



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
 City Planning & Development Department
www.kcmo.gov/cpc

November 7th, 2023

Vacation of Condominium Plat
Project Name

Docket # 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8

Request

CD-ROW-2023-00027
 Vacation of Condominium Plat
 CD-ROW-2023-00029
 Vacation of Condominium Plat
 CD-ROW-2023-00030
 Vacation of Condominium Plat
 CD-ROW-2023-00031
 Vacation of Condominium Plat
 CD-ROW-2023-00032
 Vacation of Condominium Plat
 CD-ROW-2023-00033
 Vacation of Condominium Plat
 CD-ROW-2023-00034
 Vacation of Condominium Plat
 CD-ROW-2023-00035
 Vacation of Condominium Plat

Applicant

Patricia Jensen
 Route Frets White Goss Gentile Rhodes,
 P.C

Location Various - see below
Area Various - see below
Zoning Various - see below
Council District Various - see below
County Jackson
School District Various - see below

Surrounding Land Uses

North: Various – see analysis
South: Various – see analysis
East: Various – see analysis
West: Various – see analysis

APPROVAL PROCESS



PROJECT TIMELINE

The applications for the subject request was filed on 9/05/2023. Scheduling deviations from 2023 Cycle S have occurred.

- Applicant was fulfilling Petition to Vacate and gathering letter of consent

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to the surrounding property owners within 300 feet of the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

All the existing buildings serve as condominiums that occupy the subject sites. Although platted as condominiums, the units are currently owned by a single owner who currently rents them as apartments.

SUMMARY OF REQUEST + KEY POINTS

See analysis below.

CONTROLLING CASE

There is no controlling case.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation:
 12.1 Approval
 12.2 Approval
 12.3 Approval
 12.4 Approval
 12.5 Approval
 12.6 Approval
 12.7 Approval
 12.8 Approval

VACATION REVIEW

The applicant is requesting to vacate eight condominium plats. A condominium is defined as, a system of separate ownership of individual units with each unit owner entitled to a percentage ownership in the common elements evidenced by the recording of a plat and declaration of condominium pursuant to RSMo chapter 448. In each case, the buildings are platted as condominiums, but each unit is owned by one entity. The applicant is currently renting out each unit of the condominium as a multi-unit building and is the sole owner of each condo. This vacation of the condominium plat would return the structures into a multi-unit building under one ownership. All of the following vacations do not propose any changes other than the information labeled above and there will be no physical changes to each of the existing buildings. The vacation will change the ownership from multiple condominium owners to single ownership of each building. The condominium association and bylaws will also be dissolved.

APPROVAL CRITERIA OF STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

88-560-10-C. The vacation will not result in a violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

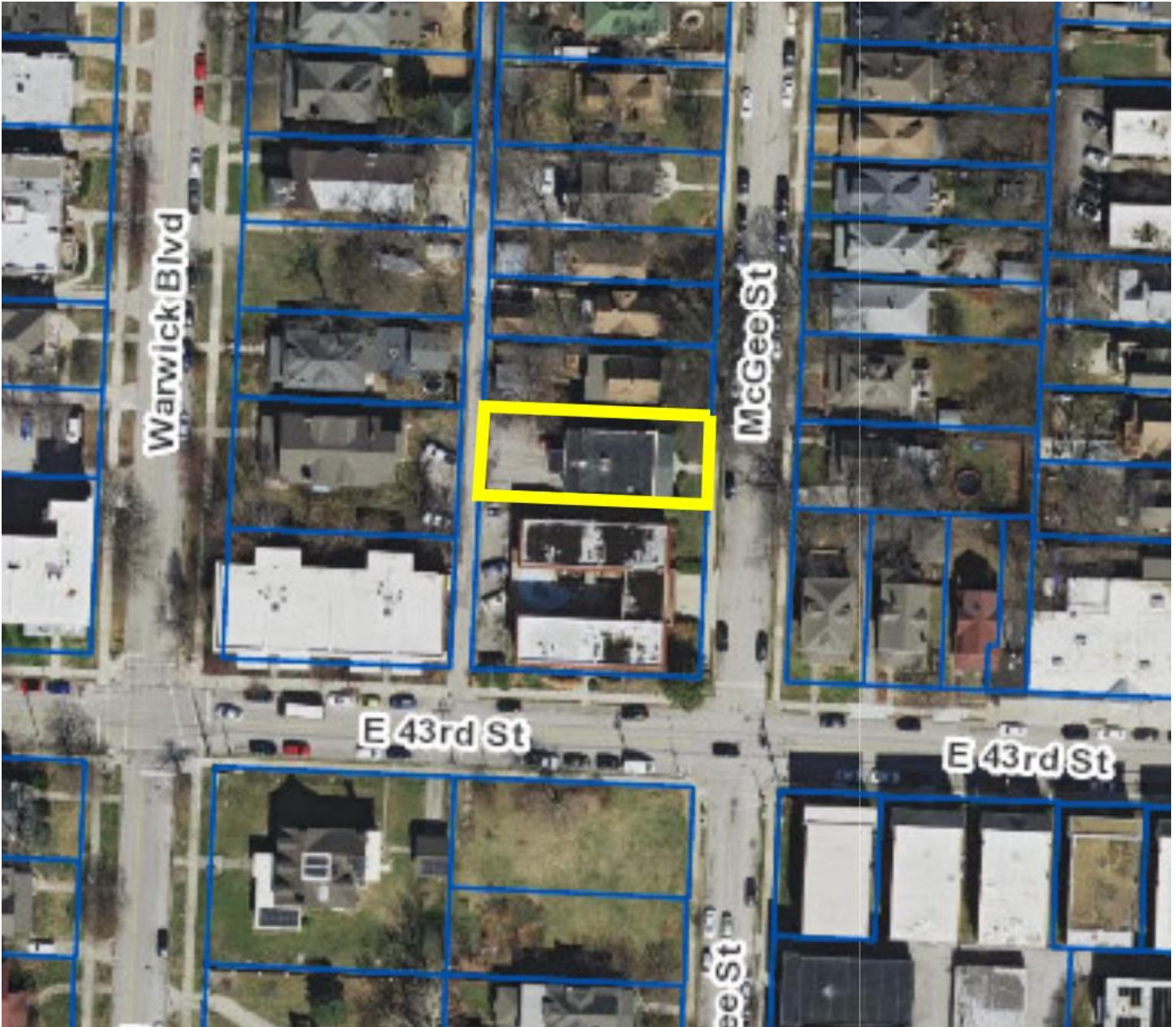
88-560-10-E. The vacation shall not result in a dead-end street or alley.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

VACATION ANALYSIS & SITE LOCATION

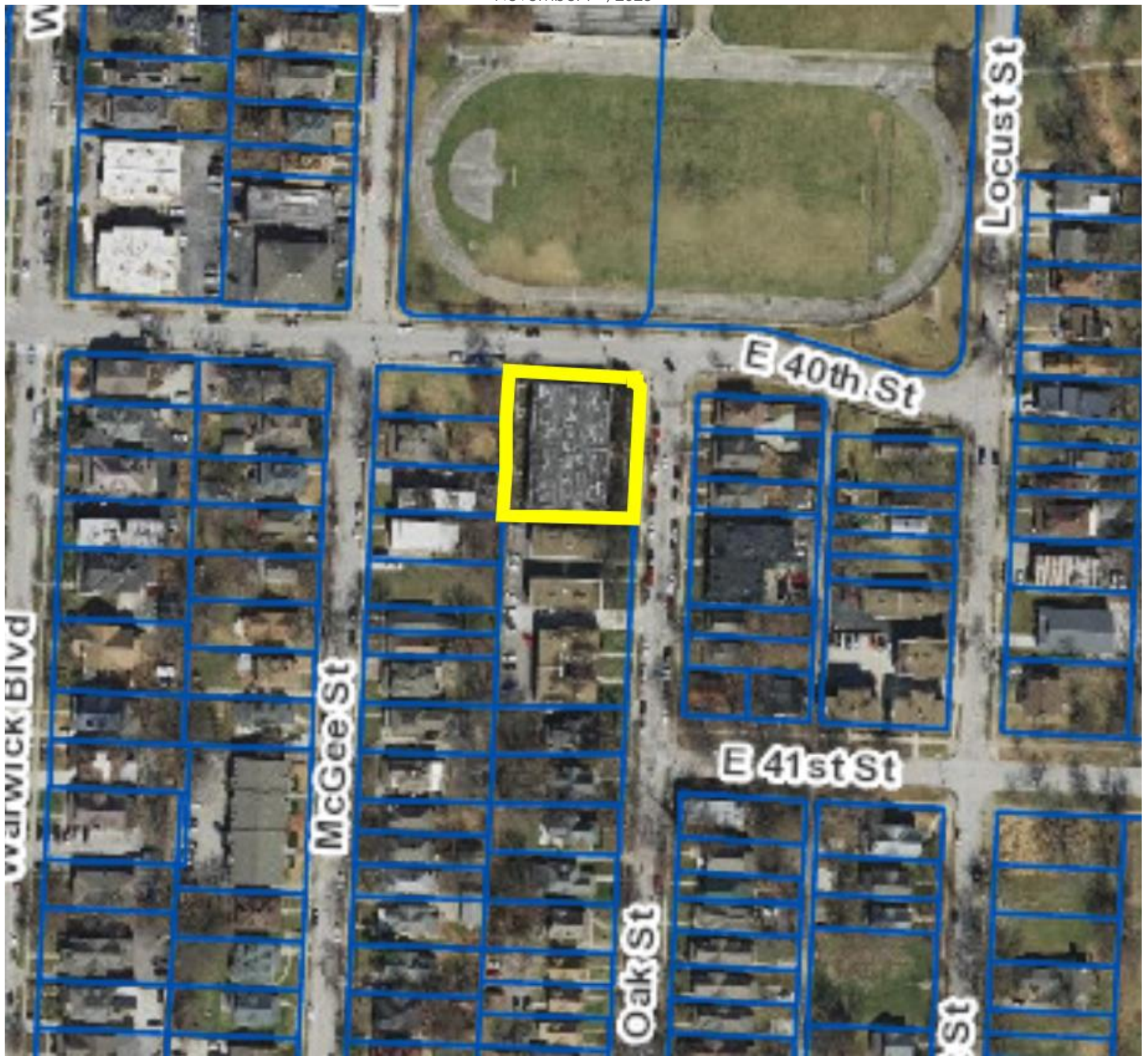


<p>Docket #: 12.1 Case # CD-ROW-2023-00027 Mayella Condominium</p>	<p>Location 4152 McGee St Area 0.15 Acres Zoning R-1.5 Council District 4th County Jackson School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses: North: Single-Family Residential South: Multi-Family Residential East: Single-Family Residential West: Single-Family Residential</p>	<p>Legal Ad: A request to approve a vacation of a condominium plat in District R-2.5 (Residential) on about 0.15 acres generally located at 4152 McGee St.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS AND WILL NOT BE IN CONFLICT WITH 88-405****

