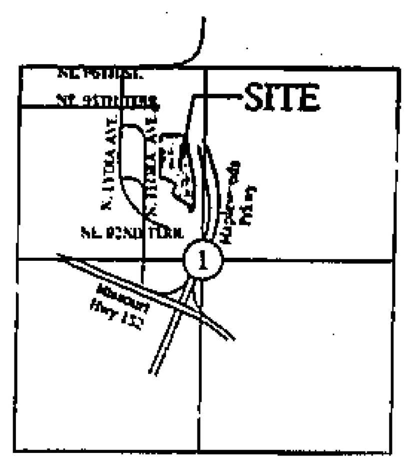
Clay County, Missouri
Land Survey Document

ESTATES AT WILLOW BROOKE SECOND PLAT

FINAL PLAT

A Subdivision in Kansas City, Clay County, Missouri



SECTION 1-51-33
Location Map

SCALE: 1" = 60'
60 30 0 60

LEGEND:
℄ = Centerline
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
P/E = Pedestrian Easement
N.T.S. = Not to Scale
△ Denotes Existing 1/2" Bar Capped MO 15G, unless otherwise noted
▲ Denotes Permanent Reference Monument

STREET GRADES		ELEV.	VC
NE 94th STREET			
0.00 feet East of the Westerly line of the Plat	West Line of Plat	234.83	
34.42 feet East of the Westerly line of the Plat	PVC	238.34	
54.42 feet East of the Westerly line of the Plat	PVI	237.23	40.00 feet
74.42 feet East of the Westerly line of the Plat	PVT	237.73	
112.54 feet East of the Westerly line of the Plat	PVC	238.68	
157.54 feet East of the Westerly line of the Plat	PVI	239.80	90.00 feet
202.54 feet East of the Westerly line of the Plat	PVT	238.00	
274.65 feet East of the Westerly line of the Plat	PVC	237.46	
389.65 feet East of the Westerly line of the Plat	PVI	235.10	230.00 feet
504.65 feet East of the Westerly line of the Plat	PVC	241.65	
574.90 feet East of the Westerly line of the Plat	East Line of Plat	245.01	
744.08 feet East of the Westerly Line of the Plat	West Right-of-Way - Maple Woods Parkway		
N. WAYNE COURT			
centerline of NE 94th Street		230.23	
15.00 feet North of the centerline of NE 94th Street	PVC	238.92	
100.00 feet North of the centerline of NE 94th Street	PVI	237.15	170.00 feet
185.00 feet North of the centerline of NE 94th Street	PVT	245.21	
287.50 feet North of the centerline of NE 94th Street	PVC	254.07	
325.00 feet North of the centerline of NE 94th Street	PVI	258.34	75.00 feet
362.50 feet North of the centerline of NE 94th Street	PVT	250.70	
379.17 feet North of the centerline of NE 94th Street	CENTER CUL-DE-SAC	251.75	
N. HIGHLAND COURT			
centerline of NE 94th Street		238.50	
14.00 feet South of the centerline of NE 94th Street	PVC	238.21	
39.00 feet South of the centerline of NE 94th Street	PVI	237.60	50.00 feet
64.00 feet South of the centerline of NE 94th Street	PVT	238.61	
206.99 feet South of the centerline of NE 94th Street	CENTER CUL-DE-SAC	230.44	

NOTES:

1. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 4984, Page 38.
2. This plat meets the Accuracy Requirements for a Suburban Class of Property.
3. This tract of land does not lie within a Regulatory Floodplain, per FIRM Map No. 290173 0045 B, dated August 5, 1986.
4. Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
5. Bearing System is based on the Missouri State Plane Coordinate System.

TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-03 RESET N=344947.291 E=846181.762				
CL-03 RESET Referencing ADAMS RESET	N 33°29'43" W			
CL-03 RESET To Point of Beginning	S 51°57'45" W	1659.12	343924.978	844875.023

