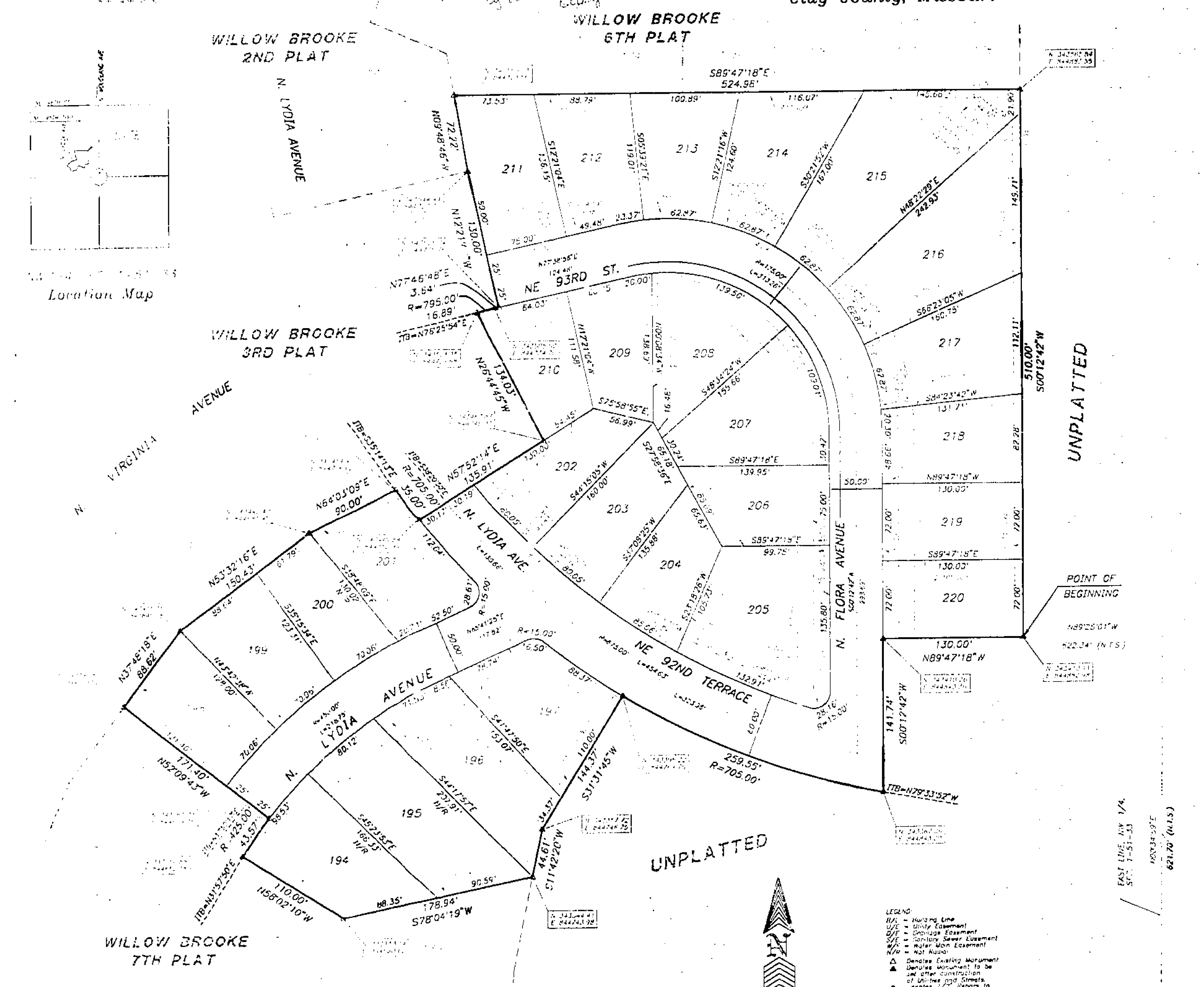
Clay County, Missouri
Land Survey Document

P 78097 NOV 24 1999

WILLOW BROOKE 8TH PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS



LEGEND
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
N/R = Not Radial
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets
• Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

JOB NUMBER 33525

I hereby certify, that the plat of WILLOW BROOKE 8TH 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, and Missouri 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 surveying, and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 8-4-99 [signature] Tom A. Aylett LS-2074

