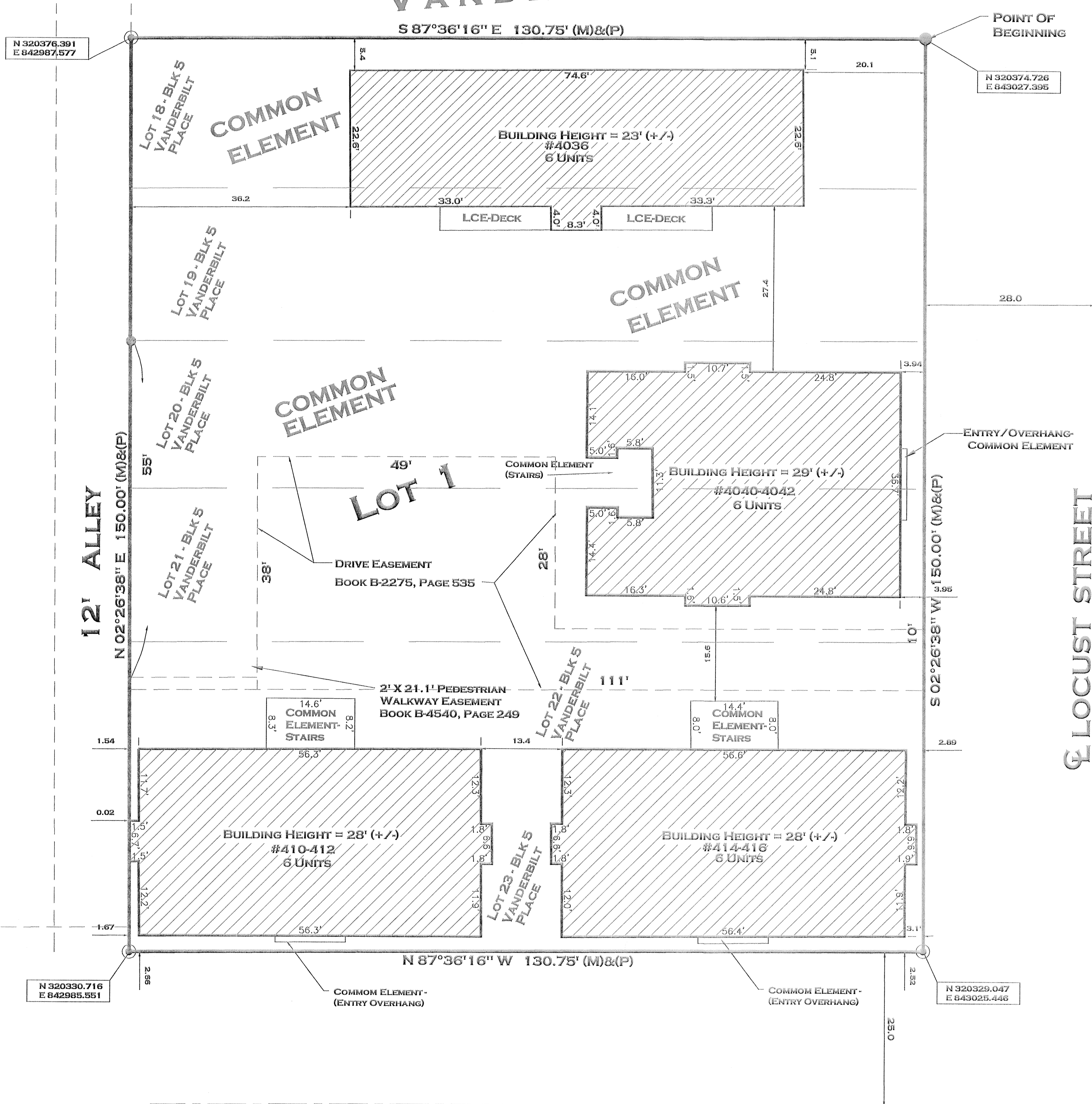


2007 E0113652  
**FINAL PLAT**  
**41ST STREET CONDOMINIUM**  
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

**VANDERBILT PLACE**



**EAST 41ST STREET**  
(50' RIGHT OF WAY)

**LOCUST STREET**  
(56' RIGHT OF WAY)

Filed for Record This  
day of August 2007  
at 5:47 PM  
Recorded to Book 117 Page 51  
Instrument Number 07E0113652  
Director of Records  
by C. Waterfield  
Deputy  
Recordation Fee \$ 166.00

**PLAT DEDICATION**

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER KNOWN AS "41ST STREET CONDOMINIUM".

**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 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 THE WRITTEN APPROVAL OF 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.

**RIGHT OF ENTRANCE**

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION MAINTENANCE OF WATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

**CONDOMINIUM LANGUAGE**

THIS PLAT, 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1980) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1011 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BYLAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS: 41ST STREET CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS NOTED OTHERWISE.

THIS PROJECT CONSISTS OF FOUR BUILDINGS WITH A TOTAL OF TWENTY-FOUR UNITS AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

PARKING TO SERVE THIS PROJECT IS PROVIDED BY THE PARKING AREA WITHIN THE PLAT AS SHOWN HEREON. USE OF THESE AREAS ARE CONTROLLED BY THE DECLARATION AS COMMON ELEMENTS.

PARKLAND DEDICATION:  
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$2,866.94 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWENTY-FOUR MULTIFAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 86-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

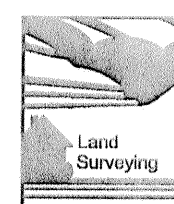
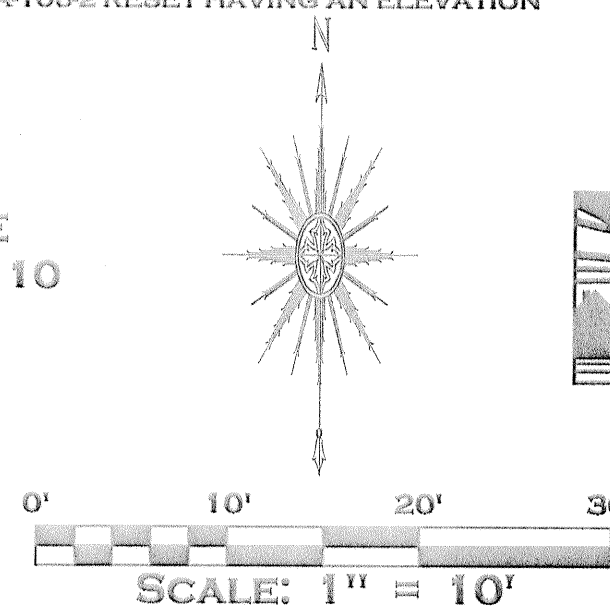
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-105-2 RESET HAVING AN ELEVATION OF 201.50.

DEVELOPER:  
DAN WEINDLING  
4210 TROOST AVENUE  
KANSAS CITY, MO. 64110

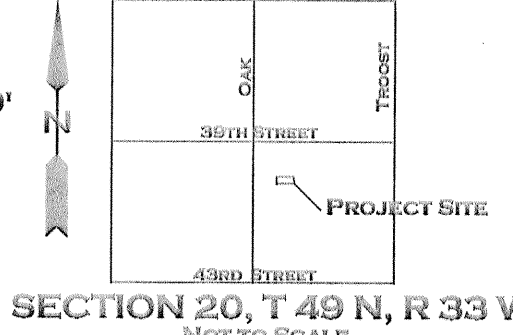
**LEGEND**

- (P)= PLAT
- (M)= MEASURED
- SET 1/2" BAR W/ #2000 CAP
- FOUND 1/2" IRON BAR
- LCE = LIMITED COMMON ELEMENT

N 318214.85  
E 842261.15  
STATE PLANE COORDINATES (METERS)



JOHN RENNER  
LAND SURVEYOR  
6547 BROOKBROOK BOULEVARD  
SUITE NO. 204  
KANSAS CITY, MO. 64113  
8163344641  
JOB NO. 405069



SECTION 20, T 49 N, R 33 W  
NOT TO SCALE

**FINAL PLAT**  
FOR THE  
**41ST STREET CONDOMINIUM**  
A CONDOMINIUM SUBDIVISION IN  
KANSAS CITY, JACKSON COUNTY MISSOURI

**GENERAL SITE PLAN**

**RENNER SURVEYING**

DATE: 10-31-06  
REV. 5-1-2007  
REV. 6-14-2007  
DWY:RAJ  
CHKD:JR

**F1**

IN TESTIMONY WHEREOF, PROPERTIES PLUS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, F/K/A PROPERTIES PLUS, A MISSOURI GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 17 DAY OF July, 2007.