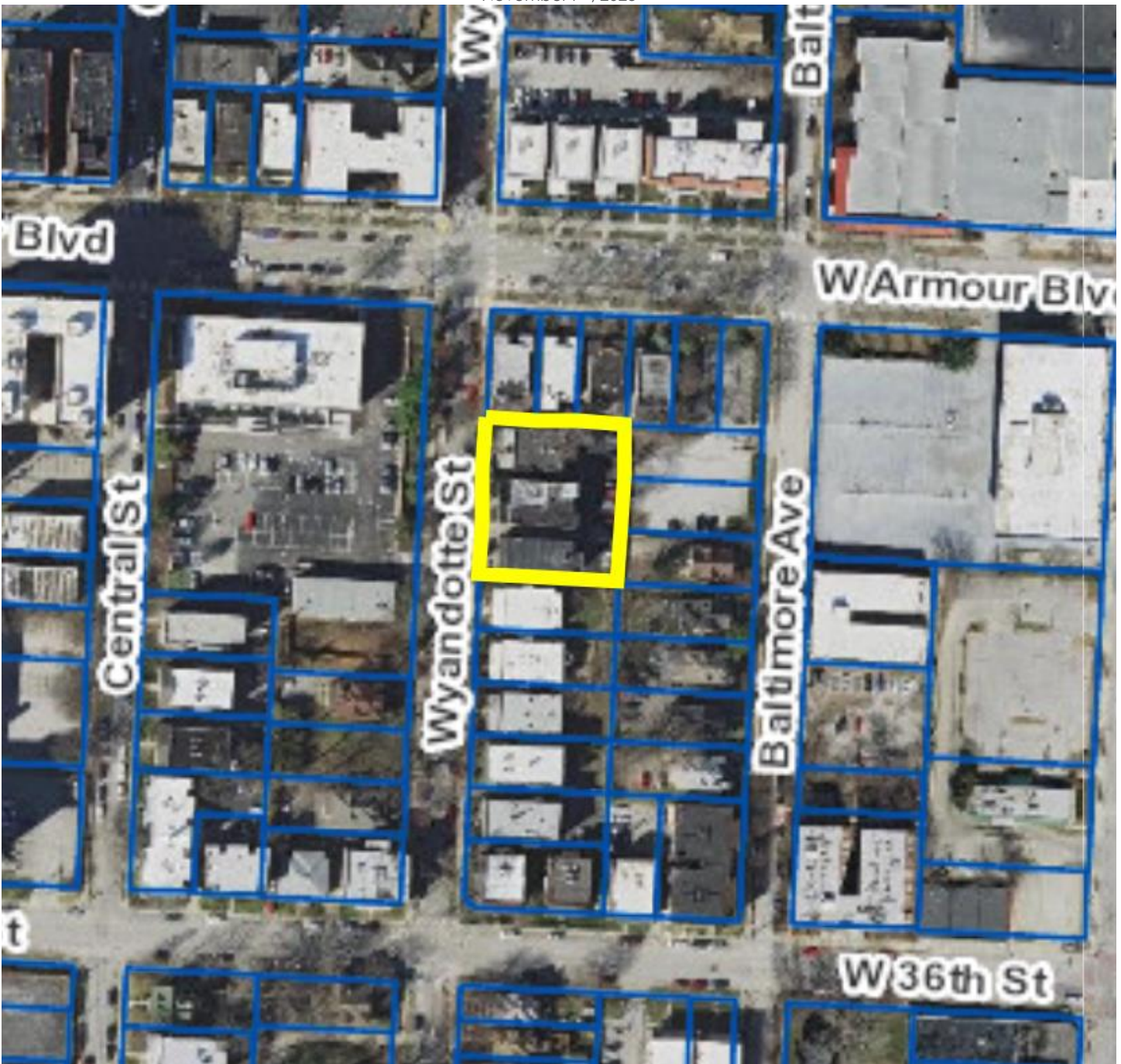


<p>Docket #: 12.2</p> <p>Case # CD-ROW-2023-00029 Oak Street Condominium</p>	<p>Location 4006 Oak St Area 0.6 acres Zoning R-2.5 Council District 4th County Jackson School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses North: Multi-Family Residential South: Single-Family Residential East: Multi-Family Residential West: Single-Family Residential.</p>	<p>Legal Ad: A request to approve a vacation of a condominium plat in R-2.5 (Residential) on about 0.6 acres generally located at 4006 Oak St.</p>
<p>**PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS**</p>			



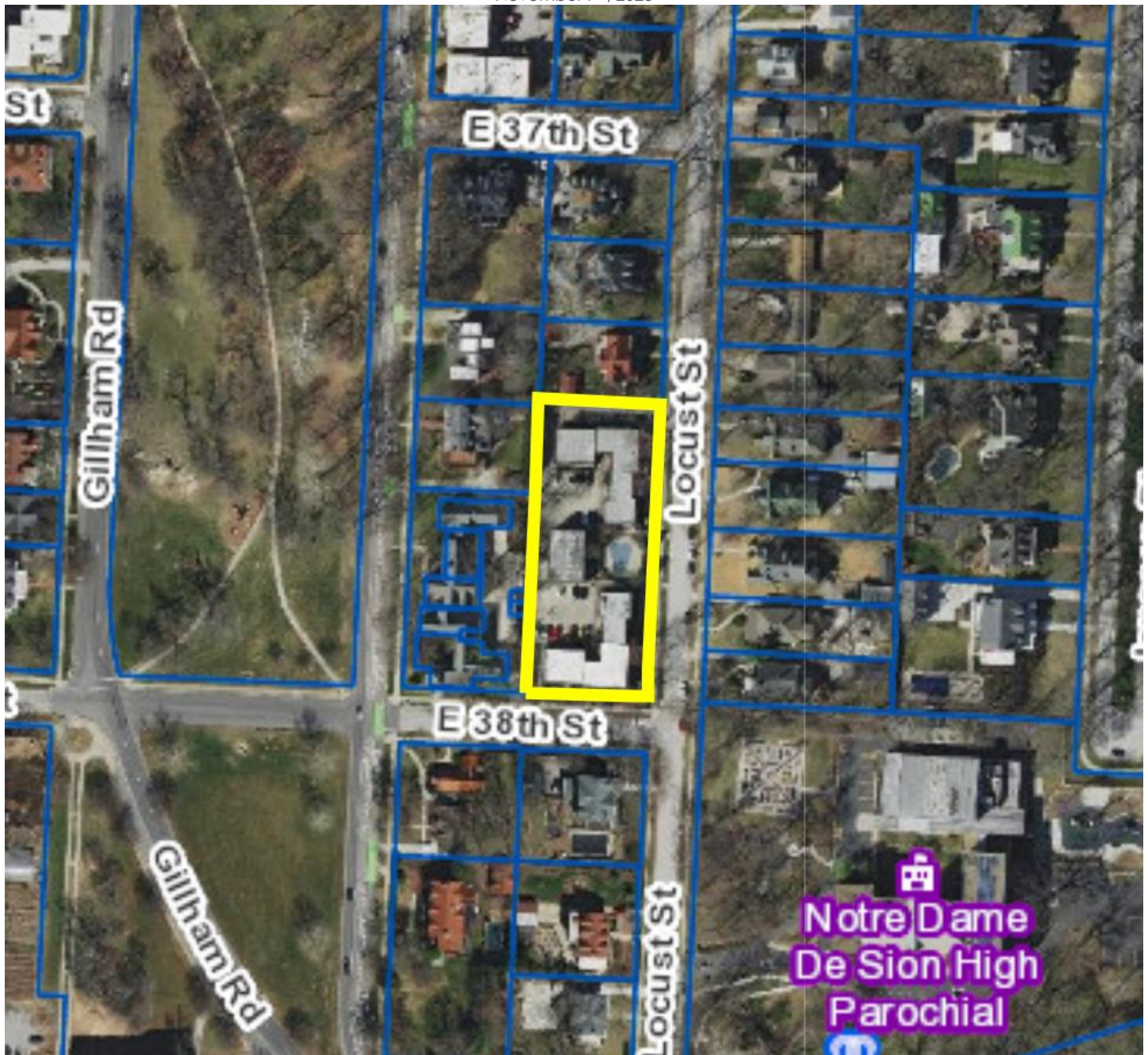
<p>Docket #: 12.3</p> <p>Case #: CD-ROW-2023-00030 Gallery Oak Condominium</p>	<p>Location Area 4000 Oak St About 0.5 acres</p> <p>Zoning R-2.5</p> <p>Council District 4th</p> <p>County Jackson</p> <p>School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses</p> <p>North: Recreation</p> <p>South: Multi-Family Residential</p> <p>East: Single-Family Residential</p> <p>West: Single-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-2.5 (Residential) on about 0.5 acres generally located at 4000 Oak St.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****

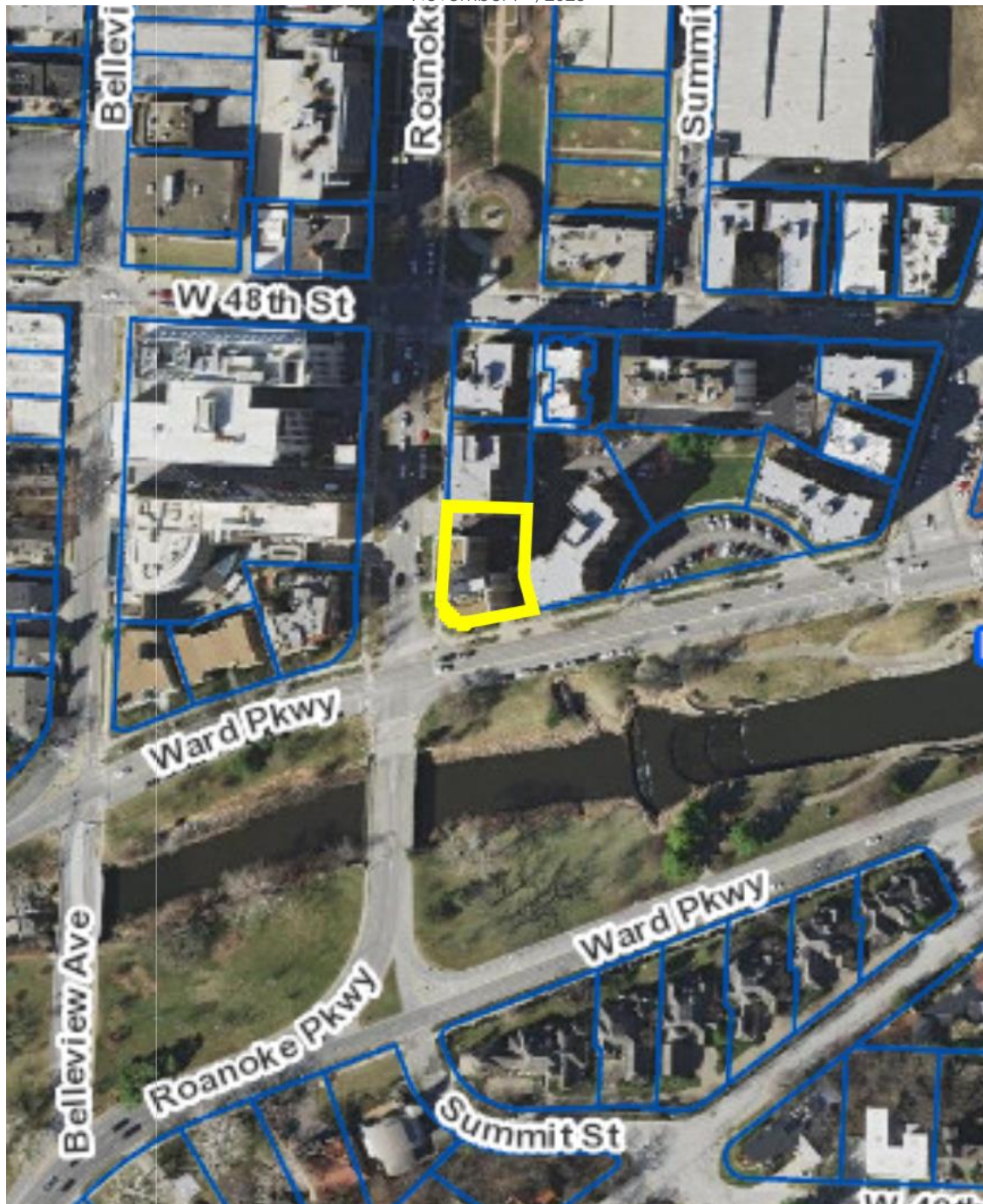


<p>Docket #: 12.4</p> <p>Case #: CD-ROW-2023-00031 Wyandotte Condominium</p>	<p>Location Area Zoning Council District County School District</p> <p>3509 Wyandotte About 0.5 acres R-2.5 4th Jackson Kansas City Missouri 110</p>	<p>Surrounding Land Uses North: Recreation South: Multi-Family Residential East: Single-Family Residential West: Single-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-2.5 (Residential) on about 0.5 acres generally located at 4000 Oak St.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****

