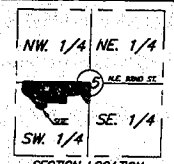
NORTHVIEW MEADOWS FIRST PLAT

In the NW 1/4 of Sec. 5, Twp. 51, Rng. 32

Kansas City, Clay County, Missouri



SECTION LOCATION
Section 5, Twp. 51, Rng. 32
(Not to Scale)

STREET GRADES

LOCATION	ELEV.	V.C.T.
NE 91st TERRACE		
@ N. Cypress Avenue	987.56	------
46.9' W. of N. Cypress Avenue	988.62	------
221.9' W. of N. Cypress Avenue	984.87	35'
430.6' W. of N. Cypress Avenue	986.96	------
53.1' E. of N. Cypress Avenue	986.50	25'
178.1' E. of N. Cypress Avenue	989.00	50'
343.1' E. of N. Cypress Avenue	985.00	75'
478.1' E. of N. Cypress Avenue	988.00	50'
663.1' E. of N. Cypress Avenue	984.00	75'
882.1' E. of N. Cypress Avenue	996.00	50'
1078.1' E. of N. Cypress Avenue	1003.35	50'
1278.1' E. of N. Cypress Avenue	999.35	------
1578.1' E. of N. Cypress Avenue	990.35	------
N. CYPRESS AVENUE		
@ NE 92nd Street	1008.11	------
75' S. of NE 92nd Street	1004.61	50'
300' S. of NE 92nd Street	986.61	75'
550' S. of NE 92nd Street	984.11	75'
781.2' S. of NE 92nd Street	971.39	------
N. LISTER AVENUE		
@ NE 92nd Street	1012.80	------
75' S. of NE 92nd Street	1011.30	40'
150' S. of NE 92nd Street	1005.80	25'
225' S. of NE 92nd Street	1002.15	15'
@ NE 91st Terrace	1002.75	------
NE 91st STREET		
@ N. Cypress Avenue	982.10	------
147.7' E. of N. Cypress Avenue	979.15	60'
337.7' E. of N. Cypress Avenue	986.00	115'
552.7' E. of N. Cypress Avenue	989.18	80'
733.48' E. of N. Cypress Avenue (@ N. Lawn Ave.)	992.84	------
802.7' E. of N. Cypress Avenue	991.50	50'
860.43' E. of N. Cypress Avenue	987.31	------
N. LAWN AVE.		
@ NE 91st Terrace	993.34	------
250' S. of NE 91st Terrace	993.34	------
450' S. of NE 91st Terrace	991.34	------
N. POPLAR AVE.		
@ NE 91st Terrace	995.91	------
50' S. of NE 91st Terrace	994.81	25'
147.35' S. of NE 91st Terrace	991.50	------
NE 92nd ST.		
@ N. Brighton Avenue	978.13	------
105.62' W. of N. Brighton Avenue	976.02	75'
355.62' W. of N. Brighton Avenue	965.45	50'
755.62' W. of N. Brighton Avenue	1017.50	170'
1105.62' W. of N. Brighton Avenue	998.14	90'
1355.62' W. of N. Brighton Avenue	1002.65	75'
1600.62' W. of N. Brighton Avenue	997.97	70'
1855.62' W. of N. Brighton Avenue	1010.00	155'
2325.62' W. of N. Brighton Avenue	985.00	140'
2590.62' W. of N. Brighton Avenue	995.20	85'
2875.62' W. of N. Brighton Avenue	993.93	------
N. BRIGHTON AVE.		
@ NE 92nd Street	978.13	------
162.98' S. of NE 92nd Street	976.50	90'
387.98' S. of NE 92nd Street	969.75	------

The street grades noted hereon were created by the Project Design Engineer, and were taken from the approved Street Plans for NORTHVIEW MEADOWS FIRST PLAT. They were not created by the surveyor, nor under his direct supervision, and as such, the surveyors certification on this Plat does not extend to the vertical alignments of the streets.