PROPERTIES PLUS, LLC

DANIEL O. WEINDLING, AS MANAGING MEMBER

NOTARY CERTIFICATION  
STATE OF MISSOURI  
COUNTY OF JACKSON SS:

BE IT REMEMBERED THAT ON THIS 17 DAY OF July, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINDLING, OF PROPERTIES PLUS, LLC, OWNER OF THE LANDS SHOWN HEREON, AND THAT SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:  
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-14-07

*Amy L. Grant*

AMY L. GRANT  
Notary Public-Notary Seal  
STATE OF MISSOURI  
JACKSON COUNTY  
My Commission Expires Sept. 14, 2007

APPROVED BY:

CITY PLAN COMMISSION APPROVED: JANUARY 16, 2007

*Erin Asles*  
CHAIRMAN - ERIN ASLES

*John Eckhardt*  
ASSISTANT SECRETARY - VIRGINIA L. WALSH

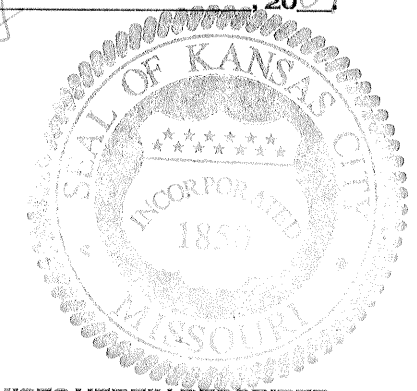
*Gregory J. Pokos*  
PUBLIC WORKS  
CITY ENGINEER - GREGORY J. POKOS, P.E.

*Stanley W. Harris*  
DIRECTOR - STANLEY W. HARRIS, P.E.

CITY 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. 210103, DULY AUTHENTICATED AS PASSED THIS 19 DAY OF July, 2007.

*Mark Funkhouser*  
MAYOR - MARK FUNKHOUSER

*Phillip M. Crossland*  
CITY CLERK - PHILLIP M. CROSSLAND



SURVEYORS CERTIFICATION  
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

*John W. Renner*  
JOHN W. RENNER  
MISSOURI PLS NO. 2000  
LS-2000 DATE PREPARED: 10-31-06

**NOTES**

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-105-2 HAVING A GRID FACTOR OF 0.9999024.

STATION JA-105-2 RESET COORDINATES:  
N 320734.025  
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR LOCUST WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 20811 ON SEPT. 18, 1902, AND ORDINANCE NO. 14678 ON JUNE 22, 1900 FOR 41ST STREET.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ71107.

THERE ARE NO BUILDING SETBACK LINES OR EASEMENTS SHOWN ON THE ORIGINAL PLAT.

**LEGAL DESCRIPTION**

LOTS 18, 19, 20, 21, 22 AND 23, BLOCK 5, VANDERBILT PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 02°26'38" WEST ALONG THE EAST LINE OF SAID LOTS 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 87°36'16" WEST ALONG THE SOUTH LINE THEREOF 130.75 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 02°26'38" EAST ALONG THE WEST LINE OF SAID LOTS 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 87°36'16" EAST ALONG THE NORTH LINE THEREOF 130.75 FEET TO THE POINT OF BEGINNING, CONTAINING 19,612 SQUARE FEET, OR 0.38 ACRES, MORE OR LESS.

*John W. Renner*  
JACKSON COUNTY GIS DEPT.