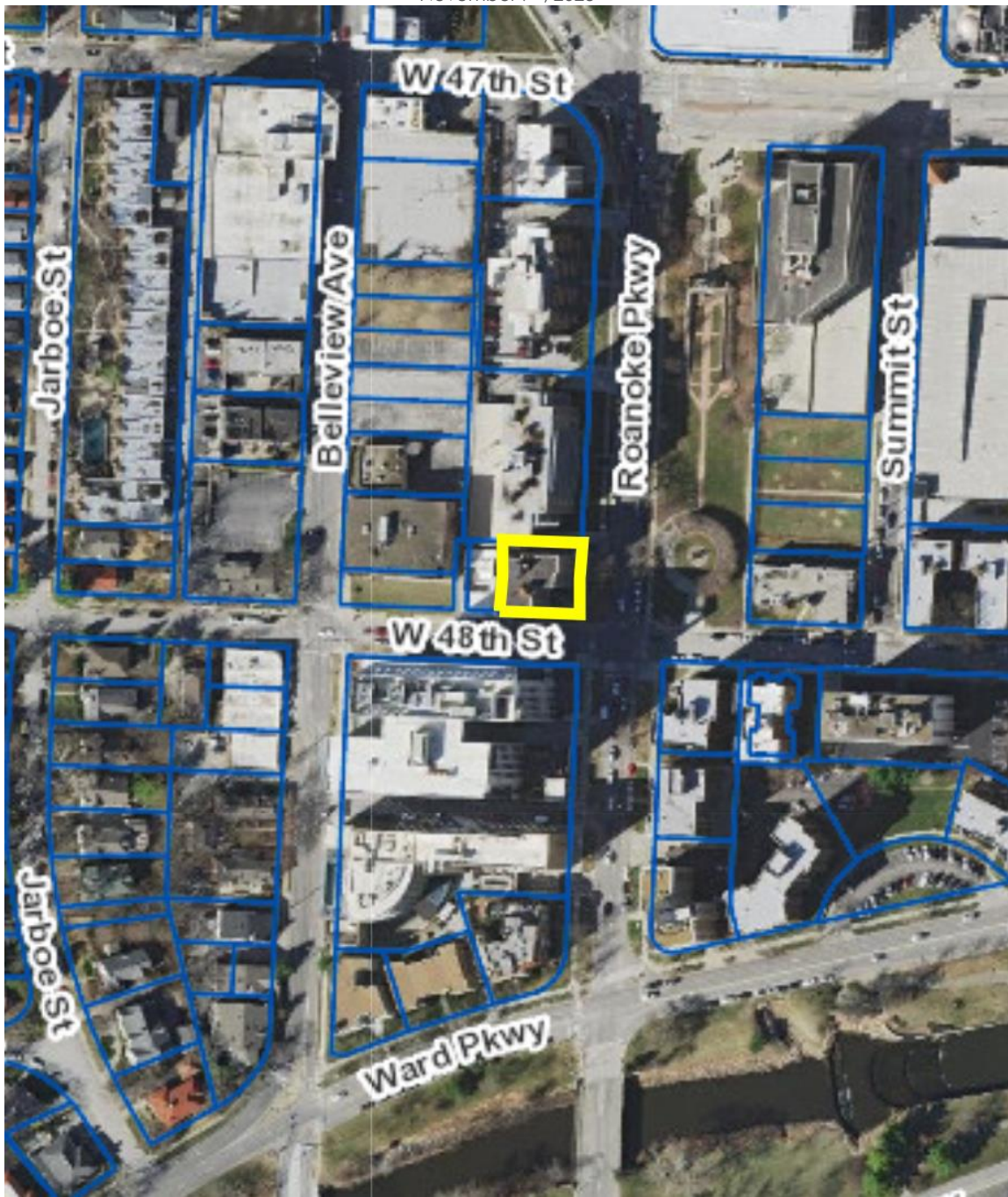


<p>Docket #: 12.5</p> <p>Case #: CD-ROW-2023-00032 Notre Dame Condominium</p>	<p>Location Area Zoning Council District County School District</p>	<p>3724 Locust St About 1 acre R-5 4th Jackson Kansas City Missouri 110</p>	<p>Surrounding Land Uses North: Single-Family Residential South: Single-Family Residential East: Single-Family Residential West: Multi-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-5 (Residential) on about 1 acres generally located at 3724 Locust St.</p>
<p>**PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS**</p>				



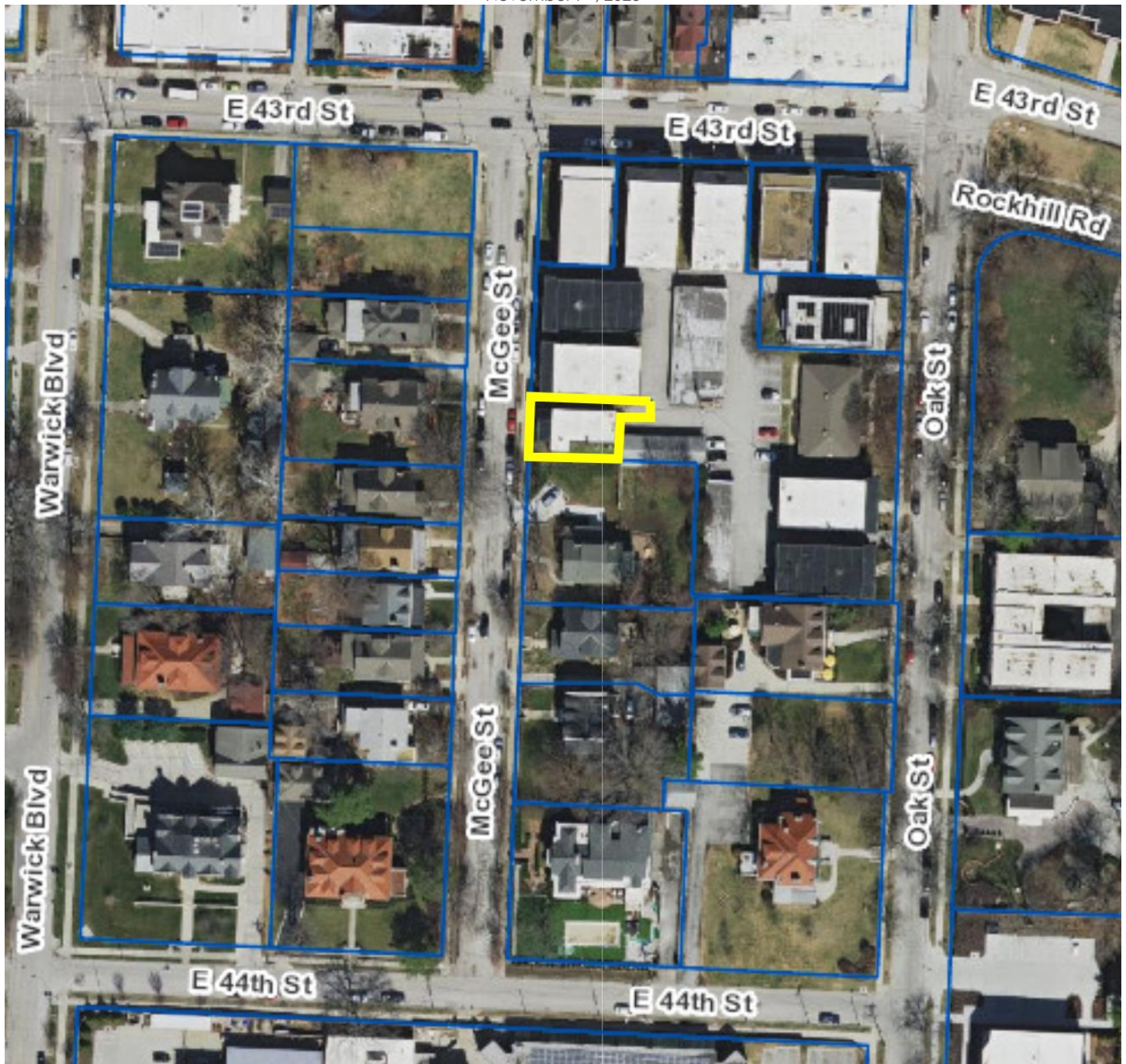
<p>Docket #: 12.6</p> <p>Case #: CD-ROW-2023-00033 Sunset Condominium</p>	<p>Location Area Zoning Council District County School District</p>	<p>4821 Roanoke Pkwy About 0.3 acres R-0.3 6th Jackson Kansas City Missouri 110</p>	<p>Surrounding Land Uses North: Multi-Family Residential South: Brush Creek Fountains East: Multi-Family Residential West: Multi-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-0.3 (Residential) on about 0.2 acres generally located at 4821 Roanoke Pkwy.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****



<p>Docket #: 12.7</p> <p>Case #: CD-ROW-2023-00034 Washington Irving Condominium</p>	<p>Location</p> <p>Area</p> <p>Zoning</p> <p>Council District</p> <p>County</p> <p>School District</p>	<p>4746 Roanoke Pkwy About 0.2 acres R-0.5/R-1.5 6th Jackson Kansas City Missouri 110</p>	<p>Surrounding Land Uses</p> <p>North: Multi-Family Residential South: Mixed-Use East: Recreation West: Multi-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-0,5/R-1.5 (Residential) on about 0.2 acres generally located at 4746 Roanoke Pkwy.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****



<p>Docket #: 12.8</p> <p>Case #: CD-ROW-2023-00035 Gallery II Condominium</p>	<p>Location Area 4317 McGee St About 0.1 acres</p> <p>Zoning R-1.5</p> <p>Council District 4th</p> <p>County Jackson</p> <p>School District Kansas City Missouri 110</p>	<p>Surrounding Land Uses</p> <p>North: Multi-Family Residential</p> <p>South: Single-Family Residential</p> <p>East: Multi-Family Residential</p> <p>West: Multi-Family Residential</p>	<p>Legal Ad: A request to approve a condominium plat in District R-1.5 (Residential) on about 0.1 acre generally located at 4317 McGee St.</p>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****

ATTACHMENTS

1. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner

2007E0010562

FINAL PLAT MAYELLA CONDOMINIUM KANSAS CITY, JACKSON COUNTY MISSOURI

DEVELOPER / OWNER:
DAN WEINDLING
4210 TROOST AVENUE
KANSAS CITY, MO. 64110
816-561-9210

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 "MAYELLA CONDOMINIUM".

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.

OWNER: PROPERTIES PLUS, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY, F/K/A PROPERTIES PLUS, A MISSOURI GENERAL PARTNERSHIP

DANIEL O. WEINDLING, AS MEMBER

STATE OF MISSOURI)
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS 27th DAY OF JULY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, CAME DANIEL O. WEINDLING, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF PROPERTIES PLUS, 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE LAST WRITTEN.

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

MY APPOINTMENT EXPIRES: 9-14-07

NOTARY PUBLIC
PRINTED NAME: Amy L. Grant

APPROVED BY:
CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: JANUARY 3, 2006

Charles F. Myers
CHAIRMAN - CHARLES F. MYERS

Stanley J. Harris, P.E.
CITY ENGINEER - STANLEY J. HARRIS, P.E.

Virginia L. Walsh
ASSISTANT SECRETARY - VIRGINIA L. WALSH

Stanley J. Harris, P.E.
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. 2006-109 DULY AUTHENTICATED AS PASSED THIS 6th DAY OF JULY, 2006

Kay Barnes
MAYOR - KAY BARNES

Millie M. Crossland
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 PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

John W. Renner
JOHN W. RENNER
MISSOURI PLS No. 2000
LAND SURVEYOR

Tony Arreguin 1/23/07
Tony Arreguin - Jackson County GIS

LEGAL DESCRIPTION

LOT 19, BLOCK 4, UNION PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 01°03'48" WEST ALONG THE EAST LINE THEREOF 50.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°34'54" WEST ALONG THE SOUTH LINE THEREOF 130.24 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°22'59" EAST ALONG THE WEST LINE THEREOF 50.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°34'54" EAST 130.35 FEET TO THE POINT OF BEGINNING, CONTAINING 6514 SQUARE FEET, OR 0.15 ACRES MORE OR LESS.

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 0.999924.