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING	PT. NO.	NORTHING	EASTING
1	343,306.672	848,238.432	14	343,103.791	847,877.794
2	343,102.776	848,237.118	15	343,107.749	847,767.473
3	343,102.918	848,215.479	16	343,070.973	847,767.075
4	343,130.780	848,192.747	17	343,051.491	847,751.707
5	343,165.729	848,168.167	18	343,035.106	847,707.864
6	343,184.685	848,161.325	19	343,058.513	847,657.334
7	343,203.443	848,160.043	20	343,098.734	847,657.996
8	343,195.121	848,112.435	21	343,098.864	847,645.890
9	343,191.088	848,113.203	22	343,168.722	847,580.535
10	343,176.986	848,034.076	23	343,171.635	847,576.066
11	343,187.123	847,985.984	24	343,188.289	847,550.427
12	343,096.334	847,875.136	25	343,222.362	847,517.281
13	343,105.372	847,899.494	26	343,319.447	847,318.985

DESCRIPTION:

All that part of the Southwest Quarter of Section 5, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Beginning at the Center Quarter corner of said Section 5, as monumented and referenced in MLS Document 600-53156;
Thence South 00° 22' 00" West, along the East line of said Quarter Section, a distance of 858.99 feet;
Thence North 89° 37' 51" West, a distance of 71.00 feet;
Thence North 39° 12' 34" West, a distance of 117.98 feet;
Thence North 37° 15' 19" West, a distance of 144.06 feet;
Thence North 14° 19' 42" West, a distance of 64.19 feet;
Thence North 03° 54' 50" West, a distance of 61.60 feet;
Thence South 80° 05' 02" West, a distance of 158.57 feet;
Thence Southerly, along a curve to the left, to which the preceding course is radial, having a radius of 475.00 feet, an included angle of 01° 37' 57", an arc distance of 13.53 feet;
Thence South 78° 27' 05" West, along a line radial to the preceding course, a distance of 198.00 feet;
Thence North 63° 11' 06" West, a distance of 225.00 feet;
Thence South 05° 48' 51" West, a distance of 300.00 feet;
Thence North 83° 11' 09" West, a distance of 249.95 feet;
Thence North 88° 53' 45" West, a distance of 71.21 feet;
Thence North 88° 53' 58" West, a distance of 362.02 feet;
Thence South 00° 37' 00" West, a distance of 120.67 feet;
Thence South 38° 18' 11" West, a distance of 61.42 feet;
Thence South 69° 30' 27" West, a distance of 153.56 feet;
Thence North 59° 59' 33" West, a distance of 153.56 feet;
Thence North 13° 43' 45" West, a distance of 129.09 feet;
Thence North 89° 22' 51" West, a distance of 39.72 feet;
Thence North 38° 23' 34" West, a distance of 232.44 feet;
Thence North 71° 14' 53" West, a distance of 50.14 feet;
Thence North 57° 01' 32" West, a distance of 100.27 feet;
Thence North 44° 12' 35" West, a distance of 156.06 feet;
Thence North 01° 01' 02" East, a distance of 318.59 feet to a point on the North line of said Southwest Quarter Section;
Thence South 88° 58' 58" East, along said North line, a distance of 2,360.90 feet to the Point of Beginning.

Containing 32.53 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 be known as NORTHVIEW MEADOWS FIRST PLAT.

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.

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, surface drainage, and grading, 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 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 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.

LANDSCAPE BUFFER ZONE: This strip is reserved for the planting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited.

PARKLAND: The dedication of Parkland/Private Open Space (P.O.S.) shall be deferred until the Second Phase of Northview Meadows in accordance with the approved Community Unit Plan and pursuant to the requirements set forth in Section 66.128, Code of General Ordinances. Tracts C, D, E, and F all not count towards Parkland Dedication.

MAINTENANCE OF TRACTS: Tracts A and B are to be used for storm water detention and shall be maintained by the owner of the lots, tracts and parcels shown within this plat pursuant to the COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY, PLAT OF NORTHVIEW MEADOWS FIRST PLAT recorded simultaneously with this plat.