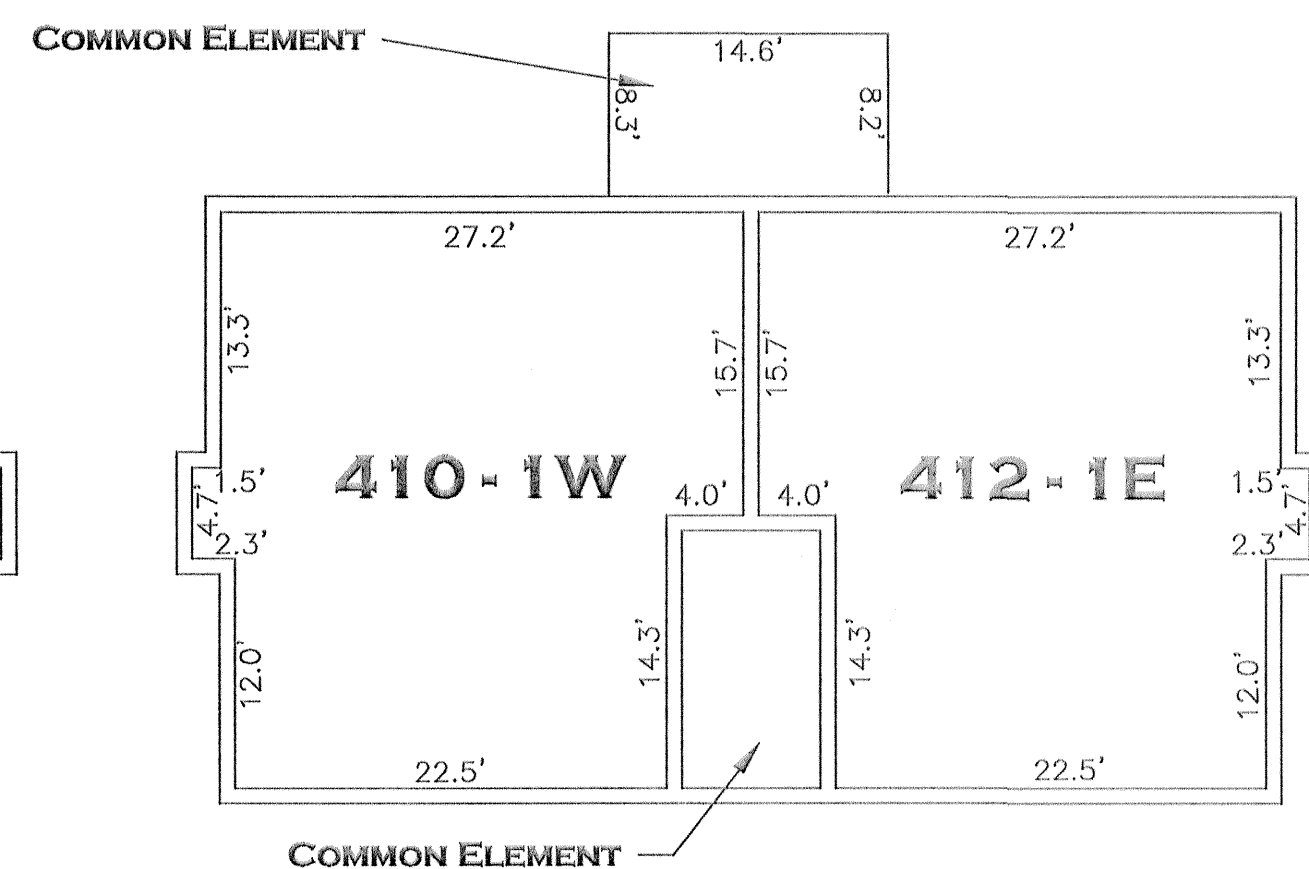


2007 E0113652

# 41ST STREET CONDOMINIUM

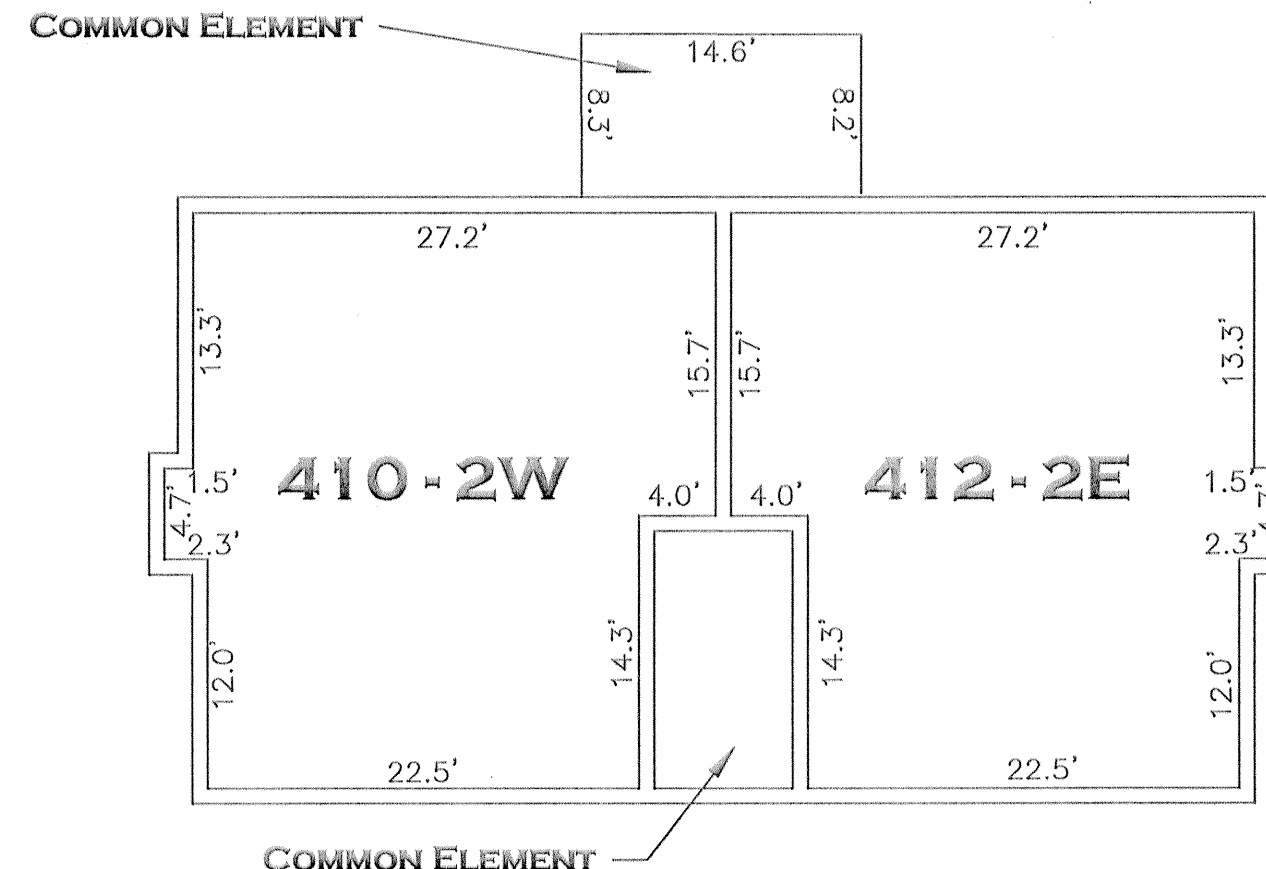
## FINAL PLAT

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



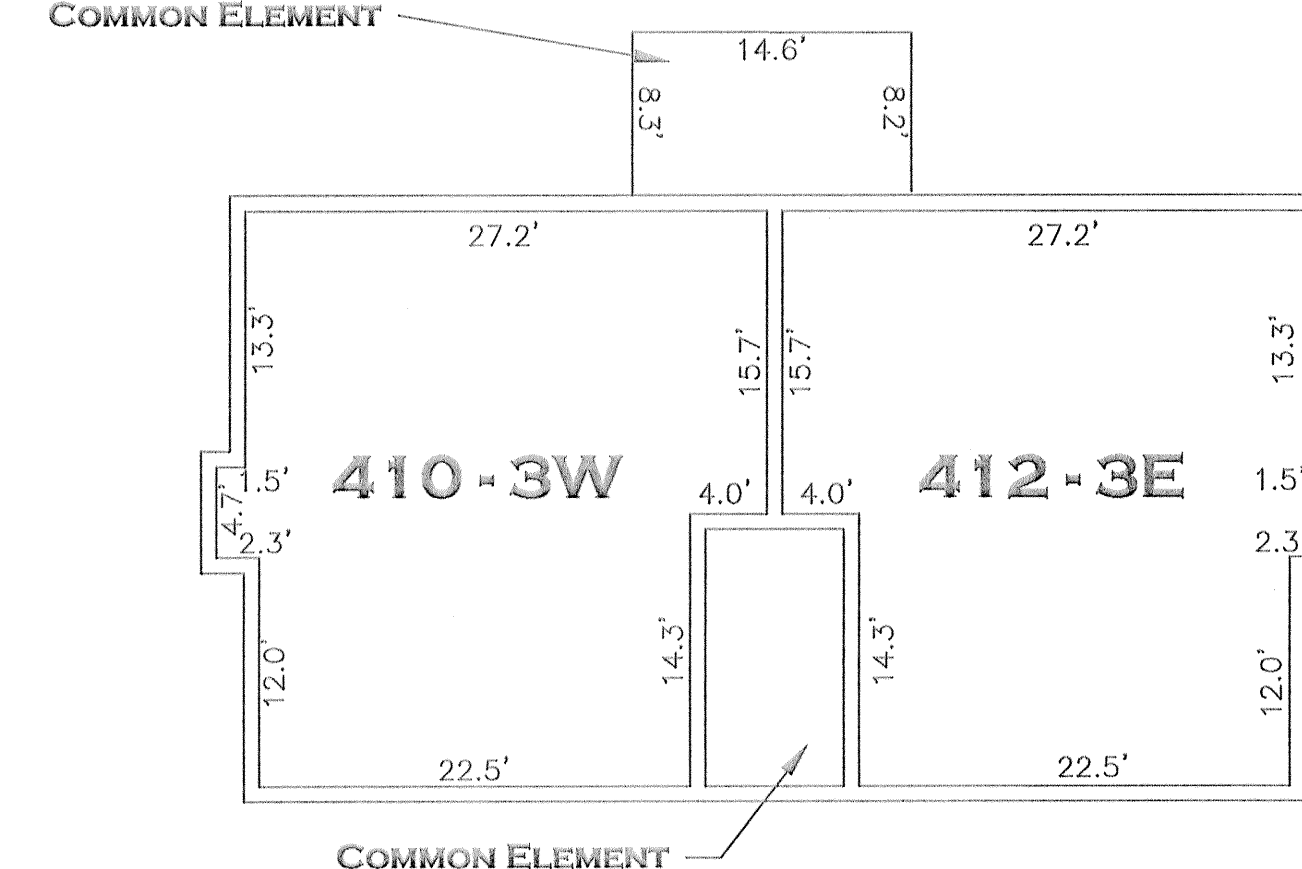
**FIRST FLOOR 410-412**

SCALE: 1" = 10'  
FLOOR ELEV: 182.13  
CEILING ELEV: 190.23



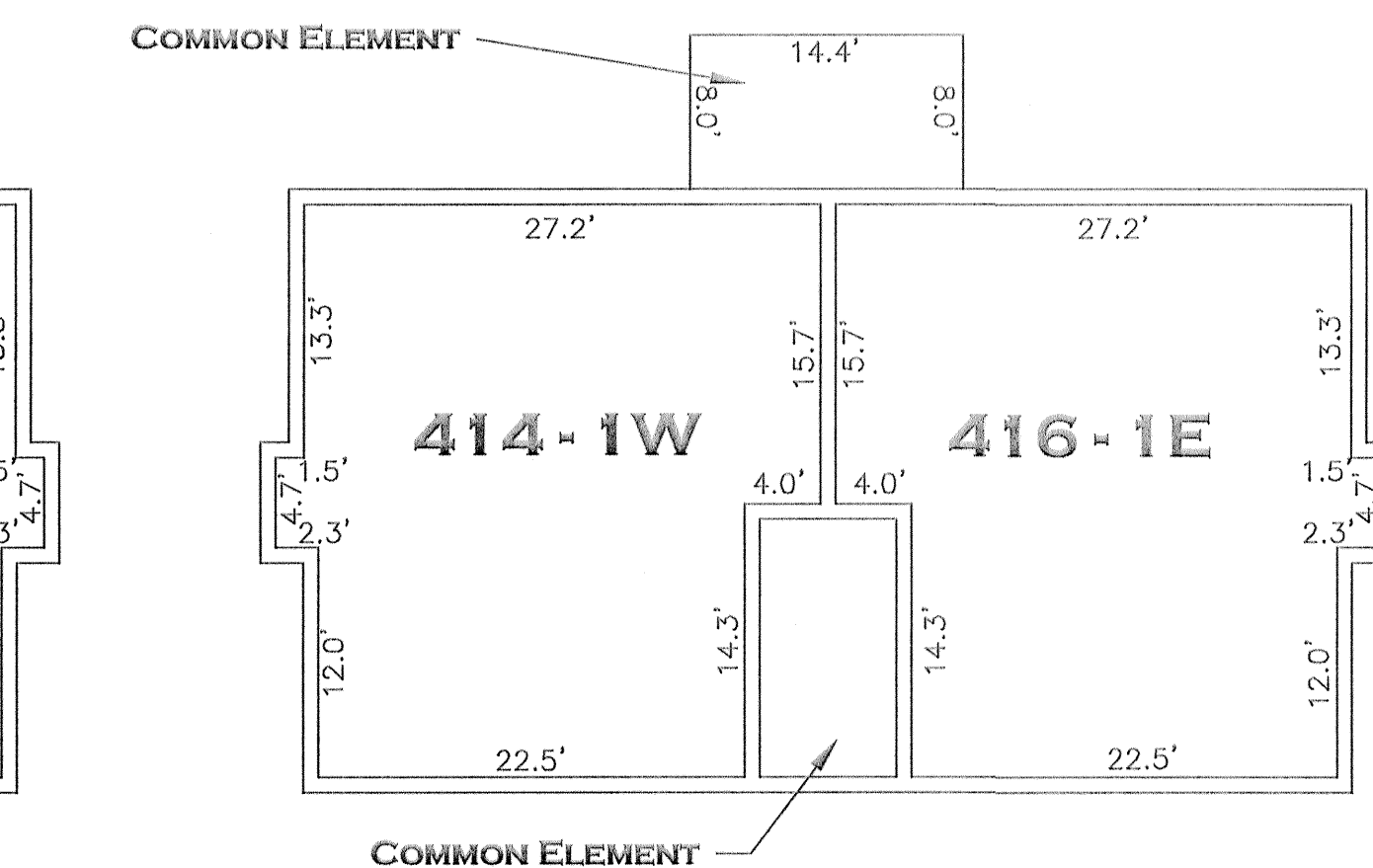
