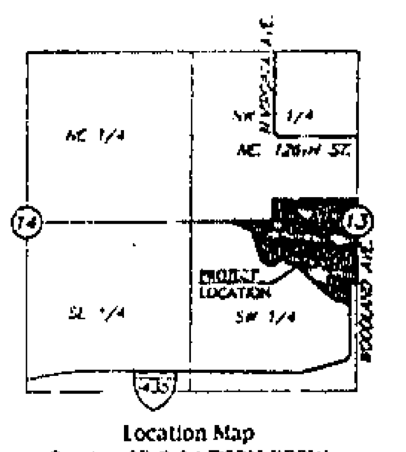
Clay County, Missouri
Land Survey Document

WOODLAND CREEK FIRST PLAT

FINAL PLAT

A Subdivision in Kansas City, Clay County, Missouri

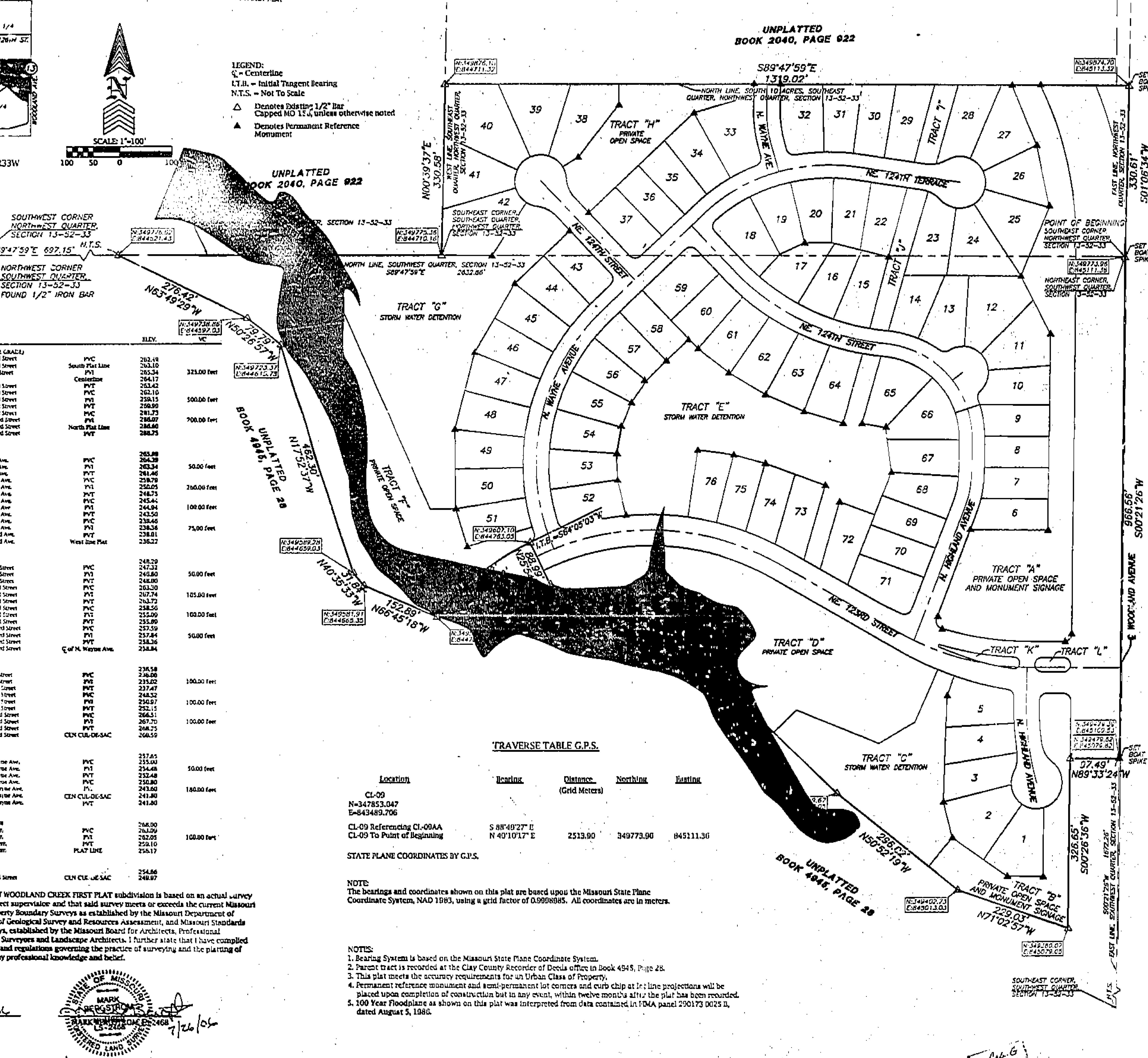
Recorded in Clay County, Missouri
Date and Time: 09/28/2006 at 01:48:18 PM
Instrument Number: 2006043050
Book: G Page: 84
Instrument Type: PL
Page Count: 3
Recording Fee: $186.00
Grantor: SPYGLASS DEVELOPMENT
Grantee: WOODLAND CREEK FIRST PLAT
Robert T Sevier, Recorder