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-06 Sighting KC-201	N 04°29'05" E		346155.88	843506.05
KC-201 to Point A	S 01°37'27" W	1352.52	344803.90	843467.75
Point A to Point B	S 03°16'46" E	402.98	344401.58	843490.80
Point B to Point C	S 13°19'22" E	399.43	344012.90	843582.83
Point C to Point D	S 85°56'43" E	684.53	344000.30	844257.25
Point D to Point E	S 89°26'50" E	181.34	343998.55	844448.39
Point E to Point F	S 00°12'42" W	186.60	343811.95	844447.90
Point F to Point G	S 28°53'50" W	125.93	343702.44	844357.46
Point G to Point H	S 01°12'19" E	209.38	343493.11	844391.86
Point H to Point of Beginning	S 80°24'27" E	498.08	343410.71	844652.95

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9996933. All coordinates are in meters.

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 Southeast corner of the Northwest Quarter of said Section 1; thence North 00 degrees 34 minutes 59 seconds East, along the East line of the Northwest Quarter of said Section 1, a distance of 621.70 feet; thence North 89 degrees 25 minutes 01 seconds West, a distance of 622.34 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 47 minutes 18 seconds West, a distance of 130.00; thence South 00 degrees 12 minutes 42 seconds West, a distance of 141.74 feet; thence Northwesterly, along a curve to the right having an initial tangent bearing of North 79 degrees 33 minutes 52 seconds West, and a radius of 705.00 feet, an arc distance of 259.55 feet; thence South 31 degrees 31 minutes 45 seconds West, a distance of 144.37 feet; thence South 11 degrees 42 minutes 20 seconds West, a distance of 44.61 feet to the Northeast corner of Lot 139, WILLOW BROOKE 7TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 78 degrees 04 minutes 19 seconds West, along the North line of said Lot 139, a distance of 178.94 feet to the Northeast corner of Lot 138 of said WILLOW BROOKE 7TH PLAT; thence North 58 degrees 02 minutes 10 seconds West, along the Northeasterly line of said Lot 138, a distance of 110.00 feet to the most Northerly corner of said Lot 138, said point also being on the Easterly right-of-way line of N. Lydia Avenue; thence Northeasterly along a curve to the right having an initial tangent bearing of North 31 degrees 57 minutes 50 seconds East, and a radius of 425.00 feet, an arc distance of 43.57 feet; thence North 52 degrees 09 minutes 43 seconds West, along the Northeasterly line of Lot 179 of said WILLOW BROOKE 7TH PLAT and its Southeasterly prolongation thereof, a distance of 171.40 feet to the most Northerly corner of said Lot 179, said point also being on the Southeasterly line of Lot 132, WILLOW BROOKE 3RD PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 37 degrees 48 minutes 18 seconds East, along the Southeasterly line of said Lot 132, and Lot 133 of said WILLOW BROOKE 3RD PLAT, a distance of 88.62 feet; thence North 53 degrees 32 minutes 16 seconds East, along the Southeasterly line of said Lot 133, and of Lots 134 and 135 of said WILLOW BROOKE 3RD PLAT, a distance of 150.43 feet to the most Easterly corner of said Lot 135; thence North 64 degrees 03 minutes 09 seconds East, along the Southeasterly line of Lot 136 of said WILLOW BROOKE 3RD PLAT, a distance of 90.00 feet to the most Easterly corner of said Lot 136, said point also being on the Westerly right-of-way line of said N. Lydia Avenue; thence Southeasterly along said right-of-way, along a curve to the left, having an initial tangent bearing of South 35 degrees 14 minutes 13 seconds East, and a radius of 705.00 feet, an arc distance of 35.00 feet; thence North 57 degrees 52 minutes 14 seconds East, along the Southeasterly line of Lot 137 of said WILLOW BROOKE 3RD PLAT, and its Southwesterly prolongation thereof, a distance of 135.91 feet to the most Easterly corner of said Lot 137; thence North 26 degrees 44 minutes 45 seconds West, along the Easterly line of said Lot 137, a distance of 134.03 feet to the most Northerly corner of said Lot 137, said point also being on the Southerly right-of-way line of NE. 93rd Street; thence Northeasterly along said right-of-way, along a curve to the right, having an initial tangent bearing of North 76 degrees 25 minutes 54 seconds East, and a radius of 795.00 feet, an arc distance of 16.89 feet; thence North 77 degrees 46 minutes 48 seconds East, continuing along said right-of-way line, a distance of 3.64 feet; thence North 12 degrees 21 minutes 04 seconds West, along the Easterly line of Lot 90 of said WILLOW BROOKE 3RD PLAT, and its Southerly prolongation thereof, a distance of 130.00 feet to the Northeast corner of said Lot 90; thence North 09 degrees 48 minutes 46 seconds West, along the Easterly line of Lot 89, WILLOW BROOKE 2ND PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 72.22 feet to the Southwest corner of Lot 173, WILLOW BROOKE 6TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 89 degrees 47 minutes 18 seconds East, along the South line of said WILLOW BROOKE 6TH PLAT, a distance of 524.98 feet to the Southeast corner of said WILLOW BROOKE 6TH PLAT; thence South 00 degrees 12 minutes 42 seconds West, a distance of 510.00 feet to the Point of Beginning. Said tract of land contains 8.87 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein 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 8TH 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 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 Services Department 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.