**SECOND FLOOR 410-412**

SCALE: 1" = 10'  
FLOOR ELEV: 191.20  
CEILING ELEV: 199.40



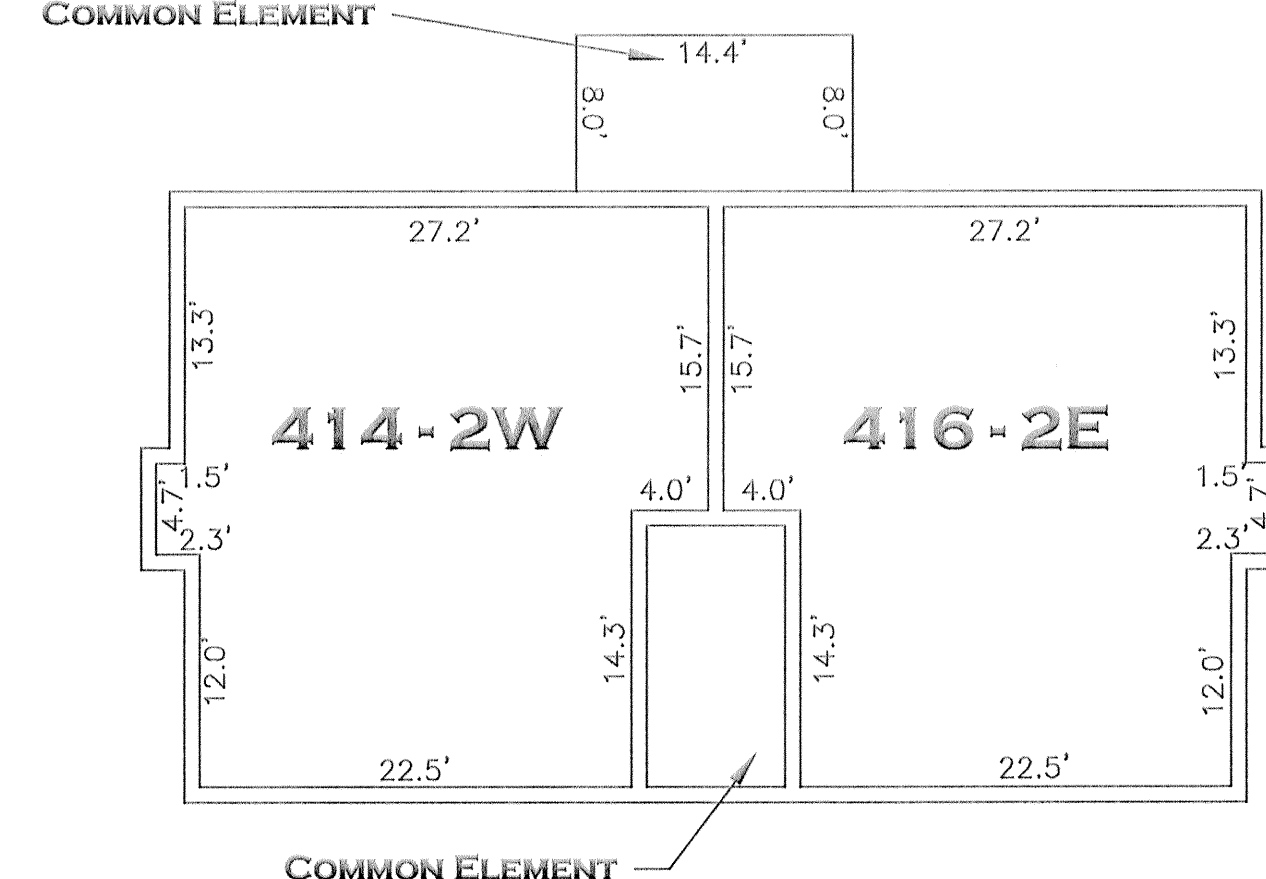
**THIRD FLOOR 410-412**

SCALE: 1" = 10'  
FLOOR ELEV: 200.33  
CEILING ELEV: 208.53



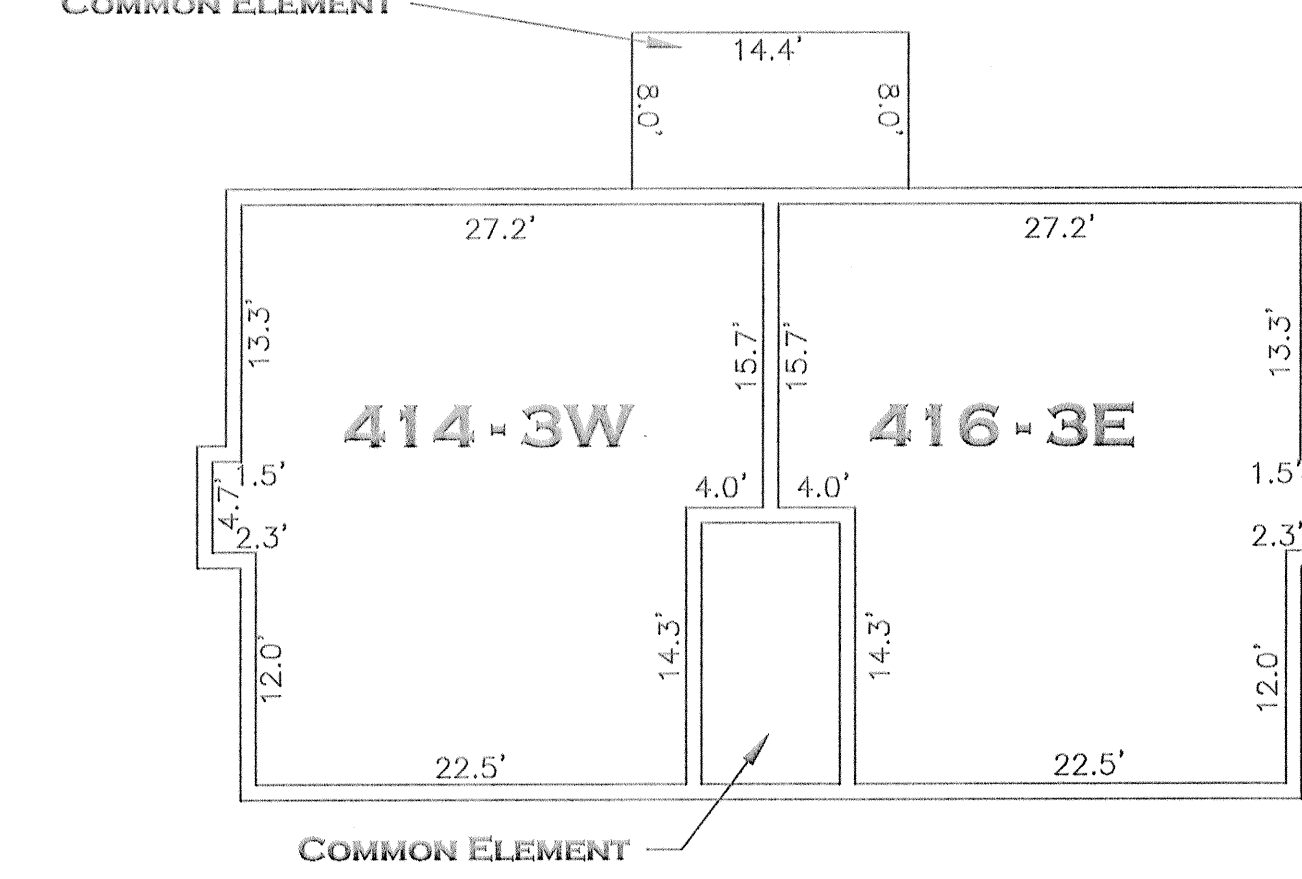
**FIRST FLOOR 414-416**

SCALE: 1" = 10'  
FLOOR ELEV: 178.96  
CEILING ELEV: 187.16



