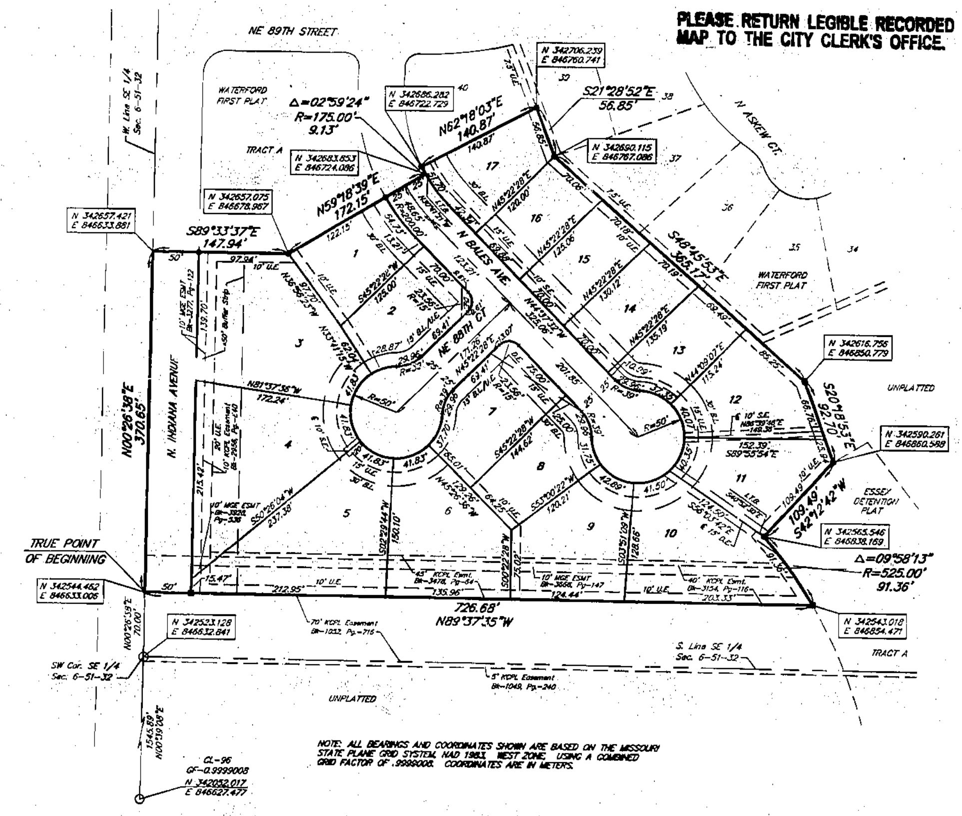
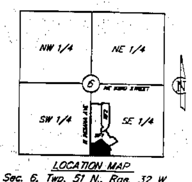
FINAL PLAT OF

WATERFORD–THIRD PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSO[illegible]

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





LOCATION MAP
Sec. 6, Twp. 51 N., Rge. 32 W. (N.T.S.)

LEGEND

- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- W.E. – Water Easement
- • – BUFFER STRIP: This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.

SCALE 1" = 60'

Developer: BCSW, LLC
Robert Wooldridge, Manager
PO Box 901451
Kansas City Missouri 64190

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9999008. COORDINATES ARE IN METERS.

PLAT DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the [illegible] as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

WATERFORD – THIRD 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, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (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 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.

STREET DEDICATION: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: Private open space was previously dedicated by the Developer in Waterford–First Plat.

MAINTENANCE OF TRACTS: Tract A within ESSEX DETENTION PLAT is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of Waterford Third Plat, recorded simultaneously with this plat.

BUILDING HEIGHT (DOWNTOWN AIRPORT): The subject property is located within Kansas City Downtown Airport Heights 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.

RESTRICTED ACCESS: There shall be no direct vehicular traffic access from Lots 3, 4 and 5 onto N. Indiana Avenue.

NOTE: Kansas City Power and Light Company will retain ownership of Lots 5, 6, 9, 10 and 11 upon the recording of this plat.

IN WITNESS WHEREOF: BCSW, L.L.C., a Missouri Limited Liability Company licensed to do business in the State of Missouri, has caused these presents to be executed this 16th day of January, 2008.

BCSW, L.L.C.,
a Missouri Limited Liability Company

Robert Wooldridge, Managing Member

STATE OF MISSOURI } SS
COUNTY OF Platte }

Be it remembered that on this 16th day of January 2008, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert Wooldridge, to me personally known, who being by me duly sworn, did say that he is Managing Member of BCSW, L.L.C., a Missouri Limited Liability Company, and that said instrument was signed in behalf of said company and that said Robert Wooldridge, 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 in the date herein last above written.

