

2007E0113647

FINAL PLAT

NOTRE DAME CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

OWNER:
ROYCE MCGUIRE

S 87°07'28" E 136.27

2844
August 2007
3:56 PM
K47 P.47
Instrument Number 07E0113647
Director of Records
C. Waterfield
Deputy
11640

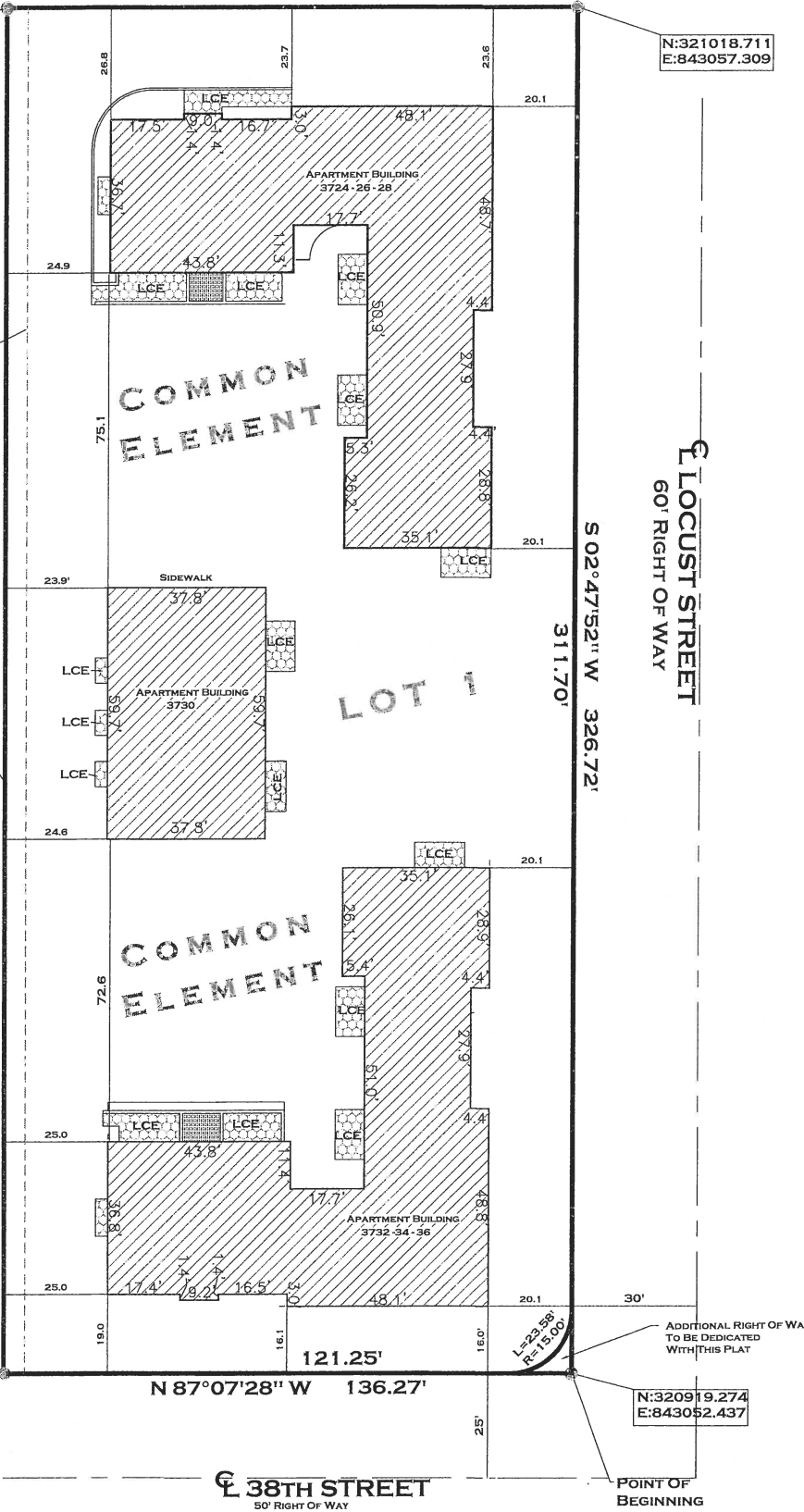
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OWNER:
RADU GHEORGHITA