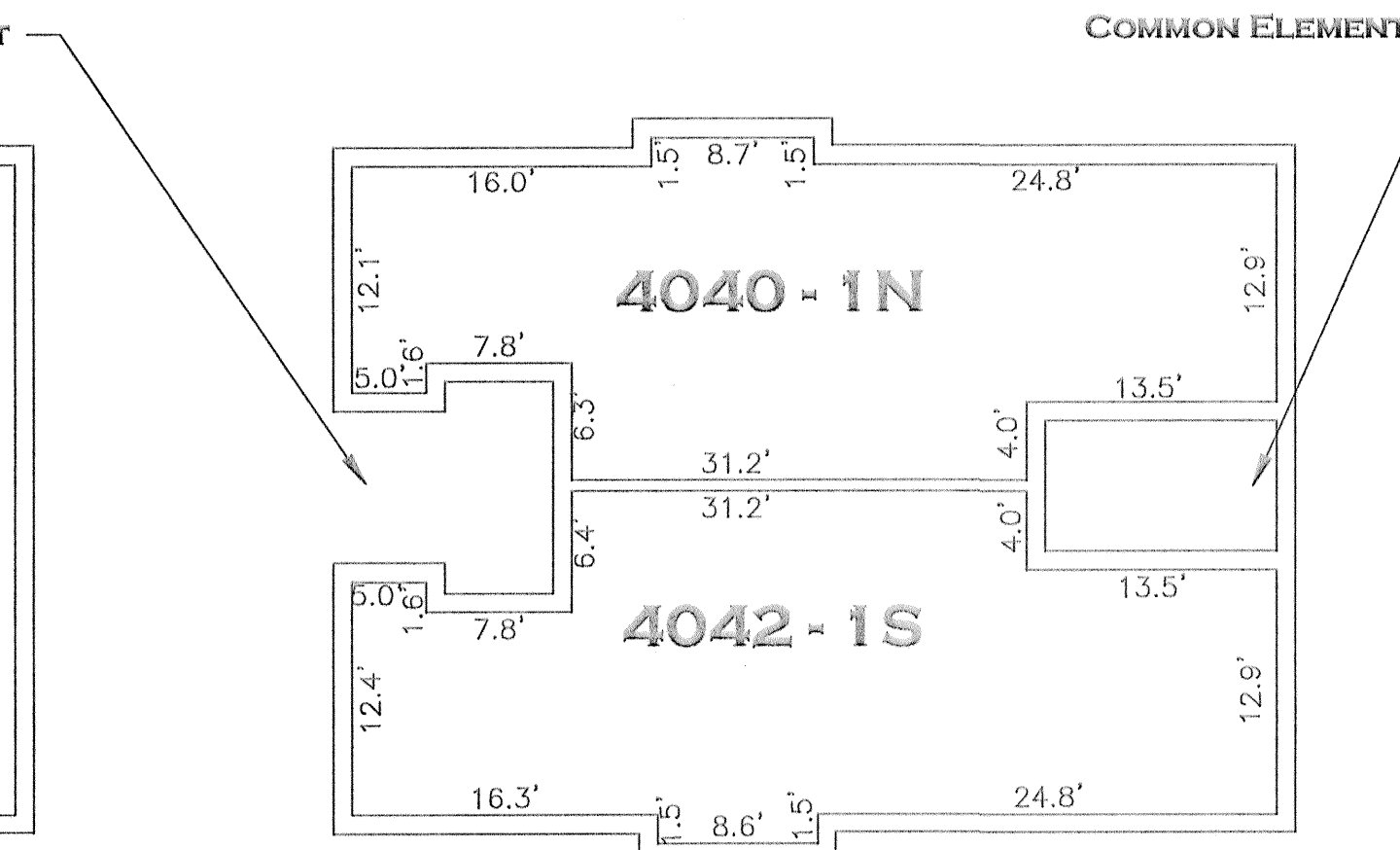
**SECOND FLOOR 414-416**

SCALE: 1" = 10'  
FLOOR ELEV: 188.01  
CEILING ELEV: 196.31



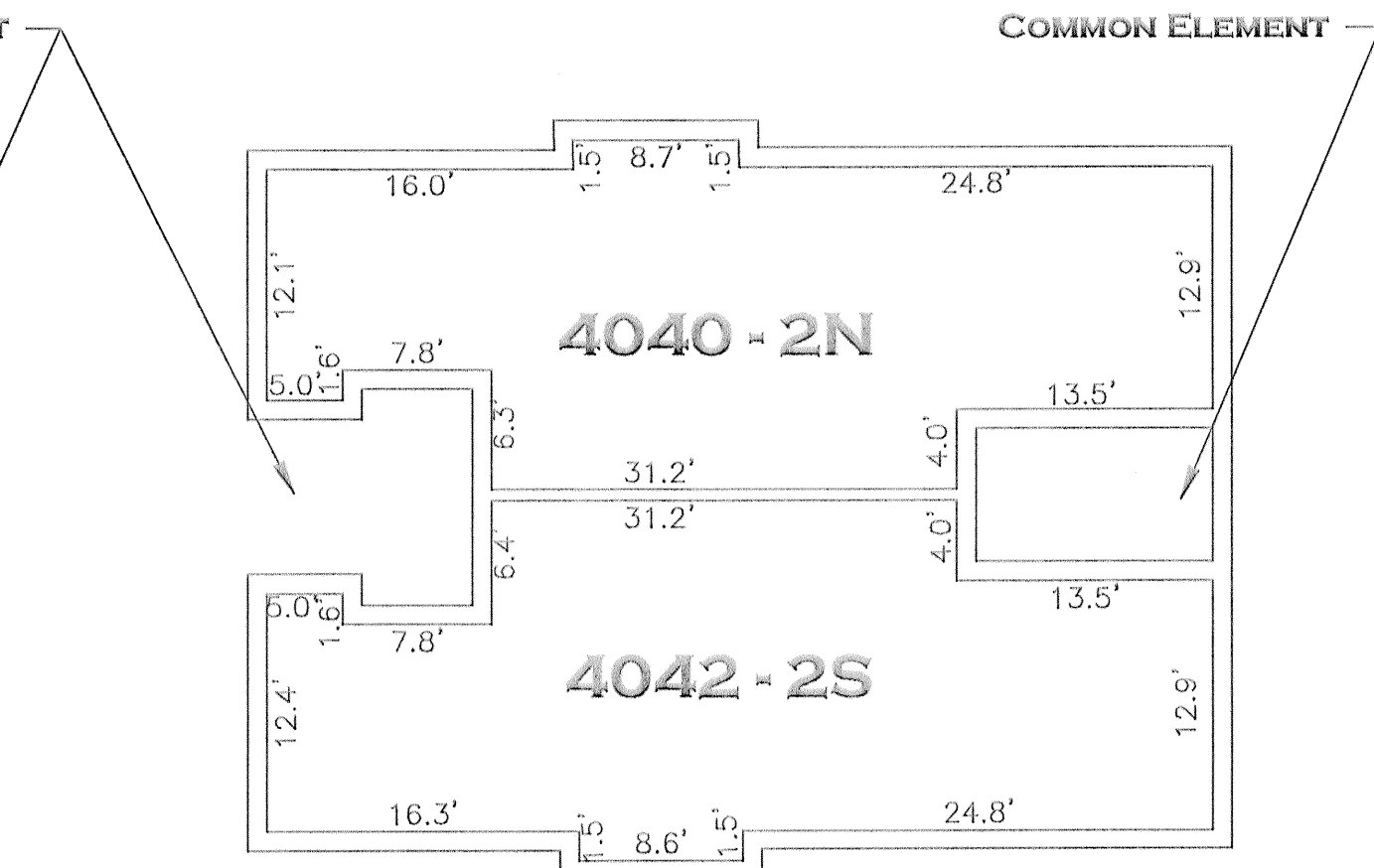
**THIRD FLOOR 414-416**

SCALE: 1" = 10'  
FLOOR ELEV: 197.06  
CEILING ELEV: 205.31



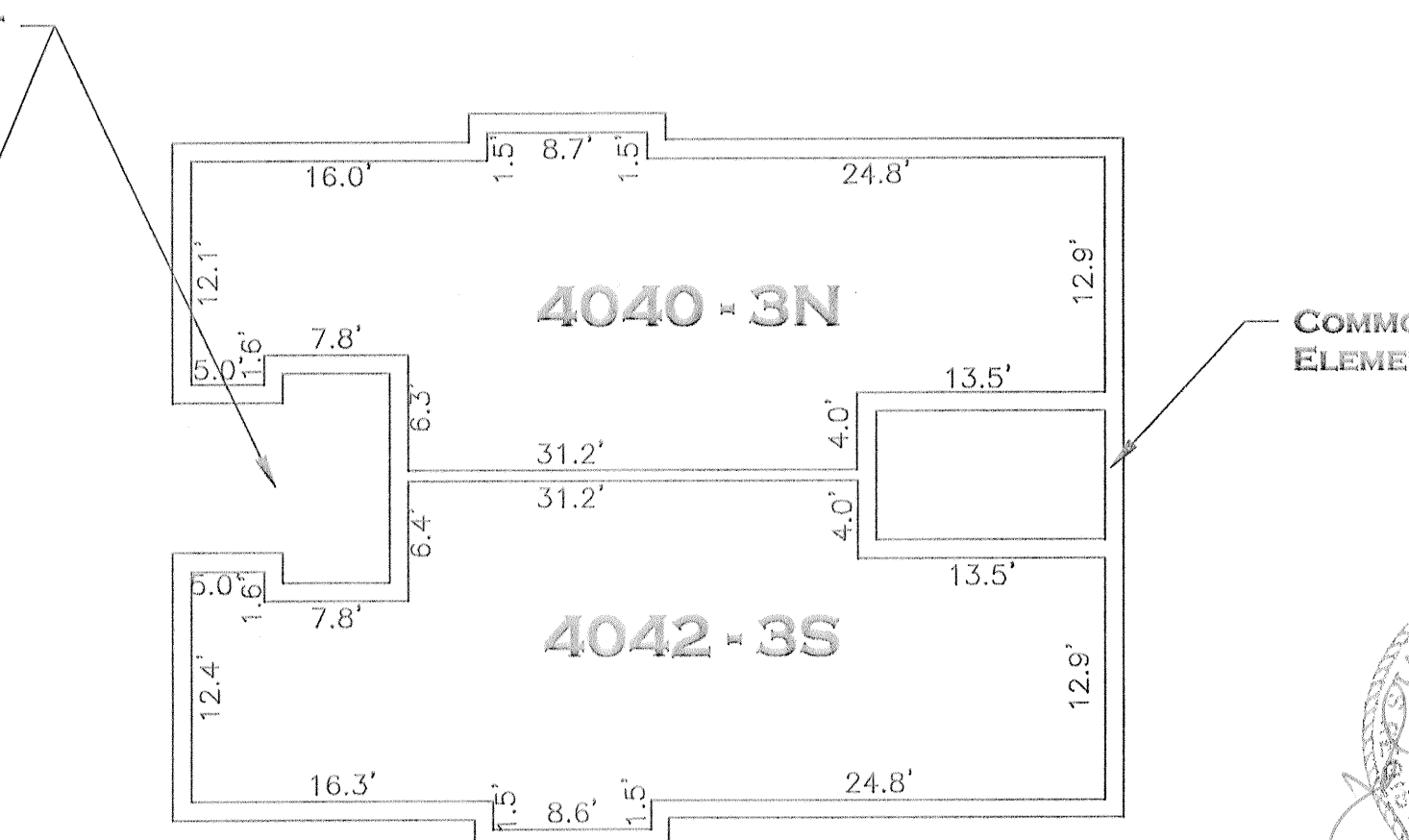
**FIRST FLOOR 4040-42**

SCALE: 1" = 10'  
FLOOR ELEV: 174.99  
