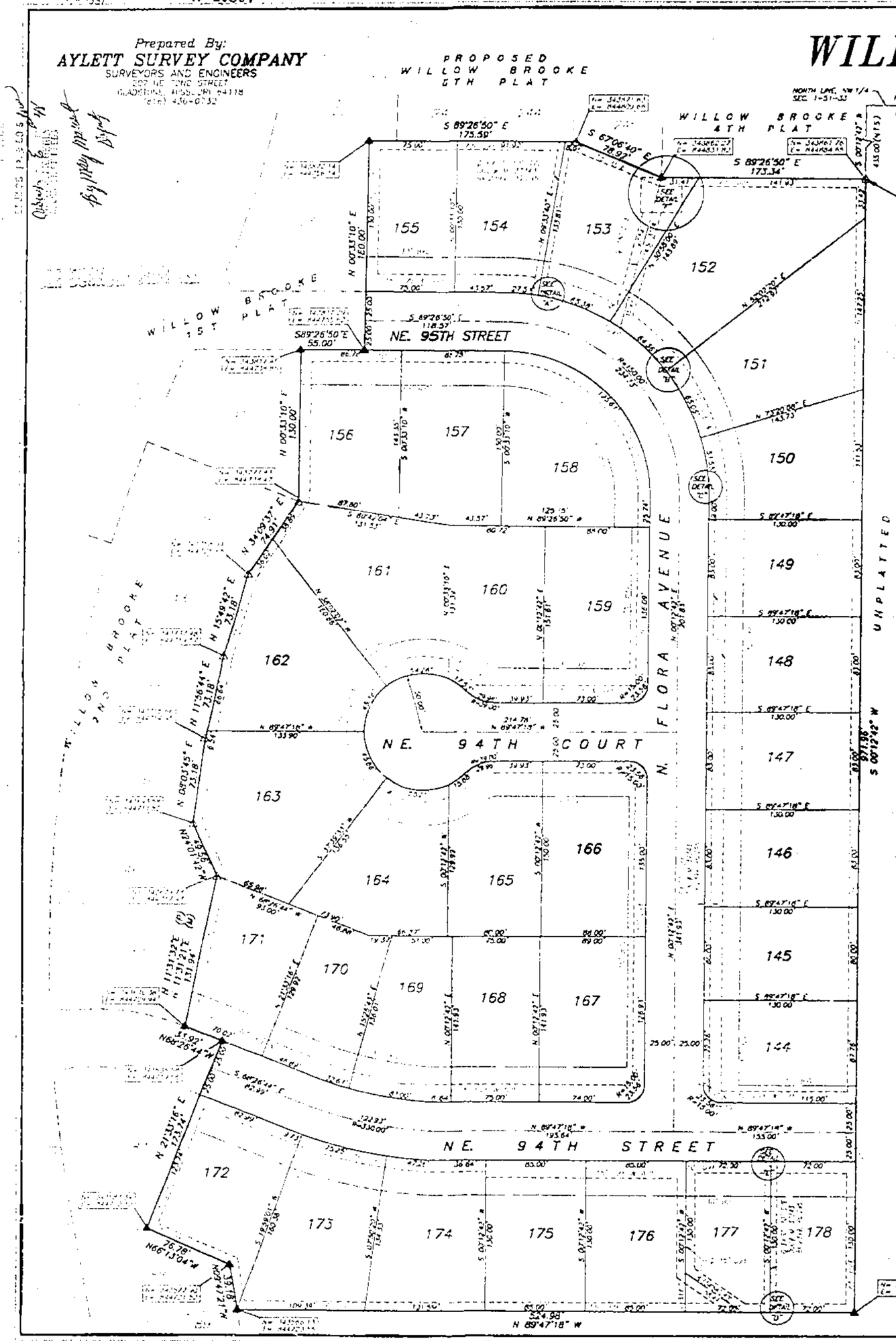
Clay County, Missouri
Land Survey Document

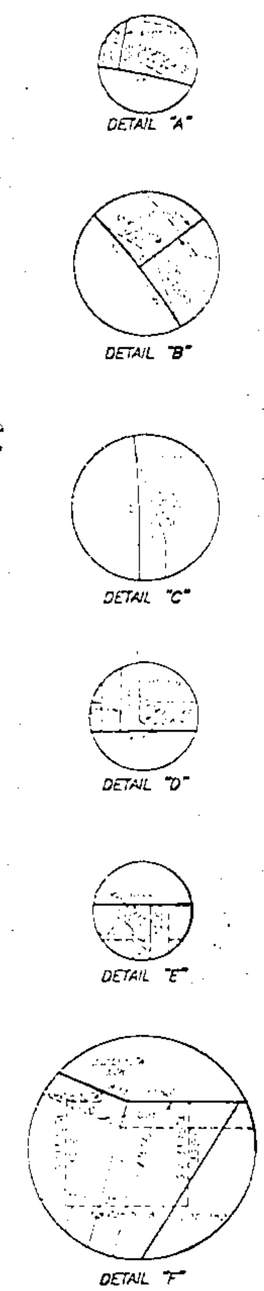
JUN 26 1997 N 47507

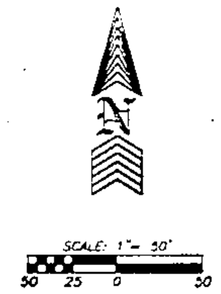
Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
5016 NE ANTIOCH STREET
KANSAS CITY, MISSOURI 64119
(816) 436-0732

