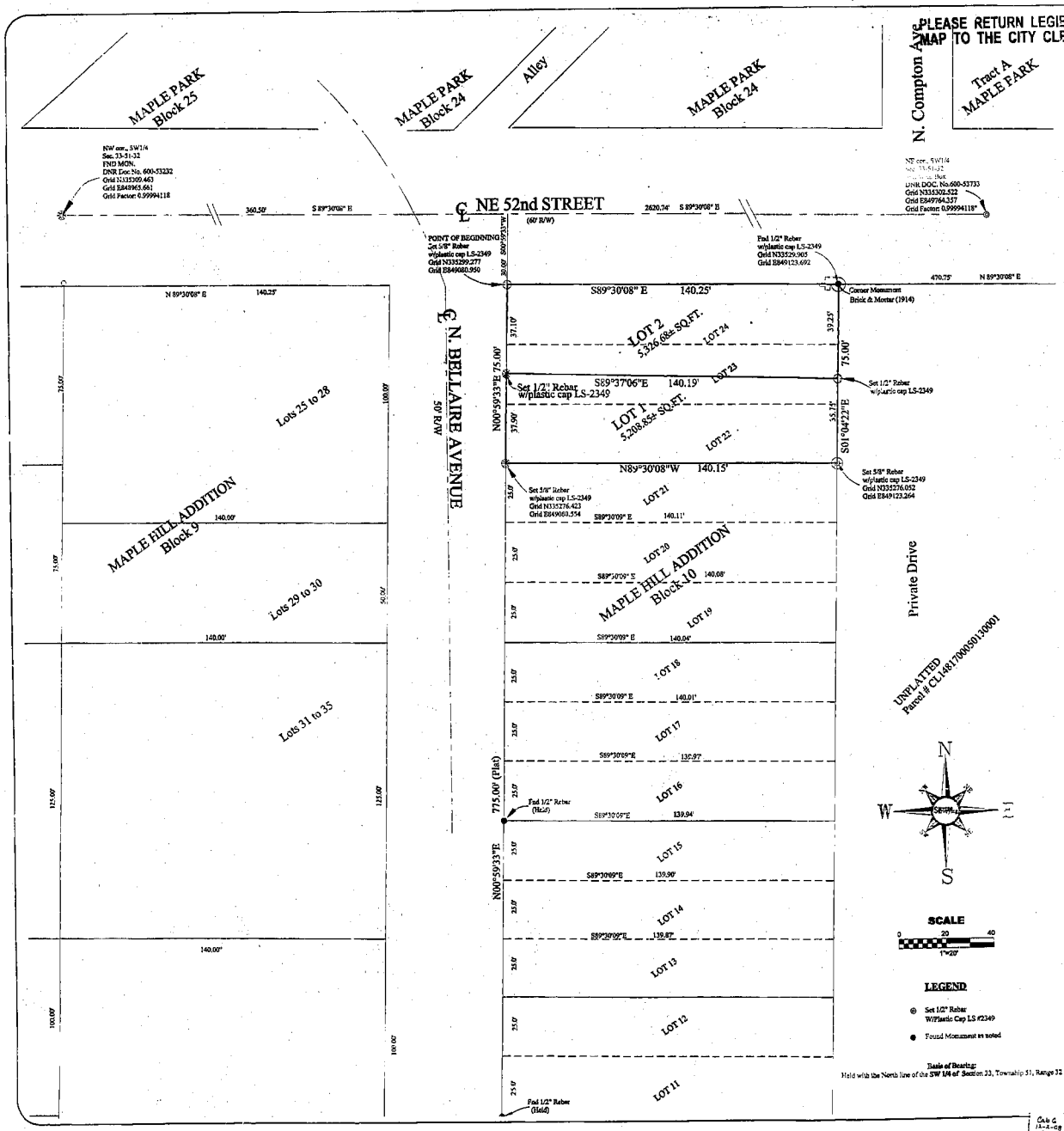
PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE.