CEILING ELEV: 183.29



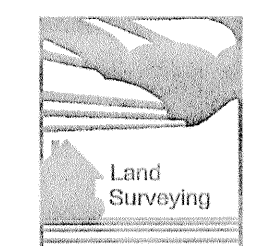
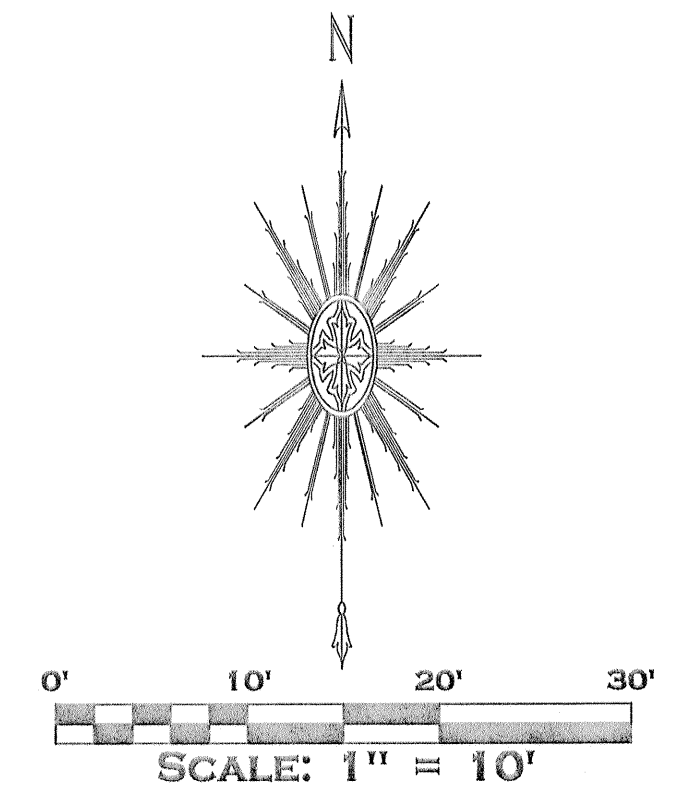
**SECOND FLOOR 4040-42**

SCALE: 1" = 10'  
FLOOR ELEV: 184.05  
CEILING ELEV: 192.35

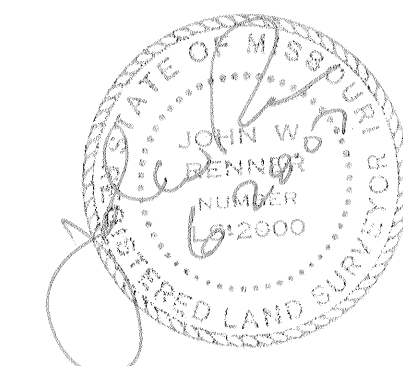


**THIRD FLOOR 4040-42**

SCALE: 1" = 10'  
FLOOR ELEV: 193.06  
CEILING ELEV: 201.46



JOHN RENNER  
LAND SURVEYOR  