Location Map
Section 13 & 14-T52N-R33W
(No Scale)

LEGEND:
℄ = Centerline
I.T.B. = Initial Tangent Bearing
N.T.S. = Not To Scale
△ Denotes Existing 1/2" Bar Capped MO 15.4, unless otherwise noted
▲ Denotes Permanent Reference Monument

SCALE: 1"=100'



STREET GRADES

STREET GRADES		ELEV.	VC
EXISTING N. WOODLAND AVENUE (ORDINANCE GRADE)			
214.23 feet South of the centerline of NE 123rd Street	PVC	262.49	
175.45 feet South of the centerline of NE 123rd Street	South Plat Line	263.10	
51.73 feet South of the centerline of NE 123rd Street	PVI	265.34	325.00 feet
the centerline of NE 123rd Street	Centerline	264.17	
110.77 feet North of the centerline of NE 123rd Street	PVT	263.42	
222.90 feet North of the centerline of NE 123rd Street	PVC	262.10	
472.90 feet North of the centerline of NE 123rd Street	PVI	259.15	500.00 feet
722.94 feet North of the centerline of NE 123rd Street	PVT	260.90	
983.60 feet North of the centerline of NE 123rd Street	PVC	281.73	
1093.60 feet North of the centerline of NE 123rd Street	PVI	286.07	700.00 feet
1121.32 feet North of the centerline of NE 123rd Street	North Plat Line	286.40	
1193.60 feet North of the centerline of NE 123rd Street	PVT	288.75	
NE 123RD STREET			
centerline of Woodland Ave.		263.88	
36.06 feet West of the centerline of Woodland Ave.	PVC	264.39	
61.06 feet West of the centerline of Woodland Ave.	PVI	263.34	50.00 feet
86.06 feet West of the centerline of Woodland Ave.	PVT	261.46	
108.38 feet West of the centerline of Woodland Ave.	PVC	259.79	
238.38 feet West of the centerline of Woodland Ave.	PVI	250.05	260.00 feet
368.38 feet West of the centerline of Woodland Ave.	PVT	248.75	
690.37 feet West of the centerline of Woodland Ave.	PVC	245.44	
749.37 feet West of the centerline of Woodland Ave.	PVI	244.94	100.00 feet
799.37 feet West of the centerline of Woodland Ave.	PVT	243.50	
940.01 feet West of the centerline of Woodland Ave.	PVC	239.46	
977.51 feet West of the centerline of Woodland Ave.	PVI	238.36	75.00 feet
1015.01 feet West of the centerline of Woodland Ave.	PVT	238.01	
1193.88 feet West of the centerline of Woodland Ave.	West line Plat	236.27	
N. HIGHLAND AVENUE, NE 124TH STREET			
centerline of NE 123rd St.		248.29	
48.63 feet North of the centerline of NE 123rd Street	PVC	247.32	
71.63 feet North of the centerline of NE 123rd Street	PVI	240.80	50.00 feet
98.63 feet North of the centerline of NE 123rd Street	PVT	248.00	
415.56 feet North of the centerline of NE 123rd Street	PVC	263.30	