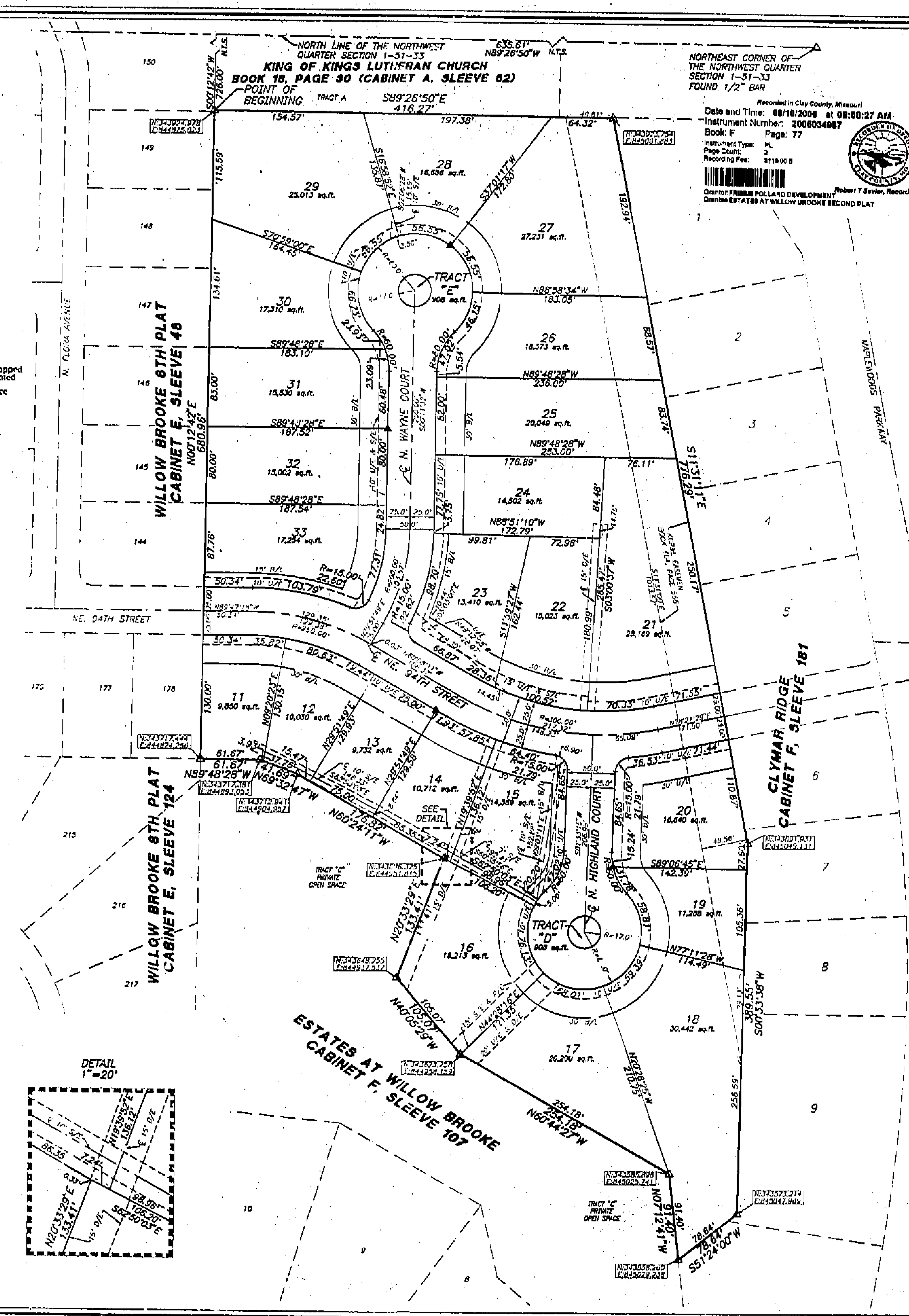
STATE PLANE COORDINATES BY G.P.S.

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, NAD 1983, using a grid factor of 0.9998968. All coordinates are in meters.

I hereby state that the plat of ESTATES AT 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state 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: 5/17/06

MARK BERGSTROM, LS 2468



Recorded in Clay County, Missouri
Date and Time: 08/10/2006 at 08:08:27 AM
Instrument Number: 2006034887
Book: F Page: 77
Instrument Type: PL
Page Count: 2
Recording Fee: $118.00
Grantor: FRISBIE POLLARD DEVELOPMENT
Grantee: ESTATES AT WILLOW BROOKE SECOND PLAT
Robert T Sevier, Recorder