6247 BROOKSIDE BOULEVARD  
SUITE No. 244  
KANSAS CITY, MO. 64114  
816-333-8841  
JOB NO. 4-05-069  
REVISED:



**FINAL PLAT**  
FOR  
**41ST STREET CONDOMINIUM**  
A CONDOMINIUM SUBDIVISION IN  
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

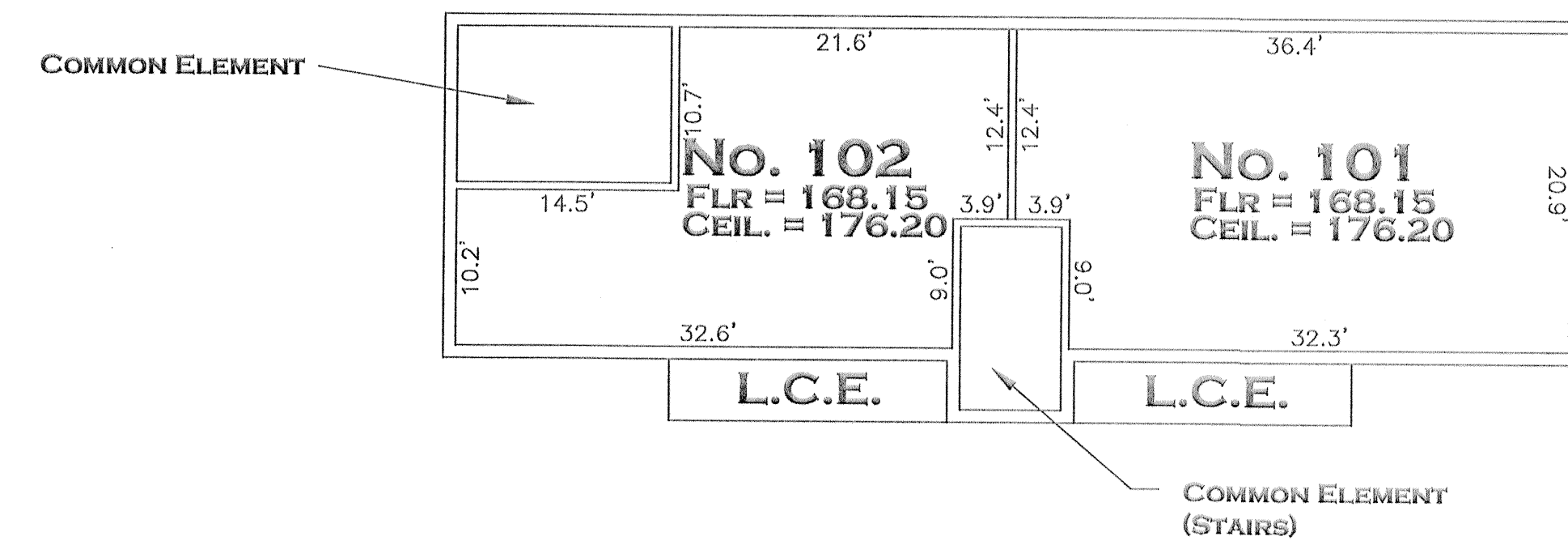
RENNER SURVEY

DATE: 10-15-05 REV: 2-15-07 DWG: RAJ CHK: J.R.