STATION JA-106-2 RESET COORDINATES:
N 320734.028
E 842780.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR MC GEE STREET WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 462 ON MAY 25, 1892.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE INSURANCE COMPANY, COMMITMENT NUMBER MJ71106.

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.

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 UTILITIES (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 UTILITIES AND SPECIFICALLY THERE SHALL NOT BE BUILT 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 THERE TO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR 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 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, MAYELLA 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 448.1-011 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: MAYELLA 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.

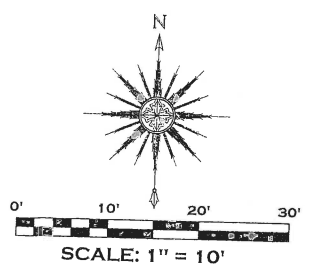
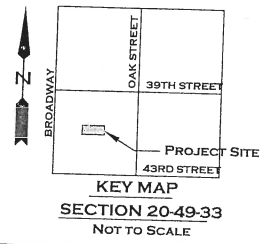
THIS PROJECT CONSISTS OF ONE BUILDING WITH A TOTAL OF SIX UNITS, SEVEN ON-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

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.

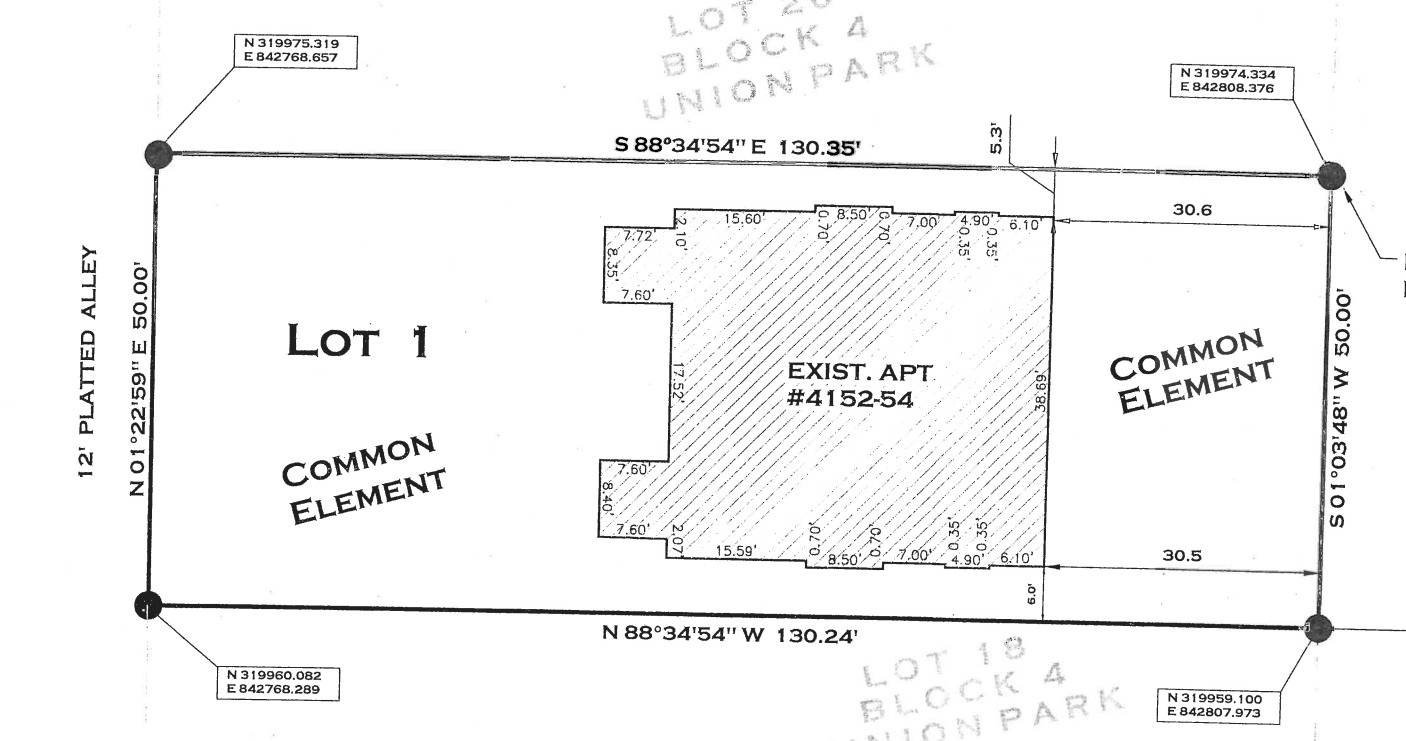
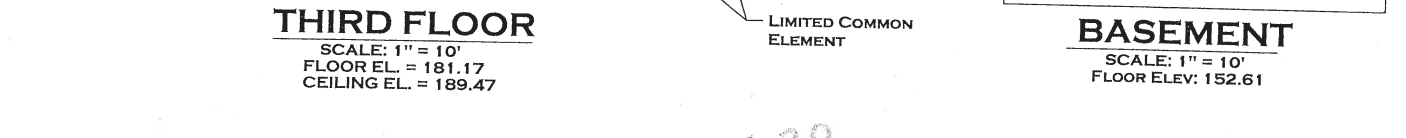
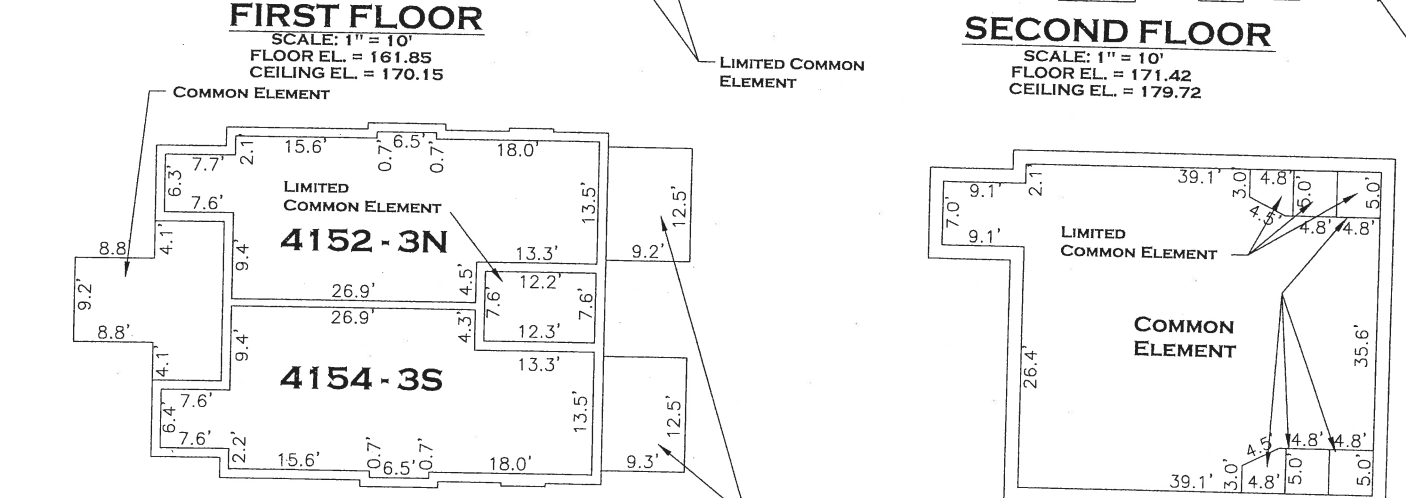
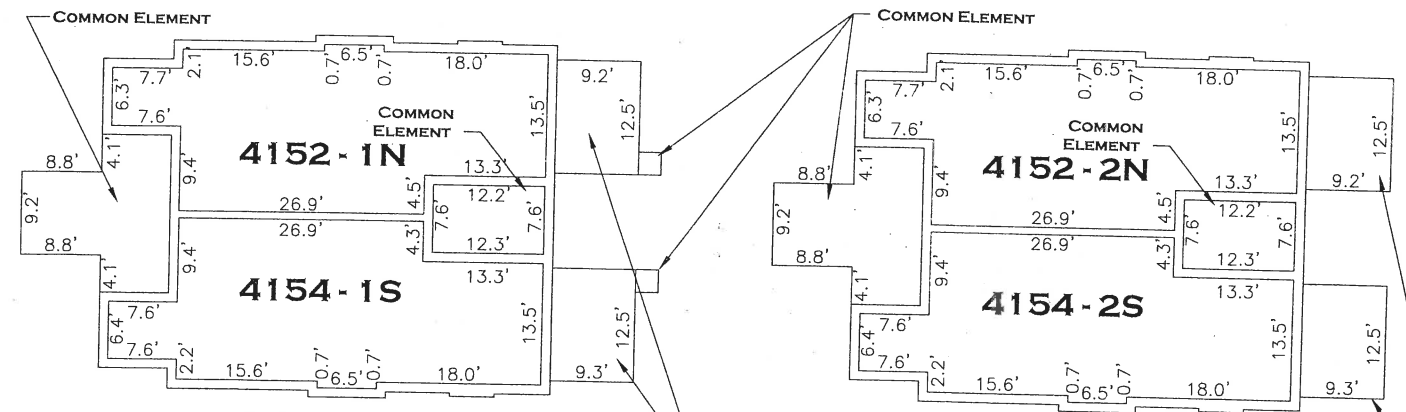
Plat No. 2006-109
Date of January 27, 2007
at 2:00 PM
Recorded in Book K46, Page 88
Instrument Number E0010562
Director of Records
By C. Waterfield
Deputy
Notarials Fee \$ 46.00

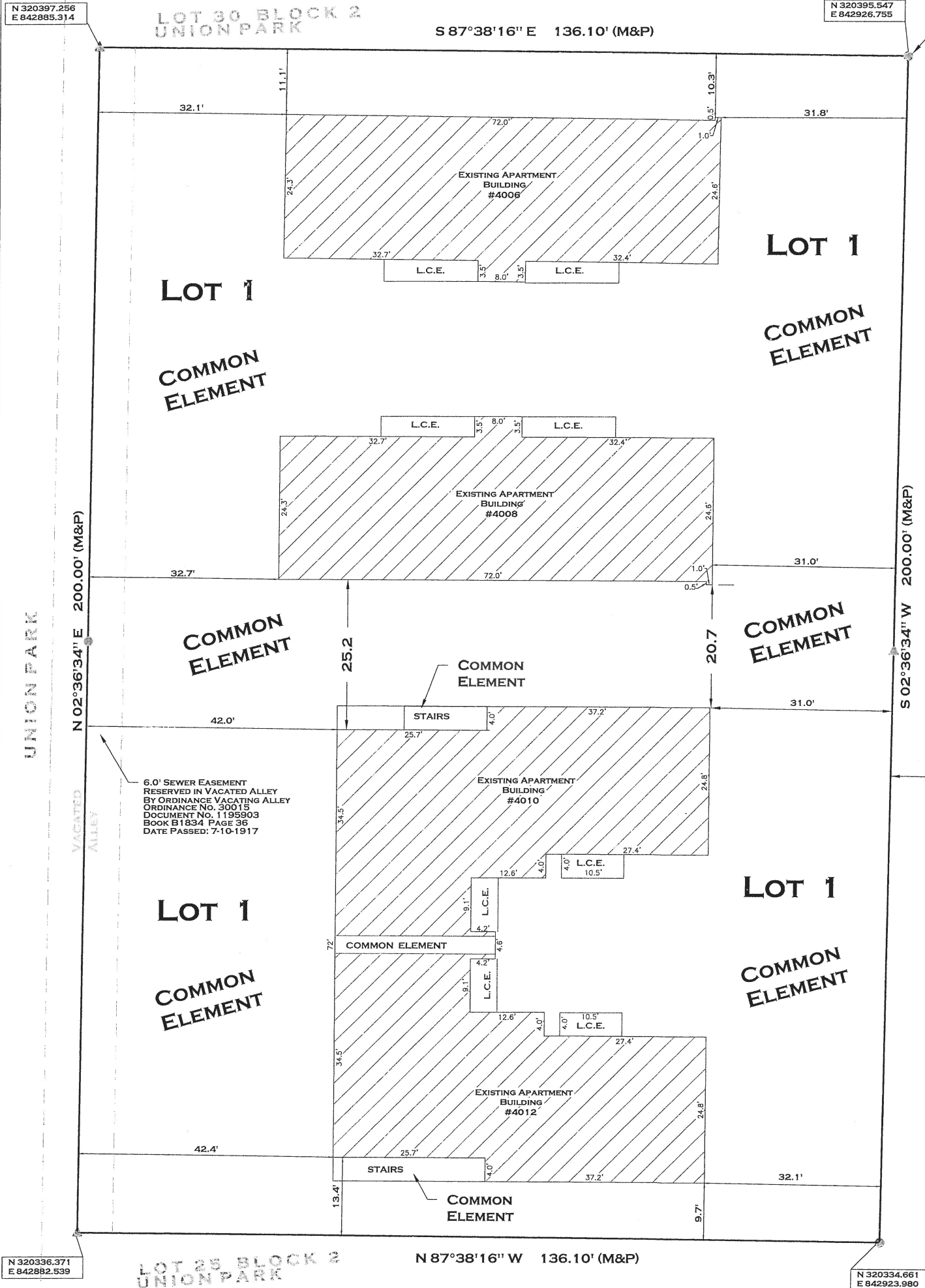
LEGEND

- (P) = PLAT
- (M) = MEASURED
- ◆ FOUND CHISELED CROSS TOP OF STONE WALL
- FOUND CHISELED CROSS 5' O/S
- FOUND 1/2" BAR
- STATE PLANE COORDINATES (METERS)



JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 204
KANSAS CITY, MO. 64113
816-333-8841
JOB No. 405-068
REVISED: 6-27-06





FINAL PLAT OAK STREET CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI

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 "OAK 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 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 RELIABLE 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 INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE OR 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, OAK 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 (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 UNDER SURFACE 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 TO COMMON ELEMENTS LOCATED 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: OAK 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 THREE BUILDINGS WITH A TOTAL OF 24 UNITS, 24 ON-SITE PARKING SPACES 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 (L.C.E.). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

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 320734.028
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR OAK WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 29037 ON JUNE 15, 1905.

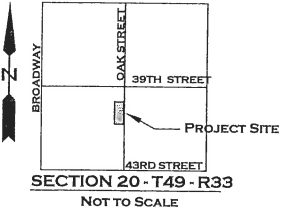
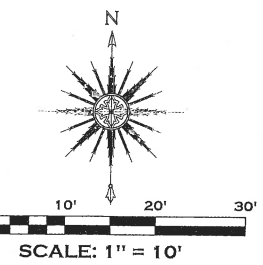
INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER M75346. EFFECTIVE DATE AUGUST 3, 2006.

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.

LEGEND

- L.C.E. = LIMITED COMMON ELEMENT
- (C) = CENTERLINE
- (P) = PLAT
- (M) = MEASURED
- ▲ FOUND MAG NAIL / SHINER
- FOUND 3/8" IRON BAR
- FOUND 1/2" IRON BAR

N 320334.661
E 842923.980



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, PROPERTIES PLUS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF JUNE, 2007.

PROPERTIES PLUS, L.L.C.

DANIEL O. WEINBLING, MANAGING MEMBER

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

NOTARY CERTIFICATION
STATE OF MISSOURI
COUNTY OF JACKSON SS:
BE IT REMEMBERED THAT ON THIS 24th DAY OF JUNE, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINBLING, OF PROPERTIES PLUS, L.L.C., OWNER OF THE LANDS SHOWN HEREON, AND THAT SAID INSTRUMENT IS HIS 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
Notary Public-Notary Seal
STATE OF MISSOURI
JACKSON COUNTY
My Commission Expires Sept. 14, 2007

APPROVED BY:

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: NOVEMBER 7, 2006

CHAIRMAN - EVERT ASHBAUM
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. 970-206 DULY AUTHENTICATED AS PASSED THIS 14th DAY OF JULY, 2007.

MAYOR - MARK FUNKHOUSER
CITY CLERK - MILLIE M. GROSSLAND

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES REASONS 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 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. RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
816-333-8841

LEGAL DESCRIPTION

LOTS 26, 27, 28 AND 29, AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING, BLOCK 2, UNION PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 29; THENCE SOUTH 02°36'34" WEST ALONG THE EAST LINE OF LOTS 26, 27, 28 AND 29 200.00 FEET; THENCE NORTH 87°38'16" WEST ALONG THE SOUTH LINE OF LOT 26 136.10 FEET; THENCE NORTH 02°36'34" EAST ALONG THE CENTER OF THE VACATED ALLEY 200.00 FEET; THENCE SOUTH 87°38'16" EAST ALONG THE NORTH LINE OF LOT 29 136.10 FEET TO THE POINT OF BEGINNING, CONTAINING 27,220 SQUARE FEET, OR 0.62 ACRES MORE OR LESS.

PARKLAND DEDICATION: (MONEY IN LIEU OF PARKLAND)
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ 2,868.94 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWENTY-FOUR MULTI FAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 66-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

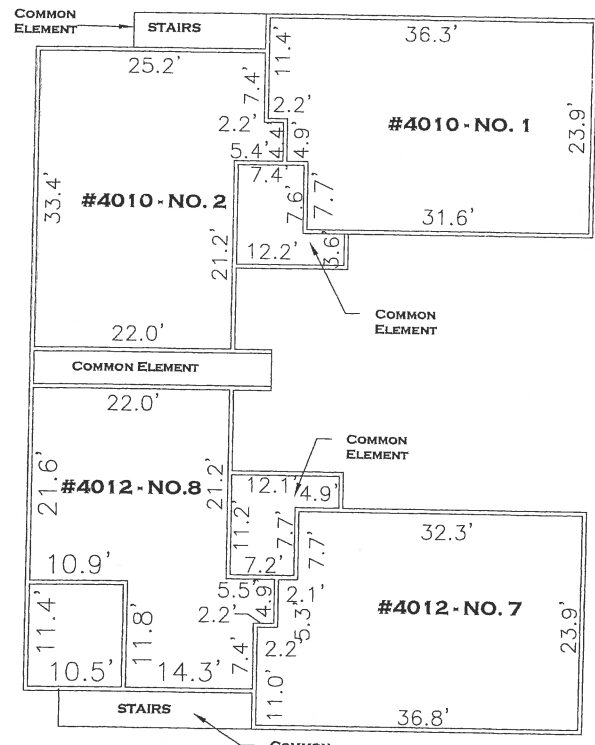
FINAL PLAT
FOR
OAK STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING		JOB No.: 4-05-06FF	F1
SUBMITTAL DATE: 8-30-06	REV. 1-12-07 REV. 3-22-07 REV. 5-18-07		
DWN:RAJ	CHKD:JR		

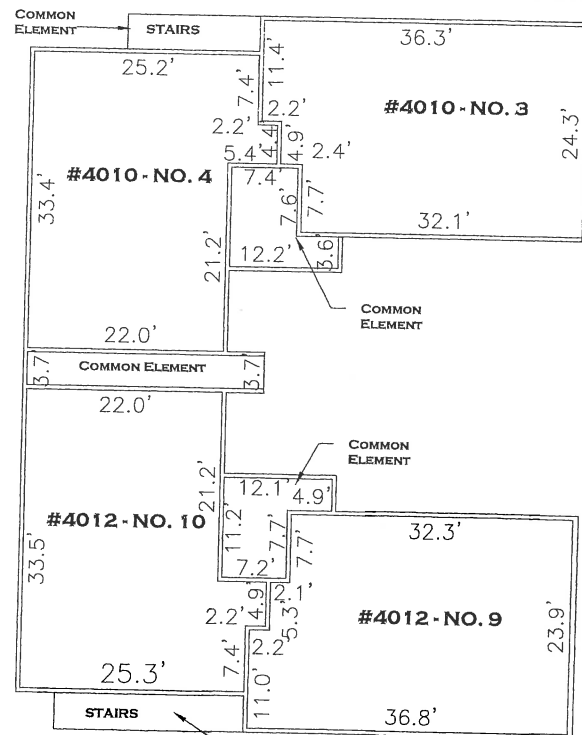
2008E0002046

FINAL PLAT OAK STREET CONDOMINIUM KANSAS CITY, JACKSON COUNTY MISSOURI



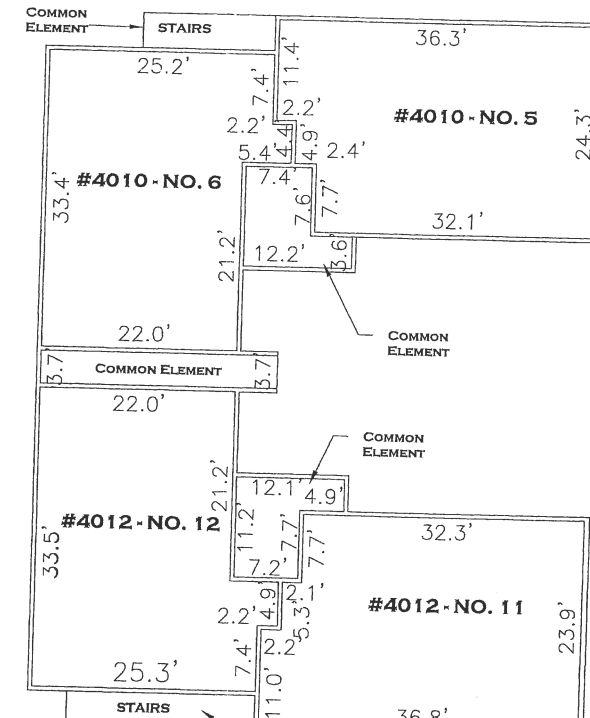
BASEMENT LEVEL 4010-4012

SCALE: 1" = 10'
FIN. FLR. ELEV: 192.29
CEILING ELEV: 200.29



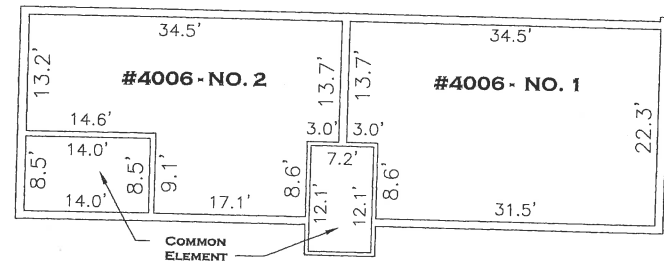
1ST FLOOR PLAN 4010-4012

SCALE: 1" = 10'
FIN. FLR. ELEV: 201.27
CEILING ELEV: 209.27



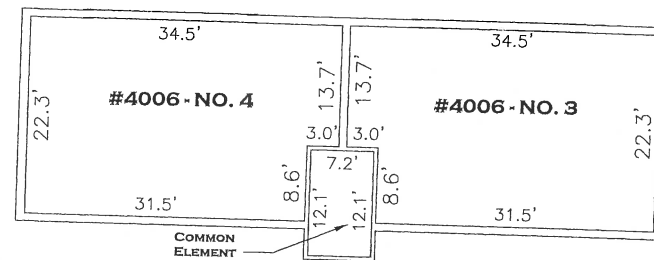
2ND FLOOR PLAN 4010-4012

SCALE: 1" = 10'
FIN. FLR. ELEV: 210.18
CEILING ELEV: 218.18



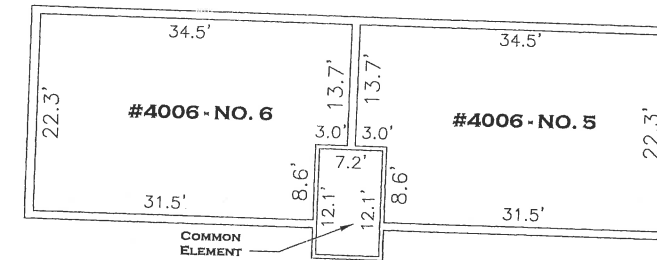
BASEMENT LEVEL 4006-4008

SCALE: 1" = 10'
FIN. FLR. ELEV: 192.83
CEILING ELEV: 200.93



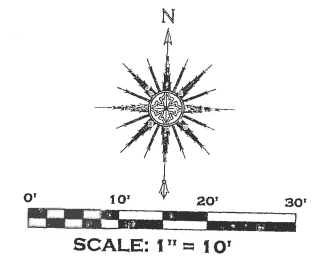
1ST FLOOR PLAN 4006 - 4008

SCALE: 1" = 10'
FIN. FLR. ELEV: 201.81
CEILING ELEV: 209.91



2ND FLOOR PLAN 4006 - 4008

SCALE: 1" = 10'
FIN. FLR. ELEV: 210.69
CEILING ELEV: 218.69



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

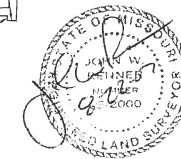
L.C.E. = LIMITED COMMON ELEMENT

FINAL PLAT
FOR
OAK STREET CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

BUILDING LAYOUTS

RENNER SURVEYING

SUBMITTAL DATE: 8-30-06	REV. 1-12-07 REV. 5-18-07 REV. REV. REV.	JOB No.: 405-066FP DWN:RAJ CHKD:JR	F2
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2007E013657

FINAL PLAT GALLERY OAK CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI

2844
August 2007
3:56 pm
07E013657
C. Waterfield
116.00

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 HEREAFTER KNOWN AS "GALLERY OAK 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.