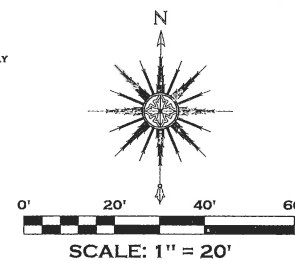
HYDE PARK
TOWNHOMES

N 02° 47' 52" E
326.72'



LOCUST STREET
60' RIGHT OF WAY

38TH STREET
50' RIGHT OF WAY



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 HEREAFTER KNOWN AS "NOTRE DAME 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 ENTRANCE 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, NOTRE DAME 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 (1986) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BY-LAWS 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: NOTRE DAME 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 THREE BUILDINGS WITH A TOTAL OF THIRTY FOUR UNITS, THIRTY ON-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PERSUANT 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. THE STOOPS SHOWN ON THE BASEMENT LEVEL ARE ASSIGNED TO THE UNIT WHICH NUMBER IS SHOWN HEREON FOLLOWING THE "LCE" DESIGNATION.

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-106-2 RESET HAVING A GRID FACTOR OF 0.9999024.

STATION JA-106-2 RESET COORDINATES:
N 320734.029
E 842760.027
THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR LOCUST WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 28484 ON MARCH 27, 1905.
STREET GRADES FOR 38TH STREET WERE PREVIOUS ESTABLISHED BY ORDINANCE NO. 34256 ON MAY 9, 1906.

ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-106-2 RESET HAVING AN ELEVATION OF 201.90.

INFORMATION SHOWN HEREON IS BASED ON FIRST ASSURED QUALITY TITLE INSURANCE COMPANY COMMITMENT NUMBER M775344.

PARKLAND DEDICATION:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$4,064.33 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR THIRTY-FIVE MULTI-FAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 66-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

LEGEND

● FOUND 3/8" IRON BAR
STATE PLANE COORDINATES (METERS)

N 320919.274
E 843052.437

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.

IN TESTIMONY WHEREOF, NOTRE DAME, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 31 DAY OF JULY, 2007.

DANIEL Q. WEINDLING, MANAGING MEMBER

NOTARY CERTIFICATION

STATE OF MISSOURI)
COUNTY OF JACKSON)

BE IT REMEMBERED THAT, ON THIS 31 DAY OF JULY, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, CAME DANIEL Q. WEINDLING, MANAGING MEMBER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF NOTRE DAME, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME TO BE THE ACT AND DEED OF SAID COMPANY.

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

APPROVED BY:
CITY PLAN COMMISSION PUBLIC WORKS
APPROVED: OCTOBER 17, 2006
CHAIRMAN - EVERT ADAMS, JR.
CITY ENGINEER - GREGORY J. ROKOS, P.E.
ASSISTANT SECRETARY - VIRGINIA L. WALSH
DIRECTOR - STANLEY J. HARRIS, P.E.

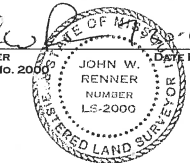
CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 16210, DULY AUTHENTICATED AS PASSED THIS DAY OF November, 2007.

MAYOR - KAT BARNES

CITY CLERK - MILLIE 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 LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHN W. RENNEN
MISSOURI PLS No. 2000



LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 49, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 38TH STREET AND THE WEST LINE OF LOCUST STREET AS SAID STREETS ARE NOW ESTABLISHED; THENCE NORTH 87°07'28" WEST ALONG THE NORTH LINE OF 38TH STREET 136.27 FEET; THENCE NORTH 02°47'52" EAST 326.72 FEET; THENCE SOUTH 87°07'28" EAST 136.27 FEET; THENCE SOUTH 02°47'52" WEST ALONG THE WEST LINE OF LOCUST STREET 326.72 FEET TO THE POINT OF BEGINNING, CONTAINING 44,522 SQUARE FEET, OR 1.0 ACRES MORE OR LESS.