FINAL PLAT
HABITAT MAPLE

Replat of Lots 22, 23 and 24, Block 10
MAPLE HILL ADDITION
Kansas City, Clay County, Missouri
West Half Section 33, Township 51 North, Range 32 West



Cab G 13-2-08 Cmc

PLAT DEDICATION:
THE UNDERSIGNED OWNER 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 "HABITAT" MAPLE.

MONTHLY LIEN OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $378.34 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 2 SINGLE FAMILY, DUPLEX UNITS PURSUANT TO SECTION 66-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

SIDEYARD VARIANCE: CASE #15914-A-5143 N. BELLAIRE AVENUE. MAY 13, 2008, BOARD OF ZONING ADJUSTMENT GRANTED VARIANCE TO MINIMUM SIDE YARD SETBACK.

PROPERTY DESCRIPTION:
ALL OF LOTS 22,23 AND 24, BLOCK 10 , MAPLE HILL ADDITION, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, LOCATED IN THE SOUTHWEST QUARTER, SECTION 33, TOWNSHIP 51, RANGE 32, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24, BLOCK 10
THENCE S89°30'08"E ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 10, A DISTANCE OF 140.25 FEET;
THENCE S01°04'22"E, ALONG THE EAST LINE OF SAID LOTS 22, 23 AND 24, BLOCK 10, A DISTANCE OF 75.00 FEET;
THENCE N89°30'08"W ALONG THE SOUTH LOT OF SAID LOT 22, BLOCK 10 A DISTANCE OF 140.15 FEET;
THENCE N00°59'33"E ALONG THE WEST LINE OF SAID LOTS 22, 23, AND 24, BLOCK 10, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 10,535.33 SQUARE FEET OR 0.24 ACRES, MORE OR LESS.

IN TESTIMONY WHEREOF: HABITAT FOR HUMANITY NORTHLAND, INC. A MISSOURI CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS ON THIS 16 DAY OF [illegible] 2008.

TOM LALLY
EXECUTIVE DIRECTOR
HABITAT FOR HUMANITY NORTHLAND, INC.

STEVE THOMPSON
DIRECTOR OF CONSTRUCTION & PROJECT MANAGEMENT
HABITAT FOR HUMANITY NORTHLAND, INC.

BE IT REMEMBERED THAT ON THIS 16 DAY OF [illegible] 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM LALLY AND STEVE THOMPSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE EXECUTIVE DIRECTOR AND THE DIRECTOR OF CONSTRUCTION & PROJECT MANAGEMENT, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AS EXECUTIVE DIRECTOR AND DIRECTOR OF CONSTRUCTION & PROJECT MANAGEMENT OF SAID COMPANY AND THAT AS REPRESENTATIVES OF HABITAT FOR HUMANITY NORTHLAND, INC. 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 ON MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 8/1/09
NOTARY PUBLIC
Notary Public, State of Kansas
Dana L. Gordon
My Appt. Exp. 8/1/09

OVERALL DESCRIPTION: THE COMBINED TOTAL AREA OF THE LOTS IS 10,535.33 SQUARE FEET OR 0.24 ACRES MORE OR LESS. BOTH PROPOSED LOTS MEET THE MINIMUM REQUIREMENT OF 5000 SQUARE FEET FOR DUPLEX DWELLING UNIT. A SIDEYARD VARIANCE FOR LOT 1 WAS APPLIED FOR AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT. BOTH LOTS ARE ACCESSED FROM N. BELLAIRE AVE. AND HAVE INDIVIDUAL DRIVEWAY SPACE FOR PARKING. THE LOTS HAVE ACCESS TO WATER MAINS LOCATED IN N. BELLAIRE AVE. SANITARY SEWER LINES ARE ACCESSED TO THE EAST (REAR) OF THE PROPERTY AND HAVE INDIVIDUAL HOOKUPS FOR EACH LOT.

CITY PLAN COMMISSION AUGUST 5, 2008
APPROVED:
CHAIRMAN
EVERT ASBES III
ASSISTANT SECRETARY
VIRGINIA WARD

PUBLIC WORKS DEPARTMENT
CITY ENGINEER
DEBORAH A. BOKOS, P.E.
DIRECTOR
STANLEY J. RABEIN, P.E.

