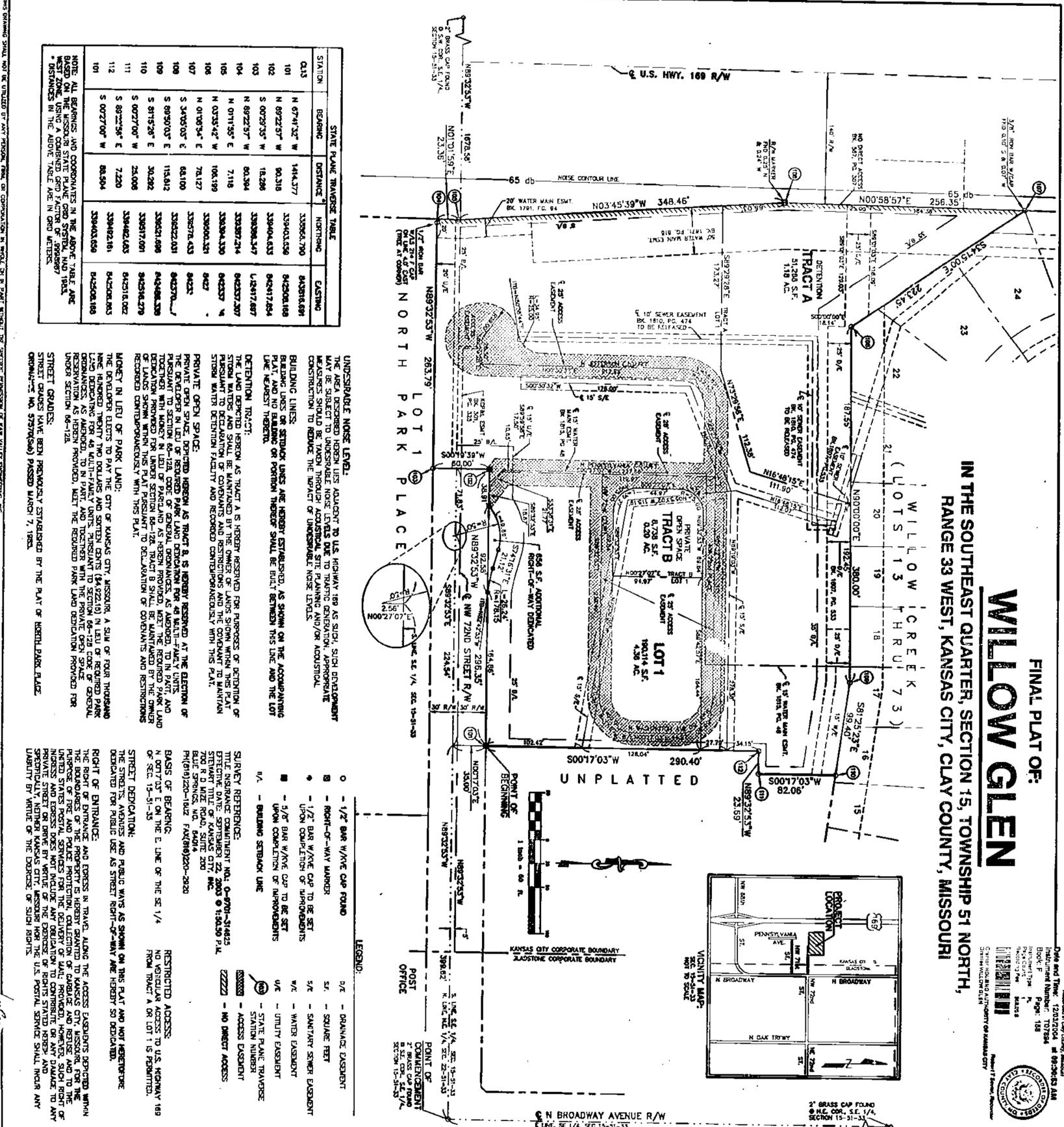


Clay County, Missouri Land Survey Document

ORIGINAL IN RED



STATION	BEARING	DISTANCE	NORTHING	EASTING
101	N 67°41'37" W	144.377	33066.790	84206.188
102	N 89°22'37" W	90.318	33040.433	84201.484
103	S 00°29'35" W	18.286	33008.347	84201.484
104	N 01°15'52" W	80.394	33000.331	84201.484
105	N 03°35'42" W	108.189	33000.331	84201.484
106	N 01°08'54" E	78.127	33072.433	84201.484
107	S 34°05'03" E	68.100	33022.031	84201.484
108	S 89°50'03" E	115.812	33021.088	84201.484
109	S 91°15'28" E	30.282	33017.001	84201.484
110	S 00°27'00" W	23.008	33042.181	84201.484
111	S 07°22'36" E	7.220	33042.181	84201.484
112	S 00°27'00" W	80.504	33042.181	84201.484
101			33066.790	84206.188

UNDESIRABLE NOISE LEVEL:
THE AREA DESCRIBED HEREIN LIES ADJACENT TO U.S. HIGHWAY 169 AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION, APPROPRIATE CONSTRUCTION TO REDUCE THE LEVEL OF UNDESIRABLE NOISE LEVELS.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAN AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE HEREBY THEREON.

DETENTION TRACT:
THE LAND DESCRIBED HEREIN AS TRACT A IS HEREBY RESERVED FOR PURPOSES OF DETENTION OF STORM WATERS AND SHALL BE MAINTAINED BY THE OWNER OF LANDS SHOWN WITHIN THIS PLAT PERMANENTLY TO DECONTAMINATION OF CONTAMINANTS AND RESTRICTIONS TO MAINTAIN STORM WATER DETENTION FACILITY AND RECORDS CONTROLMANAGEMENT WITH THIS PLAT.

PRIVATE OPEN SPACE:
PRIVATE OPEN SPACE, DEPICTED HEREON AS TRACT B, IS HEREBY RESERVED AT THE OPTION OF THE DEVELOPER IN LIEU OF REQUIRED PARK LAND DEDICATION FOR 48 MULTI-FAMILY UNITS, PERMANENTLY TO DECONTAMINATION OF CONTAMINANTS AND RESTRICTIONS TO MAINTAIN STORM WATER DETENTION FACILITY AND RECORDS CONTROLMANAGEMENT WITH THIS PLAT.

MONEY IN LIEU OF PARK LAND:
THE DEVELOPER elects to pay the City of Kansas City, Missouri, a sum of FOUR THOUSAND AND NO CENTS (\$4,000.00) IN LIEU OF REQUIRED PARK LAND DEDICATION FOR 48 MULTI-FAMILY UNITS, PERMANENTLY TO DECONTAMINATION OF CONTAMINANTS AND RESTRICTIONS TO MAINTAIN STORM WATER DETENTION FACILITY AND RECORDS CONTROLMANAGEMENT WITH THIS PLAT.

STREET GRADIENTS:
STREET GRADIENTS HAVE BEEN PREVIOUSLY ESTABLISHED BY THE PLAT OF NORTH PARK PLACE (KANSAS CITY, MISSOURI) PASSED MARCH 7, 1981.

LEGEND:

- - 1/2" BAR W/VE CAP ROUND
- - RIGHT-OF-WAY MARKER
- 1/2" BAR W/VE CAP TO BE SET UPON COMPLETION OF IMPROVEMENTS
- 5/8" BAR W/VE CAP TO BE SET UPON COMPLETION OF IMPROVEMENTS
- BUILDING SETBACK LINE
- - DRAINAGE EASEMENT
- - SQUARE FEET
- 5/8" - SANITARY SEWER EASEMENT
- W/E - WATER EASEMENT
- U/E - UTILITY EASEMENT
- STATE PLANE TRAVERSE STATION NUMBER
- ACCESS EASEMENT
- NO DIRECT ACCESS
- RESTRICTED ACCESS
- NO VEHICULAR ACCESS TO U.S. HIGHWAY 169 FROM TRACT A OR LOT 1 IS PERMITTED.
- STREET DEDICATION
- THE STREETS, AVENUES AND PUBLIC WAYS AS SHOWN ON THIS PLAT AND ANY HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY SO DEDICATED.
- RIGHT OF ENTRANCE AND EGRESS IN TRAIL, ALONG THE ACCESS EASEMENTS DEPICTED WITHIN THIS PLAT, SHALL BE HEREBY DEPOSITED TO KANSAS CITY, MISSOURI, FOR THE BENEFIT OF THE PUBLIC AND THE CITY OF KANSAS CITY, MISSOURI, AND FOR THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL PROVIDED, HOWEVER, SUCH RIGHT OF PRIVATE STREET OR DRIVE BY WRITE UP OR EGRESS OR ENTRANCE OF RIGHTS STATED HEREBY AND ANY OTHER RIGHTS SHALL BE VOID AND OF NO FORCE OR EFFECT UNLESS SUCH RIGHTS SHALL INFLUENCE ANY LIABILITY BY VIRTUE OF THE DEPOSIT OF SUCH RIGHT.

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 33 WEST, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER THENCE N 89°22'37" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 144.377 FEET TO THE POINT OF BEGINNING; THENCE N 89°22'37" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 90.318 FEET TO THE POINT OF BEGINNING; THENCE S 00°29'35" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 18.286 FEET TO THE POINT OF BEGINNING; THENCE N 01°15'52" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 80.394 FEET TO THE POINT OF BEGINNING; THENCE N 03°35'42" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 108.189 FEET TO THE POINT OF BEGINNING; THENCE N 01°08'54" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 78.127 FEET TO THE POINT OF BEGINNING; THENCE S 34°05'03" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 68.100 FEET TO THE POINT OF BEGINNING; THENCE S 89°50'03" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 115.812 FEET TO THE POINT OF BEGINNING; THENCE S 91°15'28" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.282 FEET TO THE POINT OF BEGINNING; THENCE S 00°27'00" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 23.008 FEET TO THE POINT OF BEGINNING; THENCE S 07°22'36" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 7.220 FEET TO THE POINT OF BEGINNING; THENCE S 00°27'00" W ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 80.504 FEET TO THE POINT OF BEGINNING.

TESTIMONY:
I, *Edwin L. Dumas*, Executive Director of the Housing Authority of Kansas City, Missouri, do hereby certify that the above described land has been acquired by the Housing Authority of Kansas City, Missouri, and that said land is being conveyed to the Housing Authority of Kansas City, Missouri, for the purpose of providing housing for the low and moderate income families of Kansas City, Missouri, and that the above described land is being conveyed to the Housing Authority of Kansas City, Missouri, for the purpose of providing housing for the low and moderate income families of Kansas City, Missouri, and that the above described land is being conveyed to the Housing Authority of Kansas City, Missouri, for the purpose of providing housing for the low and moderate income families of Kansas City, Missouri.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF WILLOW GLEN, SUBMISSION NO. 2004-001, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT SAID PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT WAS APPROVED BY THE COMMISSIONER OF LANDS AND SURVEYS OF THE STATE OF MISSOURI, AND THAT SAID PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF MISSOURI, AT JEFFERSON CITY, MISSOURI, ON 09/29/04.

WILLOW GLEN
72ND STREET & 169 HIGHWAY
KANSAS CITY, MISSOURI

FINAL PLAT

DATE: 09/29/04
DRAWN BY: [Signature]
CHECKED BY: [Signature]

1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-5858 FAX 816-468-0851
E-MAIL: kcc@xveng.com
WEB SITE: www.xveng.com

KAW VALLEY ENGINEERING, INC. - CONSULTING ENGINEERS
Office: Junction City, Mo. Kansas City, Mo. Leavenworth, Mo.

REV	DATE	DESCRIPTION	DSN	OWN	CHK
0					