OWNER / DEVELOPER

DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO 64110

JOHN RENNEN
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 204
KANSAS CITY, MO. 64113
816-333-8841

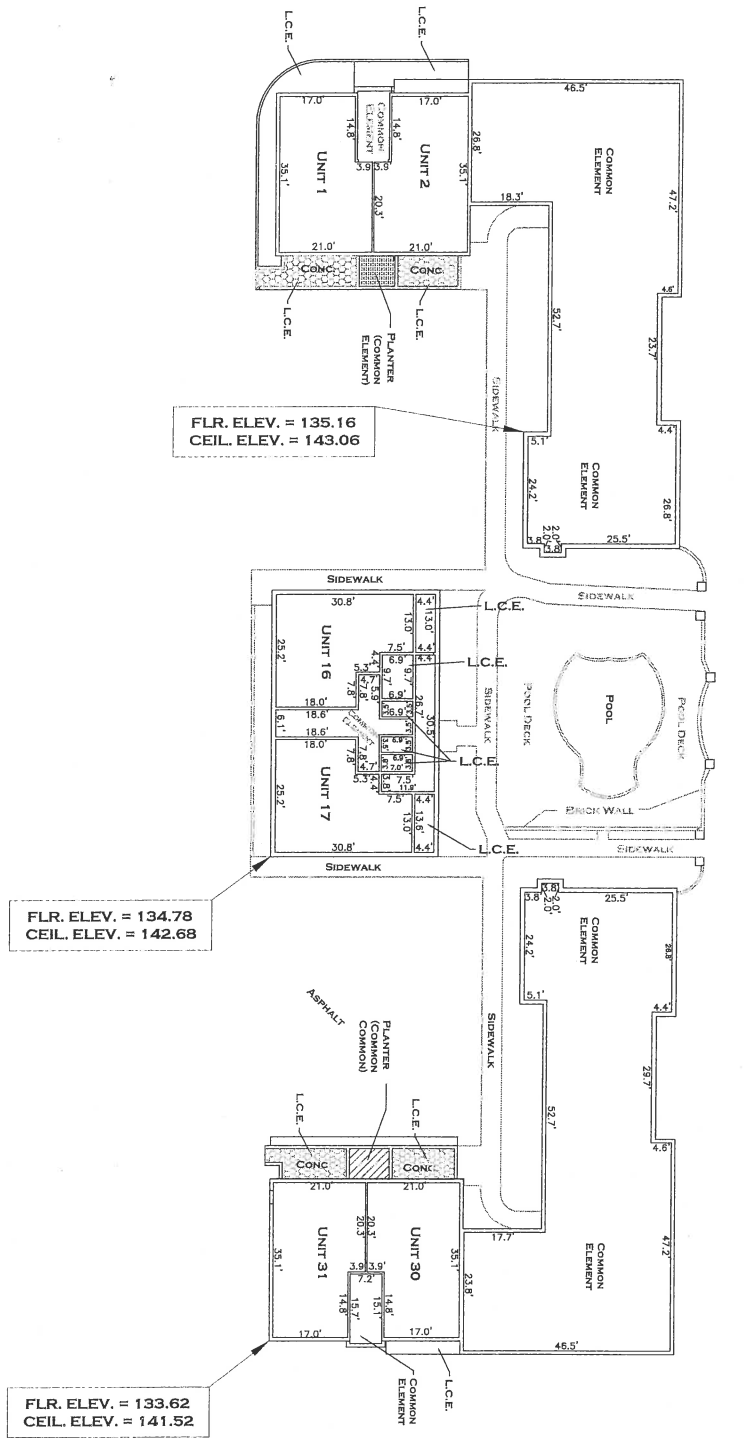
FINAL PLAT FOR NOTRE DAME CONDOMINIUM A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI			
GENERAL SITE PLAN			
RENNER SURVEYING			
SUBMITTAL DATE: 8-30-06	Rev. 2-20-06 Rev. 8-16-06 Rev. 8-30-06 Rev. 11-13-06 Rev. 2-15-07 Rev. 7-5-07	Job No.: 405071FP DWN:RAJ CHKD:JR	F1

