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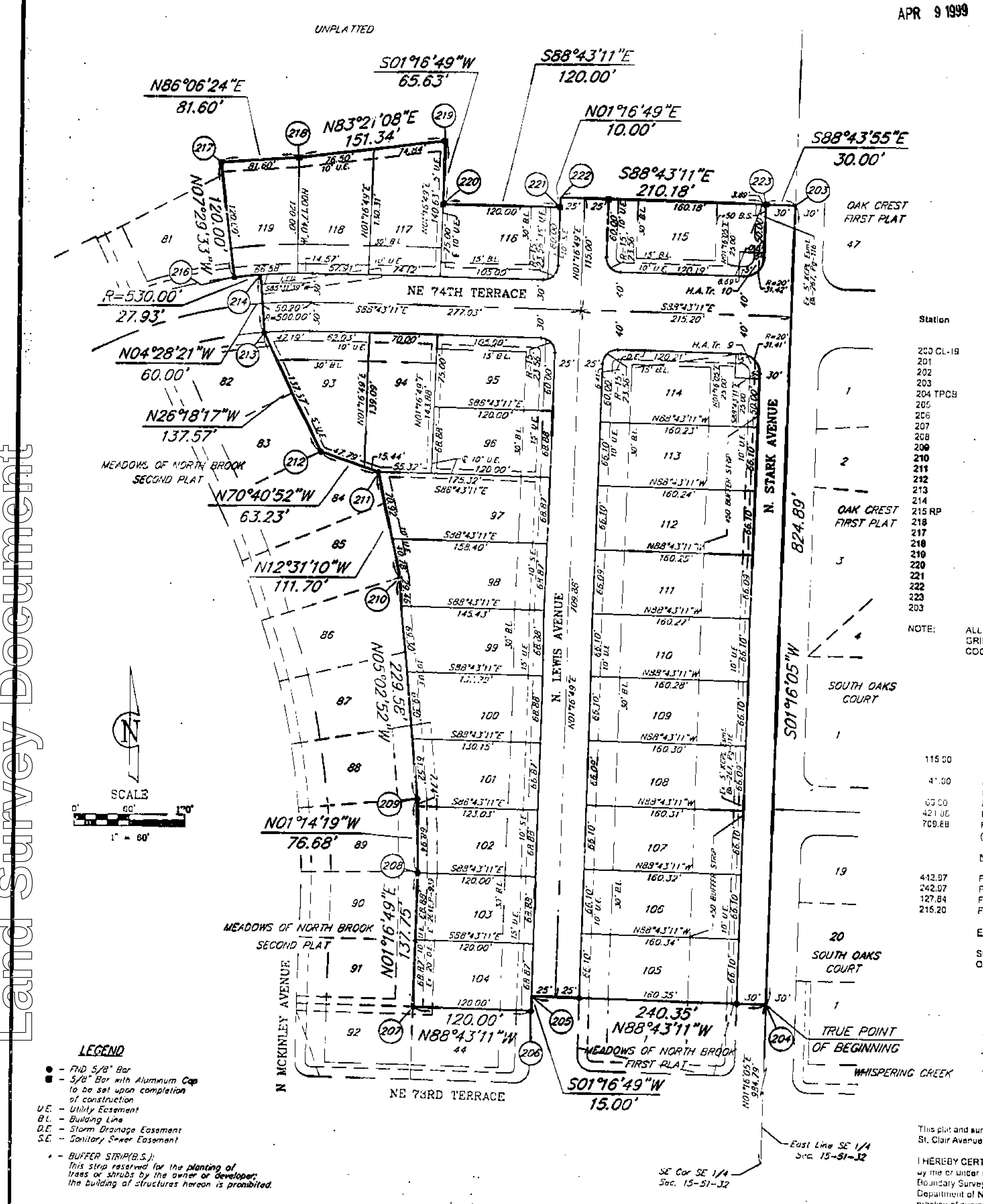

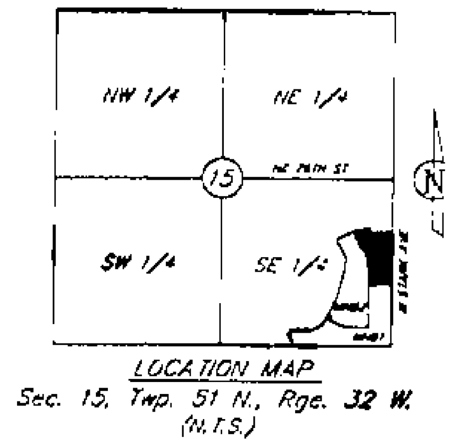

LOCATION MAP
Sec. 15, Twp. 51 N., Rge. 32 W.
(N.T.S.)

MEADOWS OF NORTH BROOK– THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 01°16'05" East, along the East line of said Southeast Quarter, 984.79 feet to the True Point of Beginning of the tract to be herein described; thence North 88°43'11" West, along the North line of MEADOWS OF NORTH BROOK - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, 240.35 feet to a point on the Westerly line of N. Lewis Avenue, as now established; thence South 01°16'49" West, along said Westerly line, 15.00 feet; thence North 88°43'11" West, along said North line, 120.00 feet to a point on the Easterly line of MEADOWS OF NORTH BROOK - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 01°16'49" East, along said Easterly line, 137.75 feet; thence North 01°14'19" West, along said Easterly line, 76.68 feet; thence North 05°02'52" West, along said Easterly line, 229.58 feet; thence North 12°31'10" West, along said Easterly line, 111.70 feet; thence North 70°40'52" West, along said Easterly line, 63.23 feet; thence North 26°18'17" West, along said Easterly line, 137.57 feet to a point on the Southerly line of NE 74th Terrace, as now established; thence North 04°28'21" West, along said Easterly line, 60.00 feet to a point on the Northerly line of said NE 74th Terrace; thence Westerly along said Northerly line, on a curve to the left, having an initial tangent bearing of South 85°31'39" West, a radius of 530.00 feet, an arc distance of 27.93 feet; thence North 07°29'33" West, along said Easterly line and its Northerly prolongation, 120.00 feet; thence North 86°06'24" East, 81.60 feet; thence North 83°21'08" East, 151.34 feet; thence South 01°16'49" West, 65.63 feet; thence South 88°43'11" East, 120.00 feet; thence North 01°16'49" East, 10.00 feet; thence South 88°43'11" East, 210.18 feet; thence South 88°43'55" East, 30.00 feet to a point on the aforementioned East line of said Southeast Quarter; thence South 01°16'05" West, along said East line, 824.89 feet to the True Point of Beginning. Containing 8.38 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