508.06 feet North of the centerline of NE 123rd Street	PVI	267.74	105.00 feet
600.56 feet North of the centerline of NE 123rd Street	PVT	263.72	
719.67 feet North of the centerline of NE 123rd Street	PVC	258.50	
790.67 feet North of the centerline of NE 123rd Street	PVI	255.00	100.00 feet
879.67 feet North of the centerline of NE 123rd Street	PVT	255.80	
1050.00 feet North of the centerline of NE 123rd Street	PVC	257.59	
1075.00 feet North of the centerline of NE 123rd Street	PVI	257.84	50.00 feet
1100.00 feet North of the centerline of NE 123rd Street	PVT	258.36	
1123.10 feet North of the centerline of NE 123rd Street	℄ of N. Wayne Ave.	258.84	
N. WAYNE AVENUE, NE 124th TERRACE			
centerline of NE 123rd St.		236.50	
25.00 feet North of the centerline of NE 123rd Street	PVC	236.00	
75.00 feet North of the centerline of NE 123rd Street	PVI	235.02	100.00 feet
125.00 feet North of the centerline of NE 123rd Street	PVT	237.47	
350.64 feet North of the centerline of NE 123rd Street	PVC	248.52	
400.64 feet North of the centerline of NE 123rd Street	PVI	250.97	100.00 feet
450.64 feet North of the centerline of NE 123rd Street	PVT	252.15	
1058.13 feet North of the centerline of NE 123rd Street	PVC	266.51	
1108.13 feet North of the centerline of NE 123rd Street	PVI	267.70	100.00 feet
1158.13 feet North of the centerline of NE 123rd Street	PVT	268.75	
1274.44 feet North of the centerline of NE 123rd Street	CEN CUL-DE-SAC	260.59	
NE 124th STREET			
centerline of N. Wayne Avenue		257.65	
14.00 feet Northwest of the centerline of N. Wayne Ave.	PVC	255.00	
39.00 feet Northwest of the centerline of N. Wayne Ave.	PVI	254.48	50.00 feet
64.00 feet Northwest of the centerline of N. Wayne Ave.	PVT	252.48	
85.00 feet Northwest of the centerline of N. Wayne Ave.	PVC	250.80	
175.00 feet Northwest of the centerline of N. Wayne Ave.	PVI	243.60	180.00 feet
264.73 feet Northwest of the centerline of N. Wayne Ave.	CEN CUL-DE-SAC	241.80	
265.00 feet Northwest of the centerline of N. Wayne Ave.	PVT	241.80	
N. FLORA AVENUE			
centerline of N. Wayne Avenue, NE 124th Terrace		268.00	
21.97 feet North of N. Wayne Ave, NE 124th Terr.	PVC	263.09	
71.97 feet North of N. Wayne Ave, NE 124th Terr.	PVI	262.05	100.00 feet
121.97 feet North of N. Wayne Ave, NE 124th Terr.	PVT	259.10	
171.84 feet North of N. Wayne Ave, NE 124th Terr.	PLAT LINE	256.17	
N. HIGHLAND AVENUE			
centerline of NE 123rd Street		254.66	
225.38 feet South of the centerline of NE 123rd Street	CEN CUL-DE-SAC	249.87	