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, PROPERTIES PLUS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 31 DAY OF JULY, 2007.

DANIEL O. WEINDLING, MANAGING MEMBER

NOTARY CERTIFICATION

STATE OF MISSOURI)
) SS:
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 O. WEINDLING, MANAGING MEMBER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF PROPERTIES PLUS, 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 HERETO 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. Ghant

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

APPROVED BY:
CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: NOVEMBER 7, 2006

CHAIRMAN - EVERT ASJES
ASSISTANT SECRETARY - VIRGINIA L. WALSH

CITY ENGINEER - GREGORY J. HOKOS, P.E.
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. 661982, DULY AUTHENTICATED AS PASSED THIS 20th DAY OF JANUARY, 2007.

MAYOR - KAY BARNES

CITY CLERK - MILLIE M. CROSS



SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREBY 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. RENNER
MISSOURI PL# No. 2006
DATE PREPARED: 8/31/07
RENNER NUMBER LS-2000
REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION

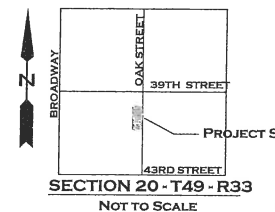
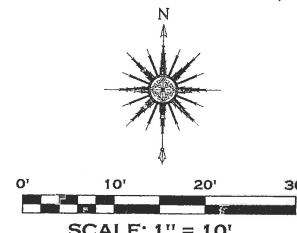
LOTS 30, 31 AND 32, AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING, BLOCK 2, UNION PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 32; THENCE SOUTH 02°36'34" WEST ALONG THE EAST LINE OF LOTS 30, 31 AND 32 150.25 FEET; THENCE NORTH 87°38'16" WEST ALONG THE SOUTH LINE OF LOT 30 136.10 FEET; THENCE NORTH 02°36'34" EAST ALONG THE CENTER OF THE VACATED ALLEY 150.25 FEET; THENCE SOUTH 87°38'16" EAST ALONG THE NORTH LINE OF LOT 32 136.10 FEET TO THE POINT OF BEGINNING, CONTAINING 20,449 SQUARE FEET, OR 0.47 ACRES MORE OR LESS.

G.I.S. DEPT.
Paul Shellen
Phon R. Snowdon 8/31/07

LEGEND

● FOUND 1/2" IRON BAR
N 320334.681
E 842923.980 STATE PLANE COORDINATES (METERS)

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



FINAL PLAT
FOR
GALLERY OAK CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING

SUBMITTAL DATE: 8-30-06	REV. 9-26-06 REV. 2-13-07 REV. 3-2-07 REV. 7-16-07 REV. 7-24-07	Job No.: 4-05-065FF DWN:RAJ CHKD:JR	F1
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EAST 40TH STREET
(60' RIGHT OF WAY)

N:320442.997
E:842887.399

N:320441.287
E:842928.839

N 87°38'16" W 136.10'

121.04'

80.0'

17.7'

L=23.63'
R=15.00'

POINT OF BEGINNING

ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT

LOT 1

COMMON ELEMENT

S 02°36'34" W 150.25'

OAK STREET
(60' RIGHT OF WAY)

135.19'

UNION PARK VACATED ALLEY

60' SEWER EASEMENT
VACATING ALLEY
BY ORDINANCE NO. 30015
JACKSON COUNTY
RECORDED IN BOOK 195003
PAGE 10
DATE PASSED: 7-10-1917

EXIST. APT. BUILDING #4000

COMMON ELEMENT

EXIST. APT. BUILDING #4000

128.4'

128.4'

128.4'

128.4'

LOT 1

COMMON ELEMENT

25.2

12.2

17.7

80'

30.9

30.0

N 87°38'16" W 136.10'

N:320397.256
E:842885.314

N:320395.547
E:842926.755

LOT 29 BLOCK 2
UNION PARK

PARKLAND DEDICATION (MONEY IN LIEU OF PARKLAND)

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ 2390.79 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 20 MULTI-FAMILY UNITS PURSUANT TO SECTION 66-128 CODE OF ORDINANCES OF THE CITY OF KANSAS CITY, MISSOURI.

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 0.99999024.

STATION JA-106-2 RESET COORDINATES:
N 320734.028
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR OAK WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 29037 ON JUNE 15, 1905 AND FOR 40TH STREET: ORDINANCE NO. 28730 ON MAY 19, 1906.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ75341, EFFECTIVE DATE AUGUST 3, 2006.

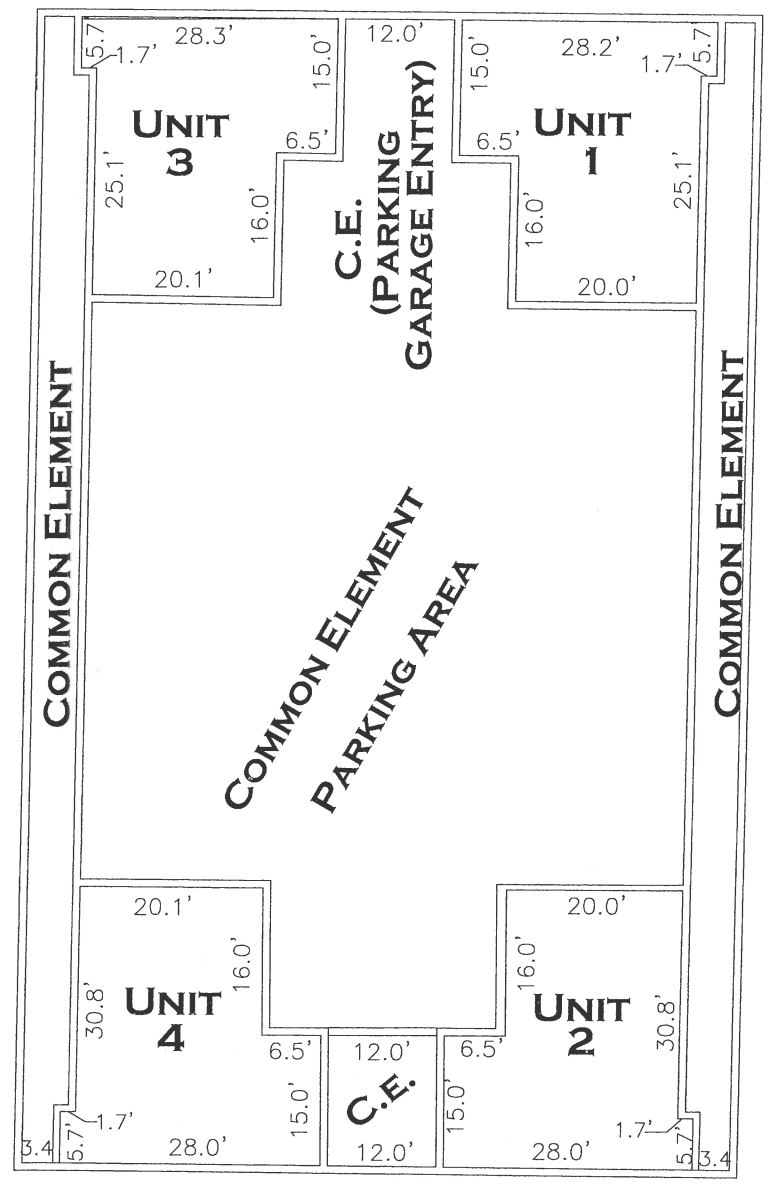
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-106-2 RESET HAVING AN ELEVATION OF 201.90.

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

2007E0113657

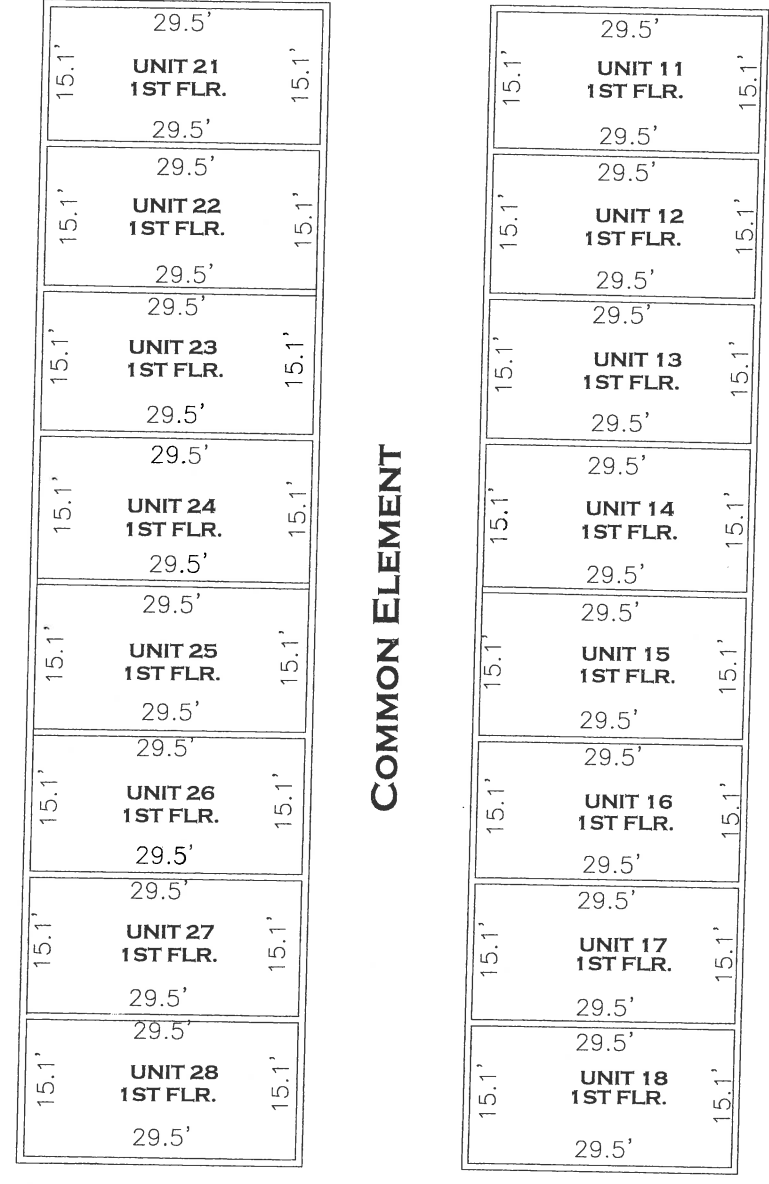
FINAL PLAT GALLERY OAK CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI



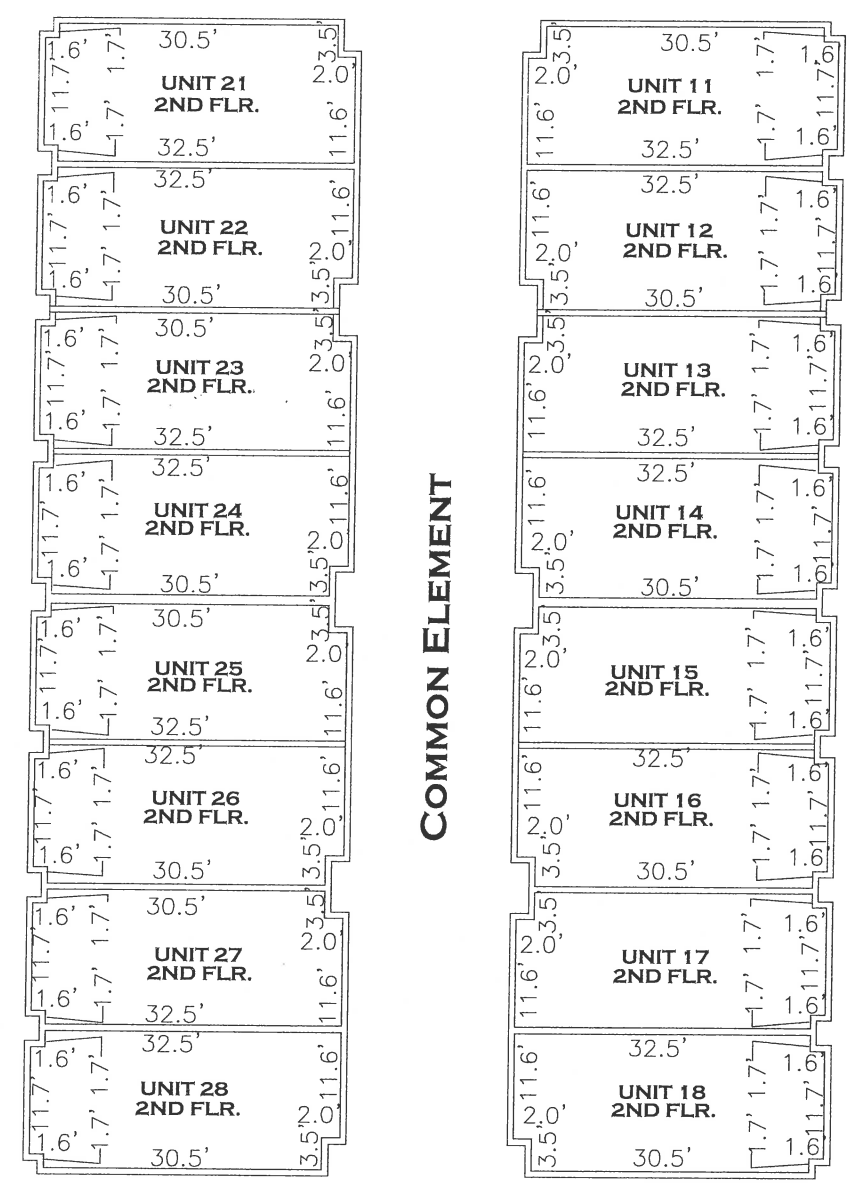
BASEMENT LEVEL 4000

SCALE: 1" = 10'
FIN. FLR. ELEV: 186.84
CEILING ELEV: 194.84



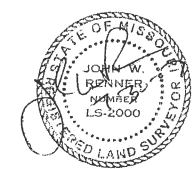
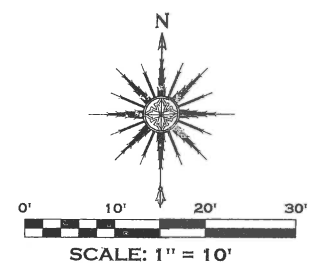
1ST FLOOR PLAN 4000

SCALE: 1" = 10'
FIN. FLR. ELEV: 195.67
CEILING ELEV: 203.67



2ND FLOOR PLAN 4000

SCALE: 1" = 10'
FIN. FLR. ELEV: 204.55
CEILING ELEV: 212.55



LCE = LIMITED COMMON ELEMENT
CE = COMMON ELEMENT



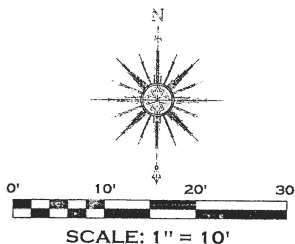
JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 204
KANSAS CITY, MO. 64113
816-333-8841

FINAL PLAT			
FOR			
GALLERY OAK CONDOMINIUM			
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI			
BUILDING LAYOUTS			
RENNER SURVEYING			
SUBMITTAL DATE: 8-30-06	REV. 9-26-06 REV. 11-27-06 REV. 2-15-07	Job No.: 4-05-085PP DWN:RAJ CHKD:JR	F2

2007E.00 18198

FINAL PLAT WYANDOTTE CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI



POINT OF BEGINNING
N 321495.585
E 842387.708

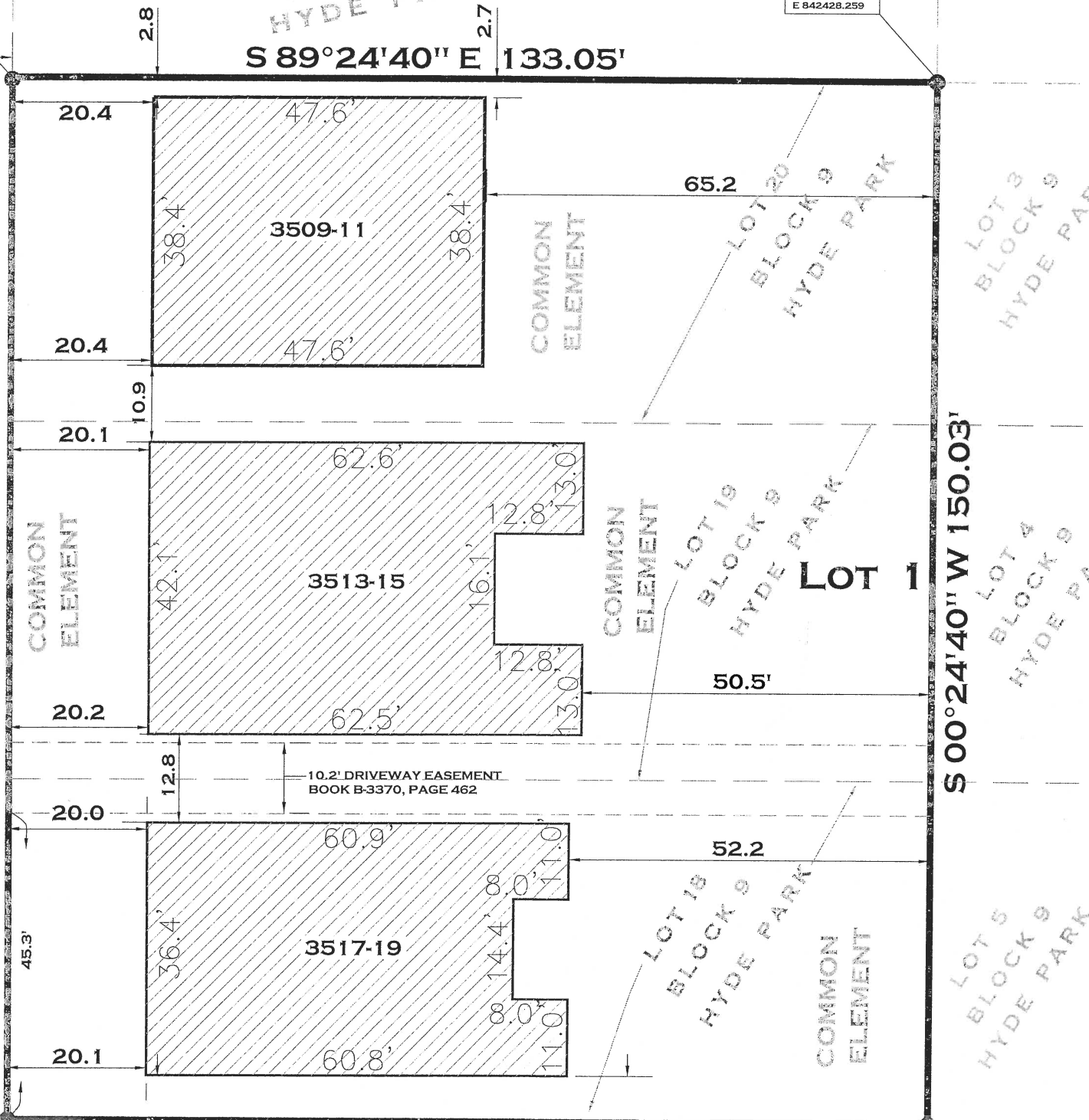
N 321495.167
E 842428.259

LOT 21
BLOCK 9
HYDE PARK
S 89°24'40" E 133.05'

WYANDOTTE STREET
(60' RIGHT OF WAY)

N 00°26'06" E 149.95'

S 00°24'40" W 150.03'



N 321449.880
E 842387.361

N 321449.441
E 842427.930

LOT 17
BLOCK 9
HYDE PARK
N 89°22'36" W 133.11'

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 "WYANDOTTE 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. 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 ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE 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 THE WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR 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 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, WYANDOTTE 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 (1998) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-011 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: WYANDOTTE 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 EIGHTEEN UNITS, EIGHTEEN 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 320734.028
E 842760.027
THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR WYANDOTTE WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 185 ON AUGUST 24, 1891.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NO. MJ71110, EFFECTIVE DATE, 11-17-2005.

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.

LEGAL DESCRIPTION

LOTS 18, 19 AND 20, BLOCK 9, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°24'40" EAST ALONG THE NORTH LINE THEREOF 133.05 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°24'40" WEST ALONG THE EAST LINE OF SAID LOTS 150.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 89°22'36" WEST ALONG THE SOUTH LINE THEREOF 133.11 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°26'06" EAST 149.95 FEET TO THE POINT OF BEGINNING, CONTAINING 19,960 SQUARE FEET, MORE OR LESS.

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, D.D. PARTNERS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 31 DAY OF Oct, 2006

OWNER: D.D. PARTNERS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY
BY: DANIEL O. WEINDLING, MANAGER

NOTARY CERTIFICATION
STATE OF MISSOURI
JSS
COUNTY OF JACKSON

BE IT REMEMBERED THAT ON THIS 31 DAY OF OCTOBER, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DANIEL O. WEINDLING, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF D.D. PARTNERS, 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 OFFICIAL SEAL THE DAY AND YEAR ABOVE LAST WRITTEN.

Amy L. Grant
NOTARY PUBLIC
MY APPOINTMENT 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 Jan. 3 2006

CHARLES F. MYERS
CHAIRMAN - CHARLES F. MYERS
GREGORY J. ROKOS, P.E.
CITY ENGINEER - GREGORY J. ROKOS, P.E.