STACIE AKERS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: [illegible]

My Commission Expires: ______

Notary Public

IN WITNESS WHEREOF: KANSAS CITY POWER AND LIGHT COMPANY, a Missouri corporation, proprietor of the property described herein has caused the presents to be signed by its Vice-Presidents and Corporate Secretary.

By: Richard A. Spring, Vice-President

By: Barbara Curry, Senior Vice-President & Corporate Secretary

Acknowledgment

State of Missouri } ss
County of Jackson }

Be it remembered, that on this 4th day of March, 20__, before me came Richard A. Spring and Barbara Curry, to me personally known, who being duly sworn, did say that they are the Vice-Presidents and Corporate Secretary of Kansas City Power and Light Company, a Missouri corporation, authorized to sign and seal this instrument and that this instrument has been signed as their free act and deed and on behalf of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

BARBARA E. SAMUELS
Notary Public-Notary Seal
State of Missouri, Jackson County
My Commission Expires Dec 22 2010

My Commission Expires: ______

Notary Public

CITY PLAN COMMISSION

Approved: August 15, 2006

Chairman
Evert Asjes III

Secretary
Virginia L. Walsh

PUBLIC WORKS

for City Engineer
Gregory J. Rokos, P.E.

Director
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. [illegible] duly authenticated as passed this 17th day of January 2008.

Mayor
Mark Funkhouser

City Clerk
Millie M. Crossland

Legal Description:

A subdivision of land in the Southeast Quarter of Section 6, Township 51, Range 32, Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 0°26'38" East along the West line of said Southeast Quarter, 70.00 feet to the True Point of Beginning of the tract to be herein described; thence continuing North 0°26'38" East along said West line, 370.65 feet to the Southwesterly corner of WATERFORD – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 89°33'37" East along the Southerly line of said WATERFORD – FIRST PLAT, 147.94 feet; thence North 59°18'39" East along said Southerly line, 172.15 feet; thence Northerly along said Southerly line, on a curve to the right, having an initial tangent bearing of North 30°41'21" West, a radius of 175.00 feet, a central angle of 02°59'24", an arc distance of 9.13 feet; thence North 62°18'03" East along said Southerly line, 140.87 feet; thence South 21°28'52" East along said Southerly line, 56.85 feet; thence South 48°45'53" East along said Southerly line and its Southeasterly prolongation, 365.17 feet; thence South 20°18'53" East, 92.70 feet to a point on the Northerly line of ESSEX DETENTION PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 42°12'42" West along said Northerly line, 109.49 feet; thence Southeasterly along said Northerly line, on a curve to the right, having an initial tangent bearing of South 40°52'30" East, a radius of 525.00 feet, a central angle of 09°58'13", an arc distance of 91.36 feet; thence North 89°37'35" West, 726.68 feet to the True Point of Beginning. Containing 6.59 acres, more or less.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
N BALES AVENUE		
171.86 Feet Northerly of the Centerline of NE 88th Court	984.21	———
98.02 Feet Northerly of the Centerline of NE 88th Court	982.91	25.00'
64.48 Feet Southerly of the Centerline of NE 88th Court	981.29	60.00'
154.48 Feet Southerly of the Centerline of NE 88th Court	975.16	27.50'
201.84 Feet Southerly of the Centerline of NE 88th Court (Center of Cul-de-Sac)	973.70	———
NE 88th COURT		
Centerline of N Bales Ave.	981.93	———
65.00 Feet Southeasterly of the Centerline of N Bales Ave.	980.58	50.00'
171.26 Feet Southeasterly of the Centerline of N Bales Ave.	985.28	———

This plat and survey of WATERFORD – THIRD PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of WATERFORD – THIRD 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 Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

1/10/08
Date

Signed: W. James Scholes PLS #1989

LUTJEN
Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

DATE: 10-10-07 | Job No.– 06099 | File Name– WF3-plat

Recorded in Clay County, Missouri
Date and Time: 01/13/2010 at 08:38:03 AM
Instrument Number: 2010001264
Book: H Page: 1
Instrument Type: PL
Page Count: 1
Recording Fee: [illegible]
Grantor: BCSW LLC
Grantee: WATERFORD THIRD PLAT
Robert T Sevier, Recorder

Cab N
2-3-10