PARKLAND DEDICATION: Parkland requirement has been satisfied by conveyance of a 23 acre tract of land, the deed for same recorded as Document No. [illegible] of Book 2259, Page 709, and approved by the Board of Park and Recreation Commissioners by Resolution No. 22161 adopted August 31, 1987. Said resolution is pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: WILLOW BROOKE DEVELOPMENT COMPANY, 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 5th day of August, 1999.

WILLOW BROOKE DEVELOPMENT COMPANY

[signature] David B. Brinton, President — [signature] Lloyd K. Keith, Secretary

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

On this 5th day of August 1999 before me appeared David B. Brinton to me personally known, who being by me duly sworn did say that he is President of WILLOW BROOKE DEVELOPMENT COMPANY and that the seal affixed to this instrument is the corporate seal of said WILLOW BROOKE DEVELOPMENT COMPANY 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 [signature] Notary Public

CITY PLAN COMMISSION
APPROVED: 12-15-98
[signature] Charles L. Myers, Chairman
[signature] Virginia L. Walsh, Secretary

PUBLIC WORKS
APPROVED: [signature] For: City Engineer, Stanley J. Harris, P.E.
APPROVED: [signature] Director
ENTRY NO. 990252

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. 991257, duly authenticated as passed this 7 day of October, 1999.

[signature] Mayor Kay Barnes
[signature] City Clerk

STREET GRADES

		ELEV	KT
N. LYDIA AVENUE			
At intersection of NE. 92nd Terrace	PVI	256.25	50.00 feet
95.00 feet Southwest of the centerline of NE. 92nd Terrace	Plat Line	254.27	
316.57 feet Southwest of the centerline of NE. 92nd Terrace	PVI	256.67	75.00 feet
400.00 feet Southwest of the centerline of NE. 92nd Terrace	PVT	257.32	
NE. 92ND TERRACE			
138.06 feet Northeast of the centerline of N. Lydia Avenue	PVI	261.50	50.00 feet
130.88 feet Northeast of the centerline of N. Lydia Avenue	Plat Line	260.73	
25.00 feet Southeast of the centerline of N. Lydia Avenue	PVI	254.74	60.00 feet
260.00 feet Southeast of the centerline of N. Lydia Avenue	PVI	257.13	150.00 feet
349.50 feet Southeast of the centerline of N. Lydia Avenue	Plat Line	246.48	
410.00 feet Southeast of the centerline of N. Lydia Avenue	PVT	243.83	
N. FLORA AVENUE & NE. 93RD STREET			
30.74 feet South of the centerline of NE. 92nd Terrace	Plat Line	249.50	
Intersection of NE. 92nd Terrace	PVI	250.14	
38.63 feet North of the centerline of NE. 92nd Terrace	PVI	248.82	237.50 feet
427.19 feet North of the centerline of NE. 92nd Terrace	PVI	239.63	
455.32 feet North of the centerline of NE. 92nd Terrace	Change in Street Name	245.93	
281.10 feet West of the change in Street Name	Plat Line	236.89	
303.37 feet West of the change in Street Name	PVI	280.56	62.50 feet

Prepared For:
WILLOW BROOKE DEV. CO.
5516 NE. ANTIOCH ROAD
KANSAS CITY, MISSOURI
DATE: 08-04-99

http://www.ClayCoGov.com