FINAL PLAT

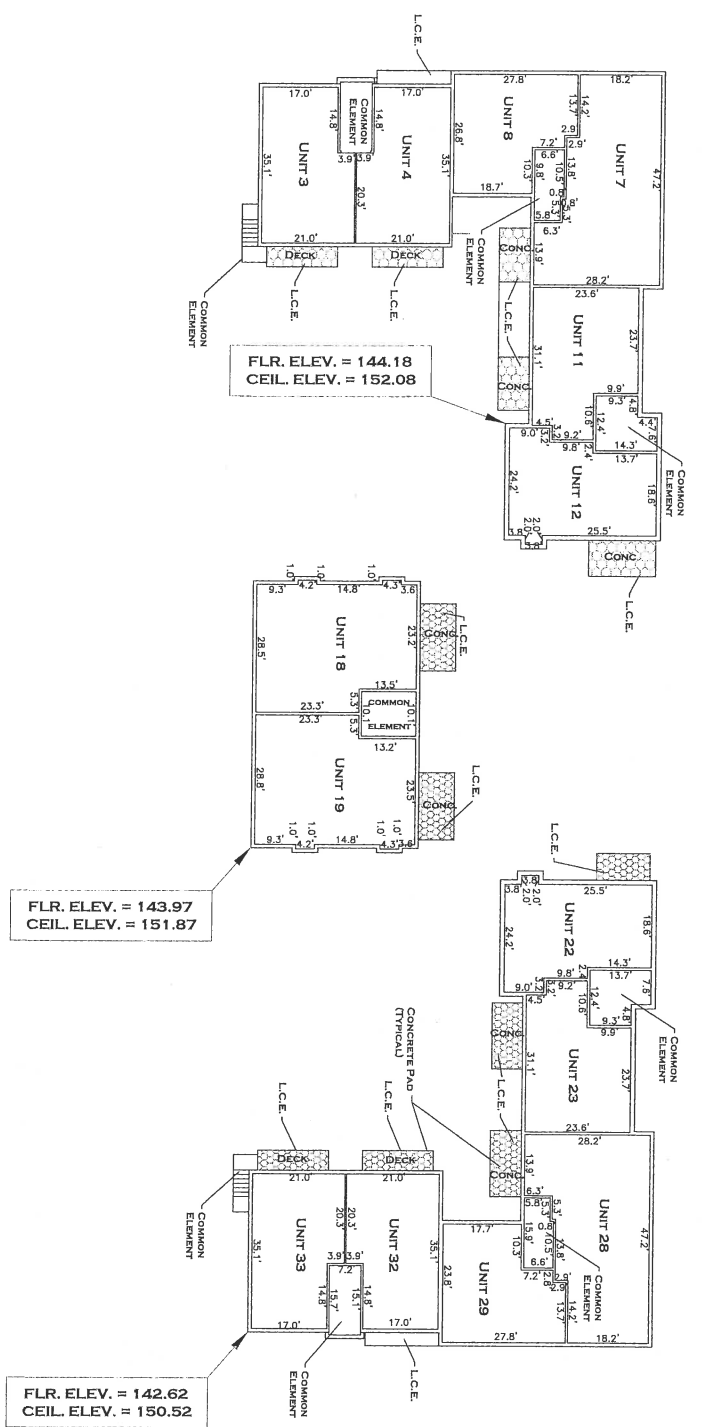
NOTRE DAME CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