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 080722 DULY AUTHENTICATED AND PASSED THIS 11th DAY OF September 2008.

MAYOR
MARK FUNKHOUSER

CITY CLERK
VICKIE THOMPSON

SURVEYOR'S GENERAL NOTES:

1). INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM THOMSON TITLE CORPORATION, TITLE COMMITMENT NO. 10887-A 2ND UPDATE, DATED JANUARY 4, 2008 AT 8:00AM.

2). THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF A (RURAL) PROPERTY BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

3). PURPOSE: TO PERFORM A BOUNDARY SURVEY AND PREPARE FINAL PLAT.

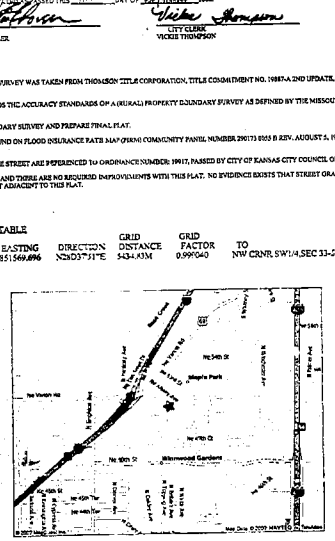
4).FLOOD PLAIN INFORMATION FOUND ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 290173 0005 B REV. AUGUST 5, 1986, PANEL 15 OF 145, CITY OF KANSAS CITY, MISSOURI.

5. STREET GRADES FOR N. BELLAIRE STREET ARE REFERENCED TO ORDINANCE NUMBER: 19917, PASSED BY CITY OF KANSAS CITY COUNCIL ON FEBRUARY 13, 1958.

6. NE 52nd STREET IS UNIMPROVED AND THERE ARE NO REQUIRED IMPROVEMENTS WITH THIS PLAT. NO EVIDENCE EXISTS THAT STREET GRADES WERE EVER ESTABLISHED FOR NE 52ND STREET ADJACENT TO THIS PLAT.

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	GRID FACTOR	TO
CL-19	340079.543	851569.696	N28D37'51"E	543.43M	0.999040	NW CRNR, SW1/4,SEC 33-51-32



VICINITY MAP
N.T.S.

Recorded in Clay County, Missouri
Date and Time 11/24/2008 at 03:52:15 PM
Instrument Number 2008093745
Book 41 Page 173
Page Count 1
Recording Fee $11.00
Recorded by Sandra Newman
Grantee: HABITAT FOR HUMANITY NORTHLAND INC

Job No: 21090006
Scale: 1" = 30'
Demo Dir: EL
Date: 09/25/08
Check By: BWS
Date: 09/25/08
SHEET NO.
1 OF 1

SURVEY PREPARED FOR:
DEVELOPER:
Habitat for Humanity Northland, Inc.
Attn: Steve Thompson
1401 Fairfax Trafficway, Bldg. D
Kansas City, Missouri 64115

FINAL PLAT
Habitat Maple
LOTS 22, 23 and 24, Block 10, Maple Hill Addition
Kansas City, CLAY COUNTY, MISSOURI
West Half Section 33, Township 51 North, Range 32 West

STATE OF KANSAS CITY MISSOURI
BRYAN STEVENS
PROFESSIONAL LAND SURVEYOR
NUMBER LS-2349
1850
9/25/08
Bryan Stevens, Licensed Professional Land Surveyor

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN BLUE INK OF THE CERTIFYING SURVEYOR.

I HEREBY CERTIFY that this plat of Habitat Maple, Replat of Lots 22, 23, and 24 is based on an actual survey made by me or under my direct supervision and that it complies with the Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, to the best of my knowledge and belief, and that the monuments shown hereon will be found or set as shown hereon, and that the survey and plat meet current Missouri standards for property boundary surveying and platting of subdivisions to the best of my professional knowledge and belief.

STEVENS SURVEYING, LLC
PROFESSIONAL LAND SURVEYOR
1850 Fairfax Trafficway
Independence, Missouri 64055
Ph. 816.836.1818 Fax 816.836.8187