PROPERTY DESCRIPTION:
A Tract of land being part of the Northwest Quarter of Section 1, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Northwest Quarter, thence North 89 degrees 26 minutes 50 seconds West along the North line of said Northwest Quarter, a distance of 635.61 feet to the Northwest corner of KING OF KINGS LUTHERAN CHURCH, a subdivision of land in Kansas City, Clay County, Missouri, also being the Northeast corner of WILLOW BROOKE FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 00 degrees 12 minutes 42 seconds West along the West line of said KING OF KINGS LUTHERAN CHURCH, also being the East line of said WILLOW BROOKE FOURTH PLAT and the East line of WILLOW BROOKE 6TH PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 726.00 feet to the Southwest corner of Tract A, said KING OF KINGS LUTHERAN CHURCH, and the Point of Beginning of the Tract of land herein to be described; thence South 89 degrees 26 minutes 50 seconds East along the South line of said Tract A, and the Westerly Right-of-Way line of Maple Woods Parkway, and parallel with the North line of said Northwest Quarter, a distance of 416.27 feet to the Westerly line of CLYMAR RIDGE, a subdivision of land in Kansas City, Clay County, Missouri; thence South 11 degrees 31 minutes 11 seconds East along said Westerly line, a distance of 776.29 feet; thence South 00 degrees 33 minutes 38 seconds West continuing along said Westerly line, a distance of 389.55 feet; thence South 51 degrees 24 minutes 00 seconds West continuing along said Westerly line, a distance of 78.64 feet to the Easterly line of ESTATES AT WILLOW BROOKE, a subdivision of land in Kansas City, Clay County, Missouri; thence along said Easterly line and the Northeasterly line of said ESTATES AT WILLOW BROOKE the following 7 calls: North 07 degrees 12 minutes 41 seconds West, a distance of 91.40 feet; thence North 60 degrees 44 minutes 27 seconds West, a distance of 254.18 feet; thence North 40 degrees 05 minutes 29 seconds West, a distance of 105.07 feet; thence North 20 degrees 33 minutes 29 seconds East, a distance of 133.41 feet; thence North 60 degrees 24 minutes 11 seconds West, a distance of 176.82 feet; thence North 69 degrees 32 minutes 47 seconds West, a distance of 41.69 feet; thence North 89 degrees 48 minutes 28 seconds West, a distance of 61.67 feet to the Southeast corner of said WILLOW BROOKE 6TH PLAT, also being the Northeast corner of WILLOW BROOKE 8TH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 00 degrees 12 minutes 42 seconds East along said East line of said WILLOW BROOKE 6TH PLAT, a distance of 680.96 feet to the Point of Beginning. Said Tract contains 468,175 square feet or 10.75 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "ESTATES AT WILLOW BROOKE SECOND 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, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. 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 of 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 Services as to water main easements.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby 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 lot line nearest thereto.

MAINTENANCE OF TRACTS: Tracts D and E are to be used for private open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the covenants and restrictions recorded simultaneously with this plat.

PARKLAND DEDICATION: Parkland was dedicated as Tract A of BROOKLYN HIGHLANDS, a subdivision of land in Kansas City, Clay County, Missouri recorded January 21, 2003, at Cabinet F, in Sleeve 54, and devoted for park and recreation purposes as approved by the Board of Parks and Recreation Commissioners by Resolution 25647 adopted October 1, 2002. Said dedication is pursuant to Section 66-128, Code of General Ordinances, as amended.

BUILDING HEIGHT/DOWNTOWN AIRPORT: The subject Property is located within the Kansas City Downtown Airport Height Zone Map, Document No. 157-D-30, dated March 1982 and is within the Transitional Surface and ILS Approach Surface. The maximum height of any structure shall not exceed 1000 feet.

IN TESTIMONY WHEREOF: Frisbie-Pollard Development, LLC, a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Member this 19 day of May, 2006.

Frisbie-Pollard Development, LLC

Steve Frisbie, Member

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

On this 19th day of MAY 2006, before me appeared Steve Frisbie, to me personally known who being by me duly sworn did say that he is a Member of Frisbie-Pollard Development, LLC, a Missouri Limited Liability Company, that said instrument was signed in behalf of said company by authority of its Members and said Steve Frisbie acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

MY COMMISSION EXPIRES: 1/20/2009

NOTARY PUBLIC

VICKI L. DUNBAR, Notary Public - Notary Seal, State of Missouri, Clay County, My Commission Expires Jan. 20, 2009

CITY PLAN COMMISSION

APPROVED: Sept 6, 2005

CHAIRMAN: Charles F. Myers

PUBLIC WORKS APPROVED:

CITY ENGINEER: Stanley J. Harris

ASSISTANT SECRETARY: Virginia L. Walsh

DIRECTOR OF PUBLIC WORKS: Stanley J. Harris, P.E.

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. 060502 duly authenticated as passed this 6 day of ___ 2006.

MAYOR: Kay Barnes

CITY CLERK: Millie M. Crossland

FINAL PLAT
ESTATES AT WILLOW BROOKE SECOND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
201 NW 72ND Street - Gladstone, Missouri 64118
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
Frisbie - Pollard Development, LLC
P.O. Box 317
Liberty, Missouri 64069

Drawn By: NRM	File Name: 44335FPA	SEC: 1-51-33	Date: May 17, 2006	Job No: 44335

http://www.ClayCoGov.com