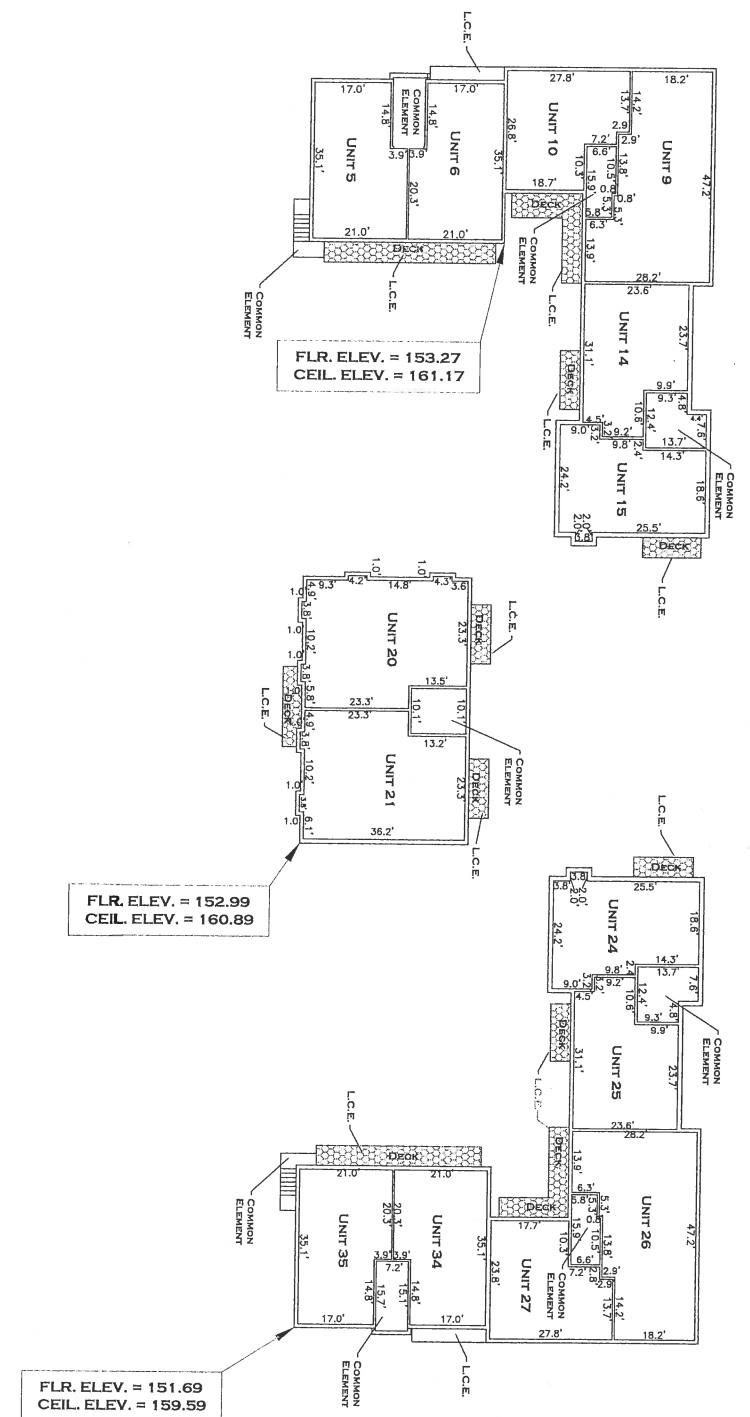
DEVELOPER:
DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO. 64112



BASEMENT - GROUND LEVEL
SCALE: 1" = 20'

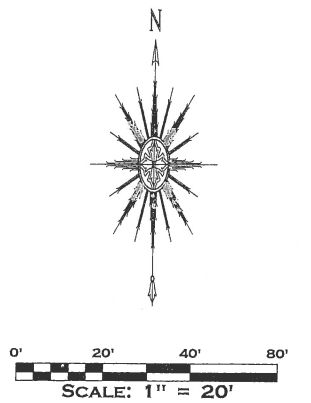


SECOND FLOOR
SCALE: 1" = 20'

