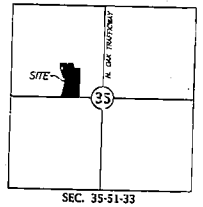
CREEKWOOD HILLS - SECOND PLAT

FINAL PLAT

A Subdivision in Kansas City, Clay County, Missouri

PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE

Recorded in Clay County, Missouri
Date and Time: 07/25/2008 at 02:25:48 PM
Instrument Number: 2008025870
Book: G Page: 182
Instrument Type PL
Page Count 1
Recording Fee $46.00 S
Grantor: LEWIS DEVELOPMENT
Grantee: CREEKWOOD HILLS SECOND PLAT
Vicki T Sander, Recorder



SEC. 35-51-33
Location Map

LEGEND

B/L = Building Line
U/E = Utility Easement
S/E = Sanitary Sewer Easement
W/E = Water Easement
N.T.S. = Not To Scale
I.T.B. = Initial Tangent Bearing
D/E = Drainage Easement
SD/E = Surface Drainage Easement

ROW = Right-of Way
℄ = Centerline
BK. = Book
PG. = Page
△ = Denotes Found Monument
▲ = Denotes Permanent Reference Monument
○ = Found Monument

STREET GRADES

STREET GRADES	DESCRIPTION	ELEV.	TAN. LENGTH
N. WALNUT STREET			
STA. 3+95.54 OF C/L OF N. WALNUT STREET	CENTER CUL-DE-SAC	184.48	
STA. 2+00 OF C/L OF N. WALNUT STREET	PVI	188.03	250 FEET
STA. 0+00 C/L OF N. WALNUT STREET	PLAT LINE	189.21	

TRAVERSE TABLE G.P.S.

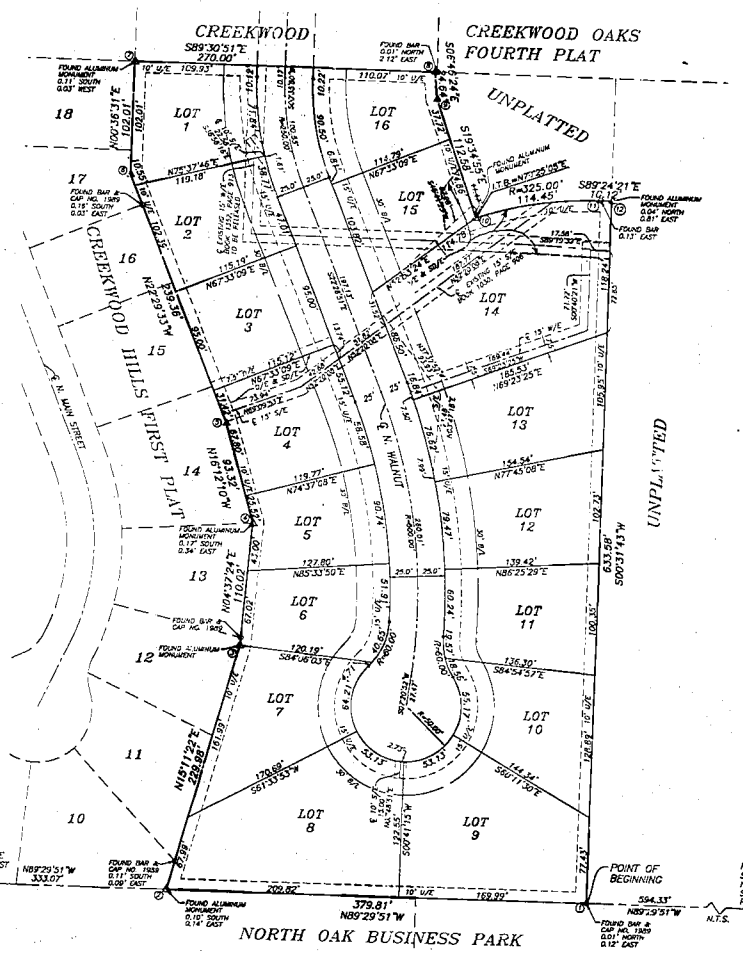
Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-14 N=337007.019 E=842215.255				
CL-14 Referencing CL-14 A	S 88°55'11" W			
CL-14 To Point of Beginning	S 31°07'45" E	1914.45	343703.794	843068.012

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 (adjustment 2001), using a grid factor of 0.9999929. All coordinates are in meters.

Point No.	Northing	Easting	Point No.	Northing	Easting
1	335369.17	843205.02	7	335597.05	843074.83
2	335370.19	843089.27	8	335598.36	843157.11
3	335437.83	843107.64	9	335588.90	843158.00
4	335471.25	843110.34	10	335566.57	843169.50
5	335498.57	843102.41	11	335562.30	843203.72
6	335565.97	843074.50	12	335562.28	843206.81

NOTES:
1. Bearing system is based on the Missouri State Plane Coordinate System, NAD 1983, West Zone.
2. Parent tract is recorded at the Platte County Recorder of Deeds Office in Book 5572, Page 7.
3. This plat meets the accuracy requirements for an Suburban 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. This tract of land does not lie within a regulatory floodplain, per FIRM Map No. 290173 0060 B, dated August 5, 1986.