WILLOW BROOKE 6TH PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

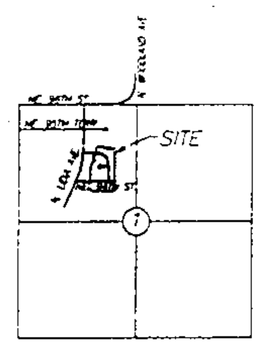






LEGEND
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets
● Denotes 1/2" Rebars to be Set with Plastic Cap #2074
○ Denotes Existing Bar



NW. 1/4 SEC. 1-51-33
Location Map

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)
KC-04, Sighting KC-201	N 04°29'55" E	
KC-201 To Point A	S 01°37'37" W	1352.52
Point A to Point B	S 00°10'40" E	402.49
Point B to Point C	S 17°13'20" E	144.43
Point C to Point D	S 44°34'40" E	144.53
Point D to Point E	S 89°26'50" E	191.34
Point E to Point F	S 89°26'50" E	136.96
Point F to Point of Beginning	S 00°12'42" W	122.57

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.999947.
All coordinates are in meters.

JOB NUMBER
29512

9/12/97

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 1, Township 51, Range 33 in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence North 89 degrees 26 minutes 50 seconds West, along the North line of the Northwest Quarter of said Section 1, a distance of 634.77 feet; thence South 0 degrees 12 minutes 42 seconds West, a distance of 435.00 feet to the Point of Beginning of the tract of land hereon to be described; thence South 0 degrees 12 minutes 42 seconds West, a distance of 371.94 feet; thence North 00 degrees 47 minutes 18 seconds West, a distance of 524.98 feet to the East line of Lot 88, WILLOW BROOKE 2ND PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 0 degrees 47 minutes 21 seconds West along the East line of Lots 88 and 87 of said WILLOW BROOKE 2ND PLAT, a distance of 39.18 feet; thence North 42 degrees 13 minutes 16 seconds West, a distance of 76.78 feet to the most Northerly corner of said Lot 86; thence North 21 degrees 33 minutes 18 seconds East along the East line of Lot 87 of said WILLOW BROOKE 2ND PLAT and its prolongation thereof, a distance of 173.74 feet to the Northerly right-of-way of NE. 94th Street; thence North 68 degrees 26 minutes 44 seconds West along said right-of-way, a distance of 23.90 feet to the Southeast corner of Lot 47 of said WILLOW BROOKE 2ND PLAT; thence North 11 degrees 31 minutes 21 seconds East (North 11 degrees 33 minutes 32 seconds East Platted) along the Easterly line of Lots 47 and 48 of said WILLOW BROOKE 2ND PLAT, a distance of 131.94 feet; thence North 24 degrees 01 minutes 42 seconds West along the Easterly line of Lot 48 of said WILLOW BROOKE 2ND PLAT, a distance of 48.56 feet to the northeasterly corner of Lot 49 of said WILLOW BROOKE 2ND PLAT; thence North 8 degrees 03 minutes 45 seconds East along the Easterly line of Lot 49 of said WILLOW BROOKE 2ND PLAT, a distance of 67.19 feet; thence North 11 degrees 38 minutes 44 seconds East along the Easterly line of Lot 44 of said WILLOW BROOKE 2ND PLAT, a distance of 73.18 feet; thence North 15 degrees 08 minutes 42 seconds East along the Easterly line of Lot 43 of said WILLOW BROOKE 2ND PLAT, a distance of 73.18 feet; thence North 34 degrees 08 minutes 37 seconds East along the Easterly line of Lot 42 of said WILLOW BROOKE 2ND PLAT, a distance of 74.91 feet; thence North 0 degrees 33 minutes 10 seconds East along the Easterly line of Lot 41, WILLOW BROOKE 1ST PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 130.00 feet to the Southerly right-of-way of NE. 95th Street; thence South 89 degrees 26 minutes 50 seconds East along said right-of-way, a distance of 55.00 feet; thence North 0 degrees 33 minutes 10 seconds East along the Easterly line of Lot 23 of said WILLOW BROOKE 1ST PLAT, a distance of 180.00 feet to the South line of Lot 22 of said WILLOW BROOKE 1ST PLAT and its Southerly prolongation thereof; thence South 89 degrees 26 minutes 50 seconds East along the Southerly lines of said Lot 22, 243 and 244, WILLOW BROOKE 5TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 175.59 feet; thence South 67 degrees 06 minutes 40 seconds East along the Southerly line of Lot 245 of said WILLOW BROOKE 5TH PLAT, a distance of 78.07 feet; thence South 89 degrees 26 minutes 50 seconds East along the Southerly line of WILLOW BROOKE 4TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 173.34 feet to the Point of Beginning. Said tract of land contains 11.79 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 BROOKE 6TH PLAT".