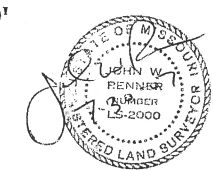


THIRD FLOOR
SCALE: 1" = 20'

L.C.E. = LIMITED COMMON ELEMENT



JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 204
KANSAS CITY, MO. 64113
816-333-8841
JOB No. 4-05-071C
REVISED:



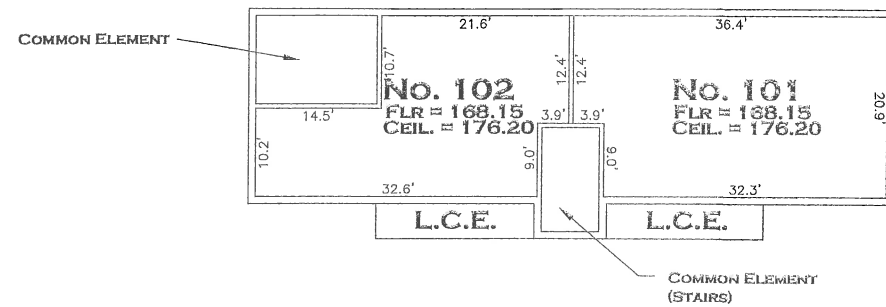
FINAL PLAT			
FOR			
NOTRE DAME CONDOMINIUM			
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI			
BUILDING LAYOUTS			
RENNER SURVEYING			
SUBMITTAL DATE: 8-18-06	REV. 2-20-06 REV. 8-16-06 REV. 8-20-06 REV. 1-18-07 REV. 2-15-07 REV. 6-14-07	Job No.: 4-05-071C DWN:RAJ CHKD:JR	F2

2007E011365Z

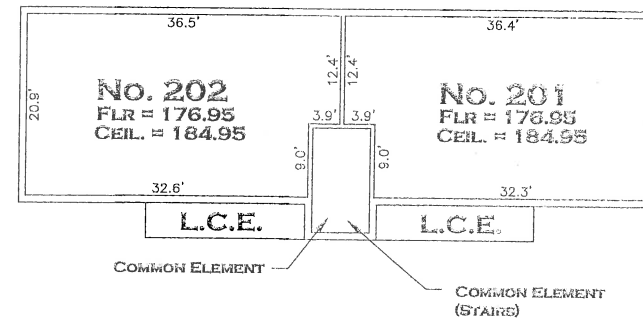
FINAL PLAT

41ST STREET CONDOMINIUM

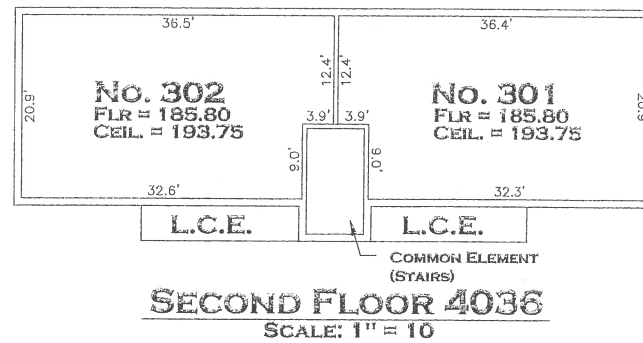
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



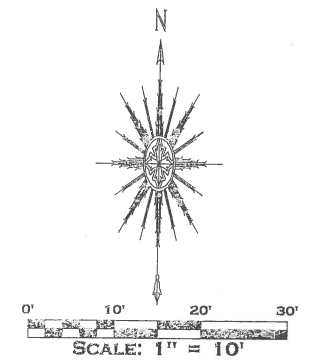
BASEMENT PLAN 4036
SCALE: 1" = 10'



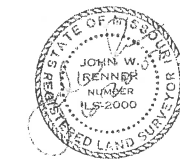
FIRST FLOOR 4036
SCALE: 1" = 10'



SECOND FLOOR 4036
SCALE: 1" = 10'



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 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