I hereby state that the plat of CREEKWOOD HILLS - 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 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 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: 4-23-08 SAM A. CAYLETT, LS-2074

STATE OF MISSOURI — SAM ANTHONY CAYLETT — LS-2074 — REGISTERED LAND SURVEYOR

DESCRIPTION:
All that part of the Northwest Quarter of Section 35, Township 51, Range 33, Kansas City, Clay County, Missouri, described as follows: commencing at the Southeast Corner of the Northwest Quarter of said Section 35; thence North 89 degrees 29 minutes 51 seconds West along the South line of the Northwest Quarter of said Section 35, a distance of 594.33 feet to the Point of Beginning of the tract of land herein to be described; thence continuing along the South line of the Northwest Quarter of said Section 35, North 89 degrees 29 minutes 51" West, a distance of 379.81 feet to the Southeast corner of CREEKWOOD HILLS - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri thence North 15 degrees 11 minutes 22 seconds East along the Easterly line of said CREEKWOOD HILLS - FIRST PLAT, a distance of 93.32 feet; thence continuing along said Easterly line of CREEKWOOD HILLS - FIRST PLAT, North 04 degrees 37 minutes 24 seconds East, a distance of 110.02 feet; thence continuing along said Easterly line of CREEKWOOD HILLS - FIRST PLAT, North 16 degrees 12 minutes 10 seconds West, a distance of 93.32 feet; these continuing along said Easterly line of CREEKWOOD HILLS - FIRST PLAT, North 22 degrees 29 minutes 33 seconds West, a distance of 239.36 feet; thence continuing along said Easterly line of CREEKWOOD HILLS - FIRST PLAT, North 00 degrees 36 minutes 31 seconds East, a distance of 102.01 feet to the Southerly line of CREEKWOOD, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89 degrees 30 minutes 51 seconds East along the Fourth line of said CREEKWOOD, a distance of 270.00 feet; thence South 06 degrees 46 minutes 24 seconds East, a distance of 24.64 feet; thence South 19 degrees 34 minutes 55 seconds East, a distance of 112.58 feet; thence Easterly along a curve to the right, having an initial tangent bearing of North 70 degrees 25 minutes 05 seconds East, a radius of 325.00 feet, an arc distance of 114.45 feet; thence South 89 degrees 24 minutes 21 seconds East, a distance of 16.12 feet; thence South 00 degrees 31 minutes 43 seconds West, a distance of 633.56 feet, to the Point of Beginning. Said tract contains 5.84 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 "CREEKWOOD HILLS - 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. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where sewer 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 appurtenences thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

SURFACE DRAINAGE EASEMENT: The surface drainage easement is to be used for drainage, and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the conveyance or easement for surface drainage recorded simultaneously herewith.

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.

MONEY IN LIEU OF PARKLAND: The Developer elects to pay the City of Kansas City, Missouri, a sum of $16620.83 dollars in lieu of required parkland dedication for 16 single family lots pursuant to Section 66-128 Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: Lewis Development Company, LLC, a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Managing Member this 23rd day of April 2008.

Lewis Development, LLC
Marilyn Lewis, Managing Member

STATE OF Missouri
COUNTY OF Clay } SS.

On this 23rd day of April, 2008, before me appeared Marilyn Lewis to me personally known who being by me duly sworn did say that she is a Managing Member of Lewis Development Company, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said company by authority of its Members and said Marilyn Lewis 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 said County and State the day and year last written above.

My Commission Expires: 1/20/2010

NOTARY PUBLIC

VICKI L. DURBIN
Notary Public - Notary Seal
Commission # 06330037
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES JAN. 20, 2010

CITY PLAN COMMISSION

APPROVED: July 18, 2006

CHAIRMAN: Evert Asquith

ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS APPROVED:

CITY ENGINEER: Gregory J. Rokes, P.E.

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. 020205 duly authenticated as passed this 13th day of March, 2008.

MAYOR: Mark Funkhouser

CITY CLERK: Mike Rabsatt

SEAL OF KANSAS CITY MISSOURI — INCORPORATED 1850

FINAL PLAT
CREEKWOOD HILLS - SECOND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Prepared By:
SAM'S SURVEY COMPANY, INC.
LAND SURVEYING — LAND PLANNING — CIVIL ENGINEERING
201 NW 72ND STREET — GLADSTONE, MISSOURI 64118
Phone: 436-0732 — Fax: 436-0787

Developer:
LEWIS DEVELOPMENT COMPANY, LLC
909 NW 110TH STREET
KANSAS CITY, MISSOURI 64155

Drawn By: NRM	File Name: 46738FPA	SEC. 35-51-33	Date: April 23, 2008	Job No: 46738