line of NE 101st Terr.		PVI	293.00	25 feet
138.01 feet North of the North Line of NE 101st Terr.	North Plat Line		296.81	
N WAYNE PLACE				
310.10 feet South of the South Line of NE 101st Terr.		PVC	273.83	
170.10 feet South of the South Line of NE 101st Terr.		PVI	270.95	140 feet
Centerline of NE 101st Terr.			275.01	
NE 101ST TERRACE				
90.00 feet West of the West line of N. Wayne Place	West Plat Line		275.50	
Centerline N. Wayne Place			275.01	
5.00 feet East of the East Line of N. Wayne Place		PVI	274.05	100 feet
Centerline N. Highland Avenue			294.30	
133.23 feet East of the East Line of N. Highland Avenue	East Plat Line		298.41	
169.76 feet East of the East Line of N. Highland Avenue		PVI	302.87	175 feet
344.76 feet East of the East Line of N. Highland Avenue		PVT	292.37	

SEE BOOK 2254 PAGE 350

SEE BOOK 2267 PAGE 732

SEE BOOK 2263 PAGE 745

I hereby certify: that the plat of WILLOW WOODS 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 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.

DATE: 5-11-93 — SAM A. AYLETT, LS-2074

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

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
▲ Denotes Existing Monument
△ Denotes Monument to be set after construction of Utilities and Streets.

NOTES: Monumentation and Lot Corners will be set after construction.

There shall be no direct vehicular from NE New Mark Drive to Lots 18 & 19.

TRAVERSE TABLE

K.C.#174 north 1134382.287 East 478687.090
K.C.#174 TO SIGHTING STATION (New Gladstone Water Tower) South 28° 02' 49" East
K.C.#174 to Point "A" South 89° 21' 42" East, 801.55 feet
Point "A" to Point "B" North 89° 18' 50" East 2228.04 feet
Point "B" to NE corner NW1/4 Section 36-52-33 North 88° 25' 37" East, 2212.32 feet
NE corner NW1/4 Section 36-52-33 to Point "C" South 0° 18' 55" West, 2212.79 feet
Point "C" to SE corner NW1/4 Section 36-52-33, South 0° 19' 40" West, 423.57 feet
SE corner NW1/4 Section 36-52-33 to Point "D" South 0° 19' 03" West, 36.13 feet.
Point "D" to Point of Beginning North 89° 48' 27" West, 536.48 feet.

NOTE:
The bearings and coordinates shown on this plat are based upon the Kansas City, Missouri Grid System, using a combined Grid Factor of 0.999894364.

JOB NUMBER
21154

21154FPA.DWG

Clay Co. Drill Cab. D 9/16/93

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com