## STATE PLANE
## COORDINATES TABLE

| | | |
|---|---|---|
| 1 | 343,759.917 m. N. | 844,415.183 m. E. |
| 2 | 343,767.683 m. N. | 844,526.623 m. E. |
| 3 | 343,792.063 m. N. | 844,526.939 m. E. |
| 4 | 343,791.739 m. N. | 844,560.382 m. E. |
| 5 | 343,779.549 m. N. | 844,560.264 m. E. |
| 6 | 343,778.664 m. N. | 844,631.983 m. E. |
| 7 | 343,766.918 m. N. | 844,689.821 m. E. |
| 8 | 343,793.427 m. N. | 844,699.183 m. E. |
| 9 | 343,777.833 m. N. | 844,738.471 m. E. |
| 10 | 343,758.939 m. N. | 844,735.652 m. E. |
| 11 | 343,737.481 m. N. | 844,719.368 m. E. |
| 12 | 343,715.661 m. N. | 844,714.552 m. E. |
| 13 | 343,693.579 m. N. | 844,711.824 m. E. |
| 14 | 343,679.783 m. N. | 844,717.974 m. E. |
| 15 | 343,640.383 m. N. | 844,709.940 m. E. |
| 16 | 343,636.585 m. N. | 844,719.555 m. E. |
| 17 | 343,587.337 m. N. | 844,700.132 m. E. |
| 18 | 343,577.901 m. N. | 844,721.315 m. E. |
| 19 | 343,546.441 m. N. | 844,727.288 m. E. |
| 20 | 343,532.361 m. N. | 844,672.210 m. E. |
| 21 | 343,535.594 m. N. | 844,671.533 m. E. |
| 22 | 343,527.004 m. N. | 844,629.222 m. E. |
| 23 | 343,511.365 m. N. | 844,618.677 m. E. |
| 24 | 343,507.235 m. N. | 844,589.623 m. E. |
| 25 | 343,528.059 m. N. | 844,574.311 m. E. |
| 26 | 343,349.150 m. N. | 844,522.354 m. E. |
| 27 | 343,559.493 m. N. | 844,526.433 m. E. |
| 28 | 343,573.622 m. N. | 844,429.337 m. E. |
| 29 | 343,657.812 m. N. | 844,511.553 m. E. |
| 30 | 343,655.216 m. N. | 844,388.440 m. E. |
| 31 | 343,702.444 m. N. | 844,387.433 m. E. |

## STATE PLANE
## TRAVERSE TABLE

Beginning at Monument CL-06 (346,155.875 m.N., 843,506.088 m.E.) with an initial backsight (N. 4°29'05" E.) to KC-201; thence S. 1°37'27" W., 4,457.87 feet; thence S. 3°16'48" E., 1,322.25 feet; thence S. 13°19'22" E., 1,310.59 feet; thence S. 88°56'43" E., 2,246.05 feet; thence S. 89°26'50" E., 255.01 feet; thence S. 0°12'42" W., 612.27 feet; thence S. 28°53'50" W., 195.00 feet to the most Southwest corner of Lot 33, WILLOW BROOKE FIRST PLAT.

Note: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System, West Zone, and using a combined grid factor of 0.9998053. The coordinates are listed in meters.

## STREET GRADES

| GRADE POINT LOCATION | ELEVATION | V.C.L. |
|---|---|---|
| **N. LYDIA AVENUE** | | |
| 769.07' S. of Centerline of N.E. 96th St. | 272.1[illegible] | None |
| 1551.23' S. of Centerline of N.E. 96th St. | 264.29 | None |
| **N.E. 93RD TERRACE** | | |
| Centerline of N. Lydia Avenue | 265.53' | None |
| 250.00' W. of Centerline of N. Lydia Avenue | 260.53' | 30' |
| 412.50' W. of Centerline of N. Lydia Avenue | 252.65' | 12.5' |
| 442.71' W. of Centerline of N. Lydia Avenue | 253.23' | None |
| **N.E. 94TH STREET** | | |
| Centerline of N. Lydia Avenue | 267.67' | None |
| 50.00' E. of Centerline of N. Lydia Avenue | 266.07' | 25' |
| 174.25' E. of Centerline of N. Lydia Avenue | 256.75' | None |
| **N.E. 94TH TERRACE** | | |
| Centerline of N. Tracy Avenue | 235.38' | None |
| 150.00' W. of Centerline of N. Tracy Avenue | 232.38' | 30' |
| 361.19' W. of Centerline of N. Tracy Avenue | 240.76' | None |
| **N. TRACY AVENUE** | | |
| 325.00' S. of Centerline of N.E. 95th Terrace | 252.34' | None |
| 425.00' S. of Centerline of N.E. 95th Terrace | 247.96' | 100' |
| 650.00' S. of Centerline of N.E. 95th Terrace | 236.08' | 115' |
| 925.00' S. of Centerline of N.E. 95th Terrace | 242.02' | 110' |
| 1300.00' S. of Centerline of N.E. 95th Terrace | 260.02' | 120' |
| 1425.00' S. of Centerline of N.E. 95th Terrace | 253.15' | None |