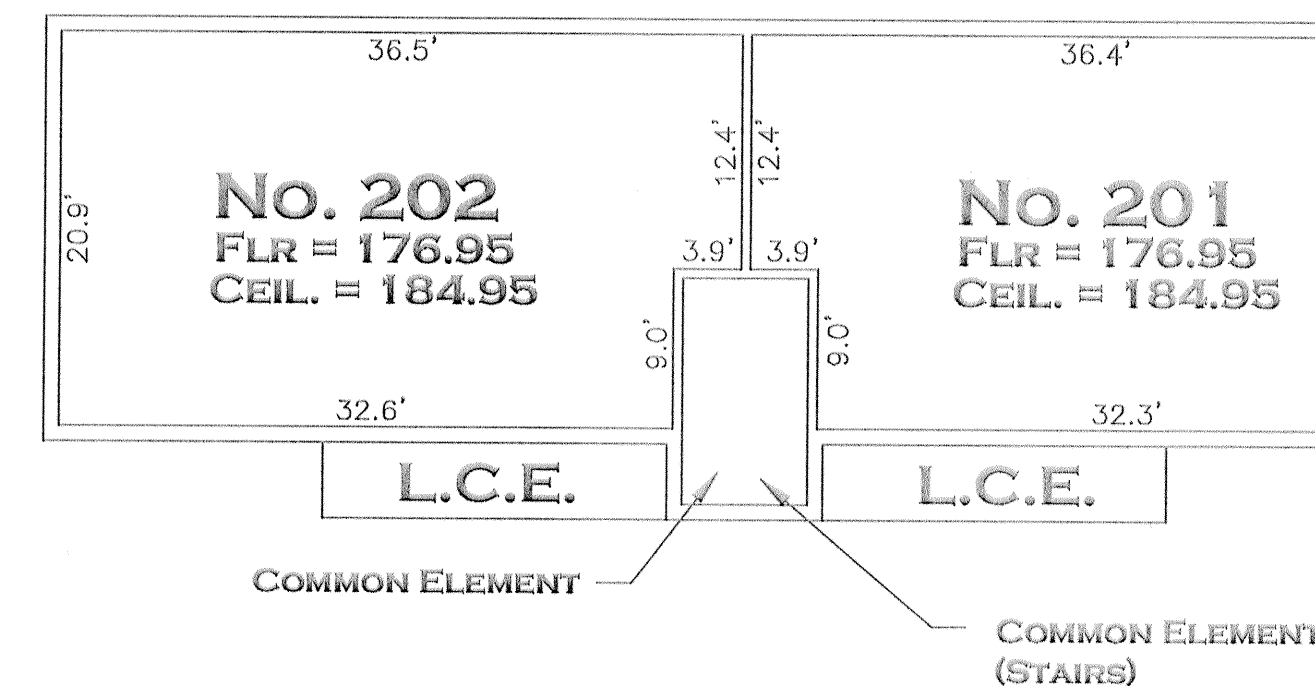
F2

2007E01136S2

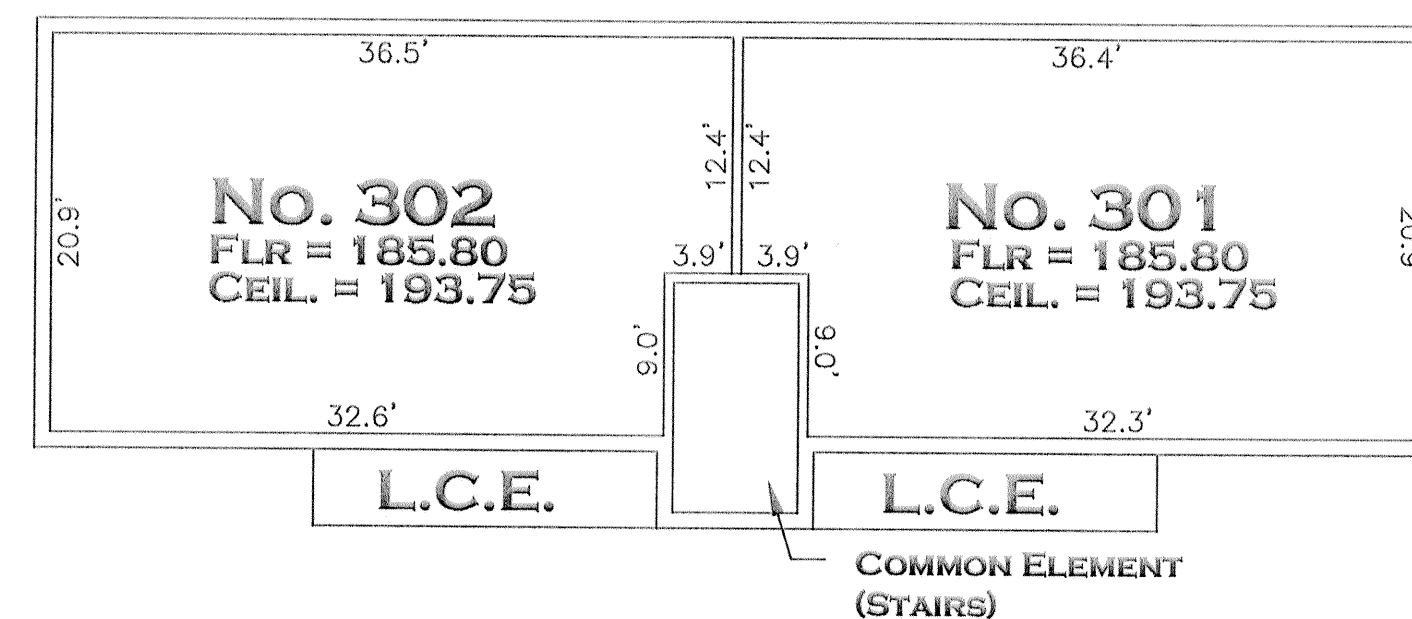
FINAL PLAT  
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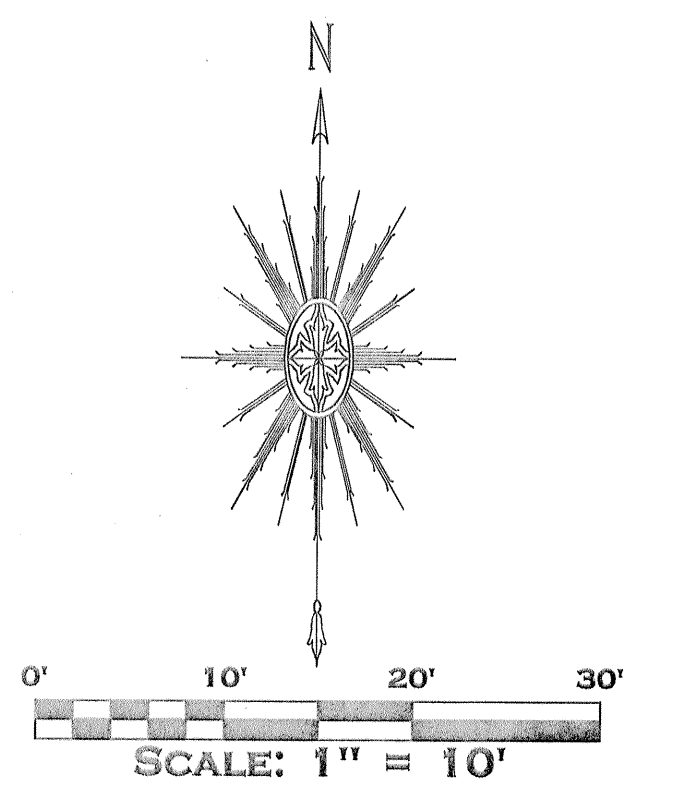
**BASEMENT PLAN 4036**  
SCALE: 1" = 10'



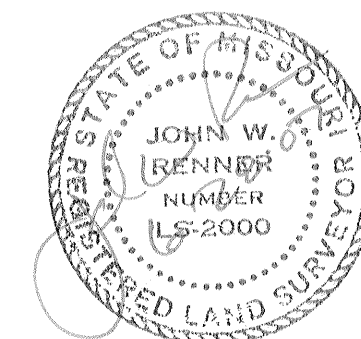
**FIRST FLOOR 4036**  
SCALE: 1" = 10'



**SECOND FLOOR 4036**  
SCALE: 1" = 10'



JOHN RENNER  
LAND SURVEYOR  
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JOB NO. 4-05-069  
REVISED:



FINAL PLAT  
FOR THE  
41ST STREET CONDOMINIUM  
A CONDOMINIUM SUBDIVISION IN  
KANSAS CITY, JACKSON COUNTY MISSOURI

BUILDING LAYOUTS: 4036 LOCUST

RENNER SURVEYING

DATE: 10-31-06 REV. 1-31-07 DWN:RAJ CHKD:JR

F3