MEADOWS OF NORTH BROOK - THIRD PLAT

EASEMENTS: 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 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 or nature shall be performed which will reduce or increase the earth coverage over the utilities above sited or the appurtenances thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not 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 DEDICATION: Parkland requirements will be deferred to future plats of the North Brook Development.

NOTE: No Vehicular Access shall be allowed from Lots 105 through 115, inclusive, onto N. Stark Avenue.

H.A. TRACTS: H.A. Tract 9 (0.01 ac.) and H.A. Tract 10 (0.01 ac.) is hereby reserved as private open space for the purpose of subdivision monumentation and shall be maintained by the North Brooks Homes Association.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 24th day of September, 1998.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds (signature)
Ora H. Reynolds, General Manager of Residential Development

Attested By: (signature)
Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
COUNTY OF Clay) SS:

Be it remembered that on this 24th day of September, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Ora H. Reynolds acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: Jan. 22, 2002

(signature)
Notary Public

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-19			340079.756	851589.837
201	S88°44'03"E	220.136	340074.693	851789.020
202	S88°04'37"E	408.710	340061.178	852198.400
203	S01°16'05"W	250.647	339810.592	852192.853
204 TPOB	S01°16'05"W	251.402	339559.251	852187.290
205	N88°43'11"W	73.252	339560.887	852114.056
206	S01°16'49"W	4.572	339556.317	852113.954
207	N88°43'11"W	36.573	339557.134	852077.391
208	N01°16'49"E	41.983	339599.100	852078.329
209	N01°14'19"W	23.370	339622.471	852077.824
210	N05°02'52"W	69.968	339692.167	852071.667
211	N12°31'10"W	34.042	339725.400	852064.288
212	N70°40'52"W	19.272	339731.775	852046.102
213	N26°18'17"W	41.926	339769.360	852027.522
214	N04°28'21"W	18.288	339787.591	852026.098
215 RP	S04°28'21"E	161.529	339626.554	852038.693
216	N07°29'33"W	161.529	339786.703	852017.630
217	N07°29'33"W	36.573	339822.964	852012.861
218	N86°06'24"E	24.871	339824.652	852037.675
219	N83°21'08"E	46.124	339829.992	852083.486
220	S01°16'49"W	20.002	339809.995	852083.041
221	S88°43'11"E	36.573	339809.178	852119.605
222	N01°16'49"E	3.048	339812.225	852119.673
223	S88°43'11"E	64.058	339810.794	852183.712
203	S88°43'55"E	9.143	339810.592	852192.853

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9999036. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N. LEWIS AVENUE		
115.00	Feet North of the Centerline of NE 74th Terrace (North line of Plat)	135.25	———
41.00	Feet North of the Centerline of NE 74th Terrace	134.51	25.00'
	Centerline of NE 74th Terrace	135.36	
63.00	Feet South of the Centerline of NE 74th Terrace	133.99	50.00'
421.00	Feet South of the Centerline of NE 74th Terrace	155.32	50.00'
709.88	Feet South of the Centerline of NE 74th Terrace (South line of Plat)	140.68	
	NE 74th TERRACE		
412.97	Feet West of the Centerline of N. Lewis Avenue	147.02	———
242.97	Feet West of the Centerline of N. Lewis Avenue	154.79	200.00'
127.84	Feet East of the Centerline of N. Lewis Avenue	125.13	85.00'
215.20	Feet East of the Centerline of N. Lewis Avenue	128.95	———

EXISTING N. STARK AVENUE

Street Grades for N. Stark Avenue were previously established by OAK CREST - FIRST PLAT, SOUTH OAKS COURT, and WHISPERING CREEK

SEE BOOK ___ PAGE ___

This plat and survey of **MEADOWS OF NORTH BROOK - THIRD PLAT** were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **MEADOWS OF NORTH BROOK - THIRD 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 Missouri Minimum 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

9-28-98
Date

Signed: (signature)
W. James Schowe, RLS #1989

CITY PLAN COMMISSION

Approved 4-21-98

(signature)
Chairman - Charles F. Myers

(signature)
Asst. Secretary - Virginia Walsh

PUBLIC WORKS

Approved 10/12/98

(signature)
City Engineer - Stanley J. Harris, P.E.

(signature)
Director - George E. Wolf, P.E.

980471
Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 981454 duly authenticated as passed this 31 day of October, 1998.

(signature)
Mayor - Emanuel Cleaver II

(signature)
City Clerk - Catherine T. Rocha

JOHN F. LUTJEN & ASSOCIATES, INC.		
Civil Engineers – Land Surveyors – Landscape Architects 8350 N. ST. CLAIR AVENUE KANSAS CITY, MISSOURI 64151 (816) 587-4320 FAX (816) 587-1393		
DATE: 9-21-98	Job No.– 93050	File Name– MNB3PLAT

Plat Cab E
4/5/99 Cp