DESCRIPTION: A tract of land in the Northwest Quarter of Section 1, Township 51, Range 33, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 1; thence South 89°26'50" East, along the North line of said Quarter Section, 506.07 feet; thence South 0°33'10" West, 723.88 feet for a True Point of Beginning, said point also being the Southwest corner of Lot 33, WILLOW BROOKE FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; the following eight courses are along the Southerly line of said WILLOW BROOKE FIRST PLAT: North 85°51'57" East, 353.45 feet; North 0°33'10" East, 80.00 feet; South 89°26'50" East, 110.00 feet to a point on the West right-of-way line of N. Tracy Avenue; South 0°33'10" West, along said West right-of-way line, 40.00 feet; South 89°26'50" East, 300.96 feet; South 72°45'11" East, 130.00 feet to a point on the Easterly right-of-way line of N. Lydia Avenue; thence Northeasterly along said right-of-way being a curve to the right, with an initial tangent bearing of North 17°14'49" East, a radius of 1200.00 feet, an arc length of 92.27 feet; South 68°20'50" East, 138.70 feet to the Southeast corner of Lot 41, said WILLOW BROOKE FIRST PLAT; thence South 34°09'37" West, 74.91 feet; thence South 15°49'42" West, 73.18 feet; thence South 11°56'44" West, 73.18 feet; thence South 8°03'45" West, 73.18 feet; thence South 24°01'42" East, 49.56 feet; thence South 11°31'32" West, 131.94 feet; thence South 68°26'44" East, 33.92 feet; thence South 21°33'16" West, 173.74 feet; thence South 66°13'04" East, 76.78 feet; thence South 9°47'21" East, 111.41 feet; thence South 77°38'56" West, 185.00 feet, to a point on a curve; thence Northwesterly along said curve to the right, with an initial tangent bearing of North 12°21'04" West, a radius of 705.00 feet, an arc length of 10.77 feet; thence South 78°31'28" West, 141.66 feet; thence South 33°59'28" West, 61.89 feet; thence South 81°54'32" West, 96.29 feet; thence North 36°19'41" West, 84.51 feet; thence North 67°54'06" West, 183.96 feet to a point on a curve; thence Northeasterly along said curve to the left, with an initial tangent bearing of North 22°05'54" East, a radius of 1675.00 feet, an arc length of 36.47 feet; thence North 69°03'37" West, 130.25 feet; thence North 14°58'22" East, 285.95 feet; thence South 88°47'41" West, 405.00 feet; thence North 1°12'19" West, 155.00 feet; thence North 28°53'50" East, 215.40 feet to the Point of Beginning; containing 13.9 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 shown on the accompanying plat, which subdivision and plat shall hereafter be known as WILLOW BROOKE SECOND PLAT.

The streets shown on this plat and not heretofore dedicated to public use as thoroughfares are hereby so dedicated.

Building setback lines are as shown on the plat and no building, or portion thereof, shall be built between these lines and the street lines.

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 easement (U.E.). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or re-construction 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 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.

PARKLAND DEDICATION: Parkland requirement has been satisfied by conveyance of a 23* acre tract of land, the deed for same being recorded as Document No. L 84385 at Book 2239, Page 709, and approved by the Board of Park and Recreation Commissioners by Resolution No. 22340, adopted August 31, 1993. Said dedication is pursuant to Section 31.32, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: WILLOW BROOKE DEVELOPMENT CO., has by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate seal to be hereto affixed this 22nd day of September, 1993.

WILLOW BROOKE DEVELOPMENT CO.

By: Reed P. Byers, President    Attest: Robert F. Dannenberg, Secretary

STATE OF MISSOURI )
COUNTY OF CLAY ) s.s.

Be it remembered that on this 22nd day of September, 1993, before me, a Notary Public, appeared Reed P. Byers, to me personally known, who being by me duly sworn, did say that he is President of WILLOW BROOKE DEVELOPMENT CO., a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Reed P. Byers acknowledged said instrument to he the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: MARGARET SHEPPARD, Notary Public-State of Missouri, Commissioned in Clay County, My Commission Expires Sept. 17, 1995

Margaret Sheppard
Notary Public

CITY PLAN COMMISSION

Approved

Chairman: Whitney E. Kerr Sr.

Assistant Secretary: Virginia L. Walsh

PUBLIC WORKS DEPARTMENT

Approved 9-30-93

City Engineer: Curtis C. Gunter

Approved September 30, 1993

Director: George D. Satterlee

930594
Entry Number

CITY COUNCIL

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 931181 duly authenticated as passed this 14th day of October, 1993.

Mayor: Emanuel Cleaver II

City Clerk: Catherine T. Rocha

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of WILLOW BROOKE 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 adopted by Missouri Board for Architects, Professional Engineers and Land Surveyors. 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: 1993

James M. Farrow L.S. No. 1638

**WILLOW BROOKE SECOND PLAT**

**KANSAS CITY, CLAY COUNTY, MISSOURI**

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

| | |
|---|---|
| Job No. | 1463 |
| Scale: | Noted |
| Date: | 5-7-93 |
| Drawn: | CDF/DC |
| Ch'kd: | |
| Appvd: | |
| Revisions: | 6-10-93, 6-30-93, 9-21-93 |
| Sheet No. | 2 of 2 |

Clay County, Missouri Land Survey Document

http://www.ClayCoGov.com