EASEMENT DEDICATION: An easement is hereby granted to Kansas City, Missouri, for the purpose of installing, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground power and cable, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated as utility easements (U/E). Where utility 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 maintenance of the aforesaid uses and purposes. Anything in the foregoing to the contrary notwithstanding, no permanent structure (except driveways, paved areas, grass, shrubs and fences) and shall have no any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from ingress upon said easement and as much of the adjoining lands as may be necessary for maintenance or exercising the purposes of the easement, no subdivision 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 aforementioned lands without the written approval of the Director of Public Works, as to utility easements only; or the Director of Water Services as to water main easements.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are 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 the line and the street line.

PARKLAND DEDICATION: Parkland requirement has been satisfied by conveyance of a 23 acre tract of land, the deed for same recorded as Document No. L 6-0.05 at Book 22586, Page 708, and approved by the Board of Park and Recreation Commissioners by Resolution No. 22342, adopted August 31, 1993. Said dedication is pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF, WILLOW BROOKE DEVELOPMENT CO., 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 by its Secretary this 29th day of September 1997.

WILLOW BROOKE DEVELOPMENT CO.

Linda K. Nash, Secretary

STATE OF MISSOURI }ss.
COUNTY OF CLAY }

On this 29th day of April, before the undersigned David B. Brinton to me personally known, who being by me duly sworn did say that then and thereafter and Secretary of WILLOW BROOKE DEVELOPMENT CO. and that the seal affixed to the instrument is the corporate seal of said WILLOW BROOKE DEVELOPMENT CO. and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said David B. Brinton acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires March 27, 2000

Notary Public

CITY PLAN COMMISSION

APPROVED: 5/16/97
City Plan Commission

CITY 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. 970704 duly authenticated this 29th day of May, 1997.

Mayor

CITY CLERK

STREET GRADES		ELEV	VCT
NE. 94TH STREET			
centerline of NE. 94th Street			
50.00 feet East of the centerline of N. Lydia Ave.	PVI	296.67	50.00 feet
174.20 feet East of the centerline of N. Lydia Ave.	Point of Pvt. Line	293.73	
425.00 feet East of the centerline of N. Lydia Ave.	PVC	294.67	
550.00 feet East of the centerline of N. Lydia Ave.	PVI	298.67	250.00 feet
675.00 feet East of the centerline of N. Lydia Ave.	PVT	292.17	
735.01 feet East of the centerline of N. Lydia Ave.	East of Pvt. Line	294.62	
NE. 94TH COURT			
intersection of 94th Court and N. Flora Avenue			
0.00 feet West of the centerline of N. Flora Ave.	PVI	242.10	
50.00 feet West of the centerline of N. Flora Ave.	PVC	241.37	
55.00 feet West of the centerline of N. Flora Ave.	PVT	240.96	40.00 feet
75.00 feet West of the centerline of N. Flora Ave.	PVT	241.68	
216.75 feet West of the centerline of N. Flora Ave.	Centerline of Cul-De-Sac	243.13	
NE. 95TH STREET & N. FLORA AVENUE			
150.00 feet East of the centerline of N. Lydia Ave.	PVI	272.13	150.00 feet
225.00 feet East of the centerline of N. Lydia Ave.	Point of Pvt. Line	268.90	
325.00 feet East of the centerline of N. Lydia Ave.	PVC	254.90	
425.00 feet East of the centerline of N. Lydia Ave.	PVI	252.90	200.00 feet
478.36 feet East of the centerline of N. Lydia Ave.	intersection of NE. 95th St. & N. Flora Ave.	251.32	
843.60 feet North of the centerline of N.E. 94th St.	PVT	248.90	
596.86 feet North of the centerline of N.E. 94th St.	PVC	243.90	
397.00 feet North of the centerline of N.E. 94th St.		243.90	
341.93 feet North of the centerline of N.E. 94th St.			
intersection of N. Flora Avenue & NE. 94th Court		242.10	
297.03 feet North of the centerline of N.E. 94th St.	PVI	240.90	200.00 feet
197.03 feet North of the centerline of N.E. 94th St.	PVC	235.97	
78.55 feet North of the centerline of N.E. 94th St.	PVT	230.17	
57.03 feet North of the centerline of N.E. 94th St.	PVI	229.06	45.00 feet
36.55 feet North of the centerline of N.E. 94th St.	PVT	229.53	
0.00 feet Intersection of N. Flora Ave. & NE. 94th St.		230.25	

I hereby certify that the plat of WILLOW BROOKE 6TH PLAT subdivision is based on an actual survey made by me or under my direct sub-vision 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, and Minimum Standards for Property Boundary Surveys, established by the 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 land surveying and by placing of subdivisions to the best of my professional knowledge and belief.

DATE: 4-30-97 Jon A. Aylett, PLS-2074

Prepared For:
WILLOW BROOKE DEV. CO.
5616 NE. ANTIOCH ROAD
KANSAS CITY, MISSOURI

http://www.ClayCoGov.com