Tracts C, D, E and F are to be used for Private Open Space are hereby reserved by the developer and shall be the responsibility of the Northview Meadows Homeowners Association as described in the Declaration of Restrictions recorded simultaneously with this plat.

RESTRICTED ACCESS: No direct vehicular access onto N. Brighton Avenue or N.E. 92nd Street from any of the lots platted herewith shall be allowed.

100 YEAR FLOOD PLAIN: The Property contained within the boundaries of this plat does not lie within the boundaries of a regulated 100 Year Flood Plain.

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	BEARING	DISTANCE	TO
CL-05	341,742.501	848,608.991	N 59°08'47" W	672.180 (m)	PT-1
PT-1	342,087.226	848,031.938	N 00°38'15" E	907.134 (m)	PT-2
PT-2	342,994.304	848,042.031	N 52°47'20" W	503.552 (m)	PT-3
PT-3	343,300.021	848,638.391	N 89°02'59" W	401.014 (m)	P.O.B.

The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System, 1983 and as amended, West Zone, and are tied to Station CL-05 of The Kansas City Metro Control Project. Grid Factor = 0.9999023. The coordinates are listed in meters.

IN TESTIMONY WHEREOF: BPI MIDWEST LLC, A MISSOURI LIMITED LIABILITY COMPANY, has caused these presents to be executed this 28th day of March 2011

BPI MIDWEST LLC, A MISSOUR
LIMITED LIABILITY COMPANY

By: Baldwin Properties, Inc., Managing Member

By: Ron Baldwin
Ronald O. Baldwin, President, Baldwin Properties, Inc. – Managing Member

STATE OF MISSOURI
COUNTY OF Clay } S.S.

BE IT REMEMBERED, that on this 28th day of March 2011 before me, the undersigned notary public in and for the county and state aforesaid, came Ronald O. Baldwin, to me personally known, who being by me duly sworn did say that he is the President of BALDWIN PROPERTIES, INC., a Missouri Corporation, and that BALDWIN PROPERTIES, INC. is the managing member of BPI MIDWEST LLC, and that said instrument was signed on behalf of said Corporation by authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Gladstone, Missouri, the day and year last above written.

My Commission Expires: 6/11/14

Notary Public

DEBRA A. SMITH
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 10914483
My Commission Expires June 11, 2014

CITY PLAN COMMISSION

Approved: November 6, 2007

Chairman
Evert Asjes III

Assistant Secretary
Diane M. Binckley

PUBLIC WORKS DEPARTMENT

City Engineer
Gregory J. Rokos, P.E.

Director
Stanley J. Hall, 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. 090925 duly authenticated as passed this 29th day of October 2011

Mayor
Mark Funkhouser

City Clerk
Vicki Thompson-Carr

DEVELOPED BY:
BPI Midwest, L.L.C.
8901 N. Brighton Avenue
Kansas City, MO. 64156
Phone: (816) 455-7990
Fax: (816) 455-7996
Attn.: Ron Baldwin

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of NORTHVIEW MEADOWS 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 minimum standards for an urban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further certify that I have complied with al statutes, ordinances and regulations governing the practice of surveying and the plotting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
ERIC A. RAMER
NUMBER LS-2577
PROFESSIONAL LAND SURVEYOR

3/31/11

Eric A. Ramer, MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX (816)252-9712
WPE@SBCGLOBAL.NET

FINAL PLAT OF
NORTHVIEW MEADOWS FIRST PLAT
SW 1/4 OF SECTION 5, TWP. 51, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS		
REV.	DESCRIPTION	DATE
A	Revised per KCMO CPD Comments	06/21/06
B	Updated Signature Blocks	03/31/11

JOB NO. 3513
SCALE: NOTED
DATE: 01/03/07
DRAWN BY: J.A.N.
CHKD: E.A.R.
SHEET NO. 3 of 3

Y1200129