I hereby state that the plat of WOODLAND CREEK FIRST 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: 7/26/06

(Seal: State of Missouri, Mark Bergstrom, Registered Land Surveyor, LS-2468) 7/26/06

TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-09 N=347853.047 E=843489.706				
CL-09 Referencing CL-09AA	S 88°40'27" E			
CL-09 To Point of Beginning	N 40°10'17" E	2513.90	349773.90	845111.36

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 0.9998985. All coordinates are in meters.

NOTES:
1. Bearing System is based on the Missouri State Plane Coordinate System.
2. Parent tract is recorded at the Clay County Recorder of Deeds office in Book 4945, Page 28.
3. This plat meets the accuracy requirements for an Urban Class of Property.
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. 100 Year Floodplains as shown on this plat was interpreted from data contained in FEMA panel 290173 0025 B, dated August 5, 1986.

DESCRIPTION:
All that part of the Northwest Quarter of Section 13, Township 52, Range 33, Kansas City, Clay County, Missouri and all that part of the Southwest Quarter of said Section 13, Kansas City, Clay County, Missouri being described as follows: Beginning at the Southeast corner of said Northwest Quarter, also being the Northeast corner of said Southwest Quarter; thence South 00 degrees 21 minutes 26 seconds West, along the East line of said Southwest Quarter, a distance of 966.56 feet; thence North 89 degrees 33 minutes 24 seconds West, a distance of 97.49 feet to a point on the Westerly Right-of-Way line of Woodland Avenue; thence South 00 degrees 26 minutes 36 seconds West, along the Westerly Right-of-Way line of said Woodland Avenue, a distance of 326.65 feet; thence North 71 degrees 02 minutes 57 seconds West, a distance of 229.03 feet; thence North 50 degrees 52 minutes 19 seconds West, a distance of 296.02 feet; thence North 45 degrees 36 minutes 49 seconds West, a distance of 456.13 feet; thence North 69 degrees 20 minutes 26 seconds West, a distance of 241.08 feet; thence North 25 degrees 54 minutes 57 seconds West, a distance of 88.09 feet; thence Westerly along a curve to the left, having an initial tangent bearing of South 64 degrees 05 minutes 03 seconds West, having a radius of 590.00 feet, an arc length of 231.82 feet; thence North 66 degrees 45 minutes 18 seconds West, a distance of 152.89 feet; thence North 40 degrees 35 minutes 33 seconds West, a distance of 31.84 feet; thence North 17 degrees 52 minutes 37 seconds West, a distance of 462.30 feet; thence North 50 degrees 26 minutes 57 seconds West, a distance of 79.79 feet; thence North 63 degrees 49 minutes 29 seconds West, a distance of 276.42 feet to the North line of said Southwest Quarter, also being the South line of said Northwest Quarter; thence South 89 degrees 47 minutes 59 seconds East, a distance of 619.28 feet to the Southeast corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 39 minutes 37 seconds East along the West line of said Southeast Quarter of the Northwest Quarter, a distance of 330.58 feet to the Northwest corner of the South 10 acres of said Southeast Quarter of the Northwest Quarter; thence South 89 degrees 47 minutes 59 seconds East along the North line of said 10 acres, a distance of 1319.02 feet to the Northeast corner of said 10 acres, also being a point on the East line of said Northwest Quarter, thence South 01 degrees 06 minutes 34 seconds West along the East line of said Northwest Quarter, also being the East line of said 10 acres, a distance of 330.61 feet to the Point of Beginning. Said tract contains 41.84 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 "WOODLAND CREEK FIRST 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 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 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.

PRIVATE OPEN SPACE: Tract B is hereby reserved at the election of the developer in lieu of the required parkland dedication for 228 single family lots, pursuant to Section 66-128, Code of General Ordinances, as amended. Additional private open space will be reserved with future phases of Woodland Creek.

FLOODPLAIN: The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X - Federal Insurance Administration, Subchapter B - National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time, therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri, and the Federal Emergency Management Administration.

MAINTENANCE OF TRACTS: Tracts D, F, H, I, J, and K are to be used for private open space. Tract L is to be used for monument signage. Tracts A and B are to be used for private open space and monument signage. Tracts C, E and G shall be reserved for storm water detention per the Covenant to Maintain Stormwater Detention Facility, recorded simultaneously with this plat, and all tracts shall be owned and maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Woodland Creek First Plat Homeowners Restrictions, recorded simultaneously with this plat.

IN TESTIMONY WHEREOF: SPYGLASS DEVELOPMENT, L.L.C., a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Member this 11th day of August, 2006.

SPYGLASS DEVELOPMENT, L.L.C.

Scott Laderoute (signature)
Scott Laderoute, Managing Member

STATE OF MISSOURI
COUNTY OF Clay } S.S.

On this 11th day of August 2006, before me appeared Scott Laderoute to me personally known who being by me duly sworn did say that he is Managing Member of SPYGLASS DEVELOPMENT L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said Limited Liability Company and said Scott Laderoute acknowledged to be the free act and deed of said Limited Liability 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: 1/20/2008 (notary signature and seal: Vicki L. Durbin, Notary Public, My Commission Expires Jan. 20, 2008)

CITY PLAN COMMISSION

APPROVED: September 20, 2005

Charles F. Myers (signature)
CHAIRMAN: Charles F. Myers

(signature)
ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS APPROVED:

(signature)
CITY ENGINEER: Stanley J. Harris, P.E.

(signature)
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. 060835 duly authenticated as passed this 10th day of August, 2006.

Kay Barnes (signature)
MAYOR: Kay Barnes

(signature)
CITY CLERK: Millie M. Crossland

FINAL PLAT WOODLAND CREEK FIRST PLAT KANSAS CITY, CLAY COUNTY, MISSOURI			
Aylett, Flowers Survey & Engineering Company — Land Surveying ~ Civil Engineering ~ Land Planning		Prepared For: SPYGLASS DEVELOPMENT L.L.C. 4611 South 169 Highway St. Joseph, Missouri 64507	
Drawn By: NEM	File Name: 44570FPA	SEC: 13-52-33	Date: July 20, 2006 / Job No: 44570

Cal. G 10/3/06

http://www.ClayCoGov.com