VIRGINIA L. WALSH
ASSISTANT SECRETARY - VIRGINIA L. WALSH
STANLEY J. HARRIS, P.E.
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. 060457 AUTHENTICATED AS PASSED THIS 7th DAY OF September, 2006

MAYOR - KAY BARNES

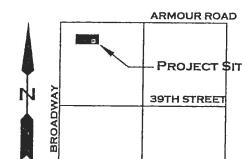
CITY CLERK - MILLIE M. CROSSLAND

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. RENNER
LAND SURVEYOR
MISSOURI PLS No. 2000
DATE PREPARED: 1-6-2006
FILED FOR RECORD THIS 8th DAY OF February 2007 AT 1 O'clock 43 Minutes P.M. RECORDED IN BOOK 47A AT PAGE 10 INSTRUMENT NUMBER 20018192
Director of Records
C. Waterfield
Deputy
Fees: 91.00

LEGEND

FOUND 1/2" IRON BAR
N 318214.85
E 842281.13
STATE PLANE COORDINATES (METERS)



KEY MAP
SECTION 20-49-33
NOT TO SCALE

JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64113
816-333-8841
JOB No. 4-05-070
REVISED:

LOT LAYOUT

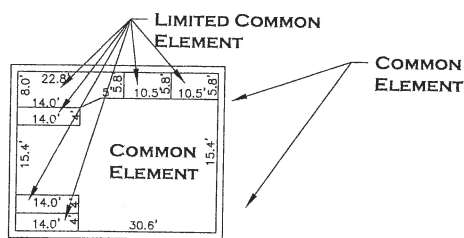
DATE: 8-15-05 REV. 2-03-06 DWN:RAJ CHKD:JR

F1

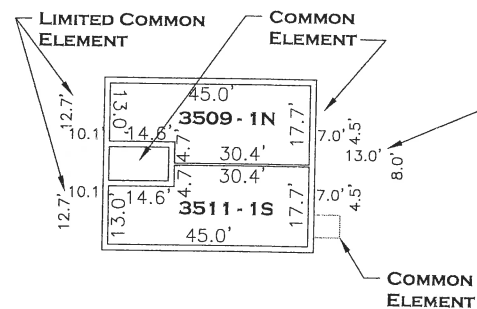
FINAL PLAT

WYANDOTTE CONDOMINIUM

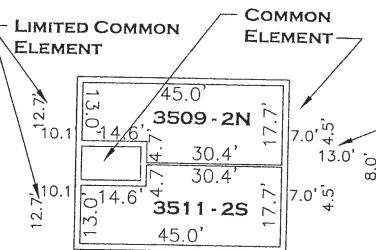
KANSAS CITY, JACKSON COUNTY MISSOURI



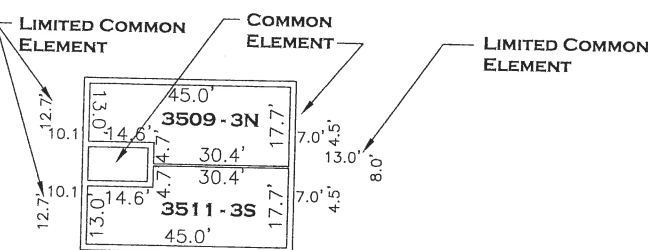
BASEMENT - 3509-11
 SCALE: 1" = 20'
 FLOOR ELEV: 146.57



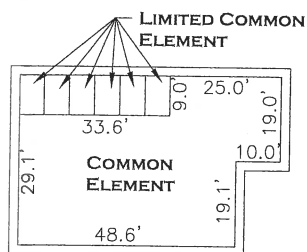
FIRST FLOOR - 3509-11
 SCALE: 1" = 20'
 FLOOR ELEV: 154.87
 CEILING ELEV: 163.47



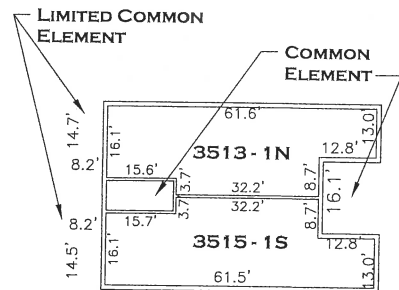
SECOND FLOOR - 3509-11
 SCALE: 1" = 20'
 FLOOR ELEV: 164.97
 CEILING ELEV: 173.17



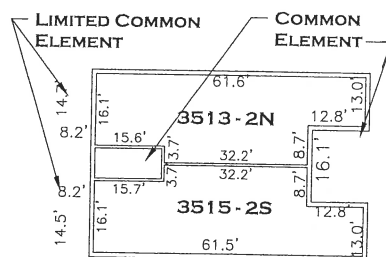
THIRD FLOOR - 3509-11
 SCALE: 1" = 20'
 FLOOR ELEV: 174.19
 CEILING ELEV: 182.99



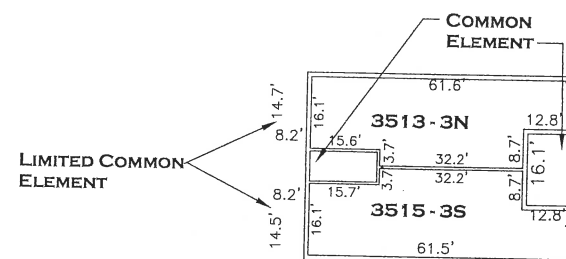
BASEMENT - 3513-15
 SCALE: 1" = 20'
 FLOOR ELEV: 146.29



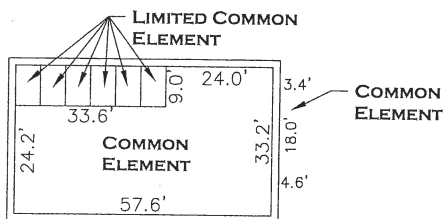
FIRST FLOOR - 3513-15
 SCALE: 1" = 20'
 FLOOR ELEV: 154.58
 CEILING ELEV: 163.48



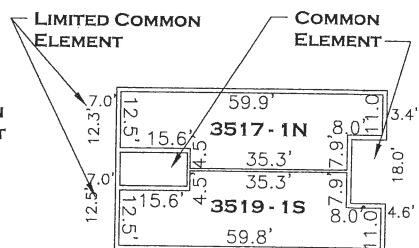
SECOND FLOOR - 3513-15
 SCALE: 1" = 20'
 FLOOR ELEV: 164.53
 CEILING ELEV: 173.53



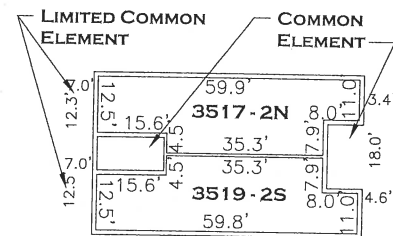
THIRD FLOOR - 3513-15
 SCALE: 1" = 20'
 FLOOR ELEV: 174.51
 CEILING ELEV: 183.51



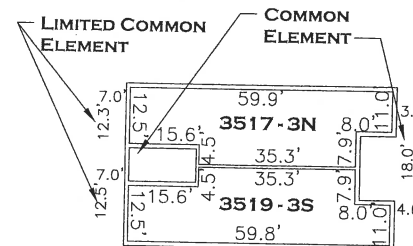
BASEMENT PLAN - 3517-19
 SCALE: 1" = 20'
 FLOOR ELEV: 144.97



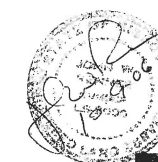
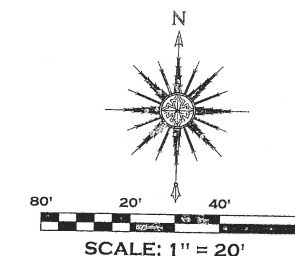
FIRST FLOOR - 3517-19
 SCALE: 1" = 20'
 FLOOR ELEV: 153.30
 CEILING ELEV: 162.00



SECOND FLOOR - 3517-19
 SCALE: 1" = 20'
 FLOOR ELEV: 163.02
 CEILING ELEV: 171.74



THIRD FLOOR - 3517-19
 SCALE: 1" = 20'
 FLOOR ELEV: 172.78
 CEILING ELEV: 164.08



JOHN RENNER
 LAND SURVEYOR
 6247 BROOKSIDE BOULEVARD
 SUITE NO. 244
 KANSAS CITY, MO. 64114
 816-333-8841
 JOB NO. 4-05-070
 REVISED:

BUILDING LAYOUTS			
DATE: 8-15-05	REV. 2-3-06	DWN: RAJ	CHKD: JR

2007 E0113647

FINAL PLAT

NOTRE DAME CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

28th August 2007
3:56 PM
3:47 PM
Instrument Number: 07E0113647
Director of Records
C. Waterfield
Deputy
11640

OWNER:
ROYCE MCGUIRE

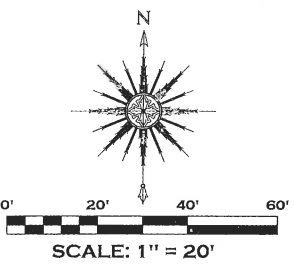
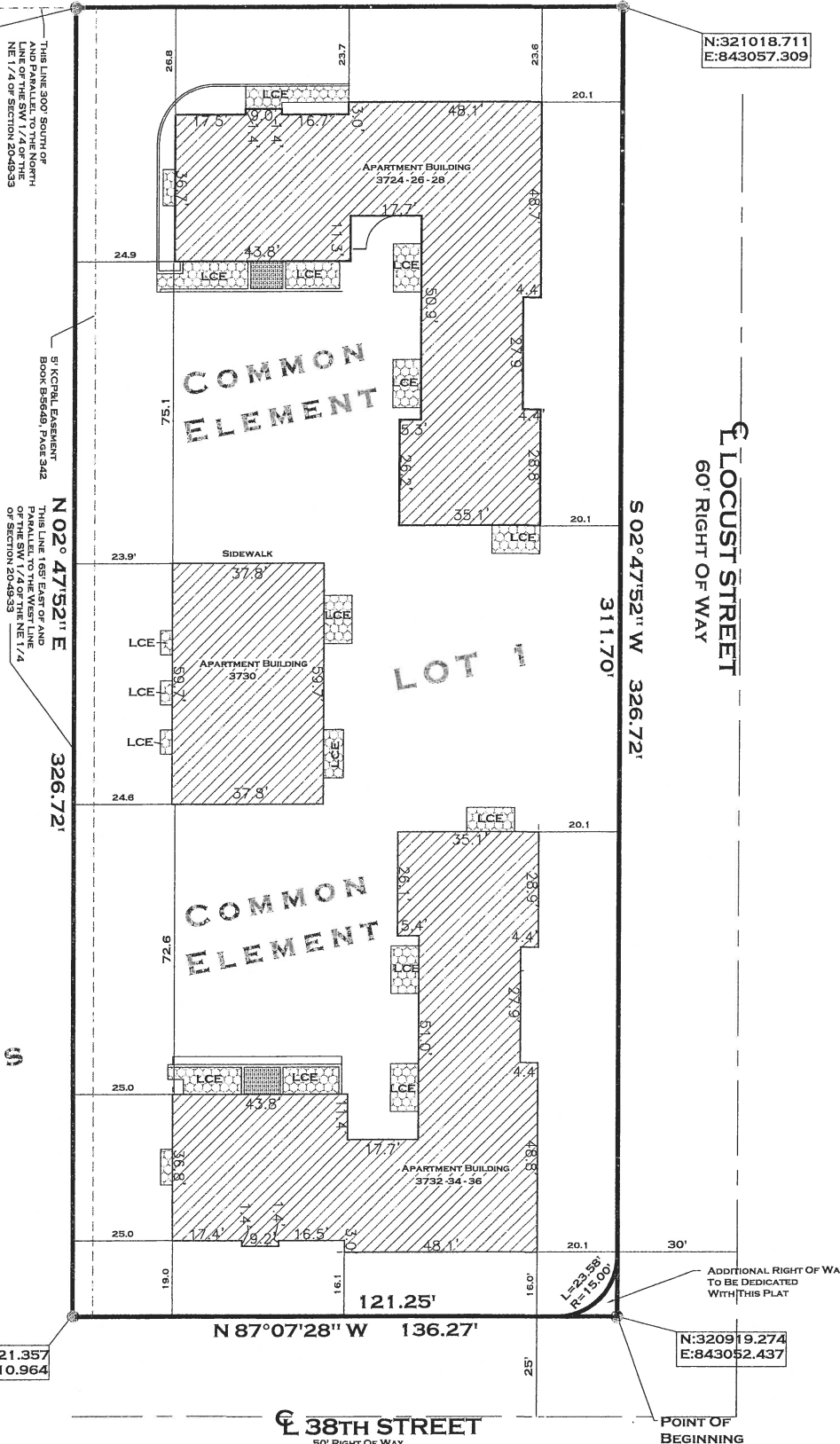
S 87°07'28" E 136.27

N:321020.801
E:843015.824

N:321018.711
E:843057.309

OWNER:
RADU GHEORGHITA

HYDE PARK
TOWNHOMES



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.

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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 44B.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 44B.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.

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
ASSISTANT SECRETARY - VIRGINIA L. WALSH

CITY ENGINEER - GREGORY J. ROKOS, P.E.
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. 102110, 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
DATE PREPARED: 8/24/07
JOHN W. RENNEN
NUMBER LS-2000
REGISTERED LAND SURVEYOR

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 ARCES 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
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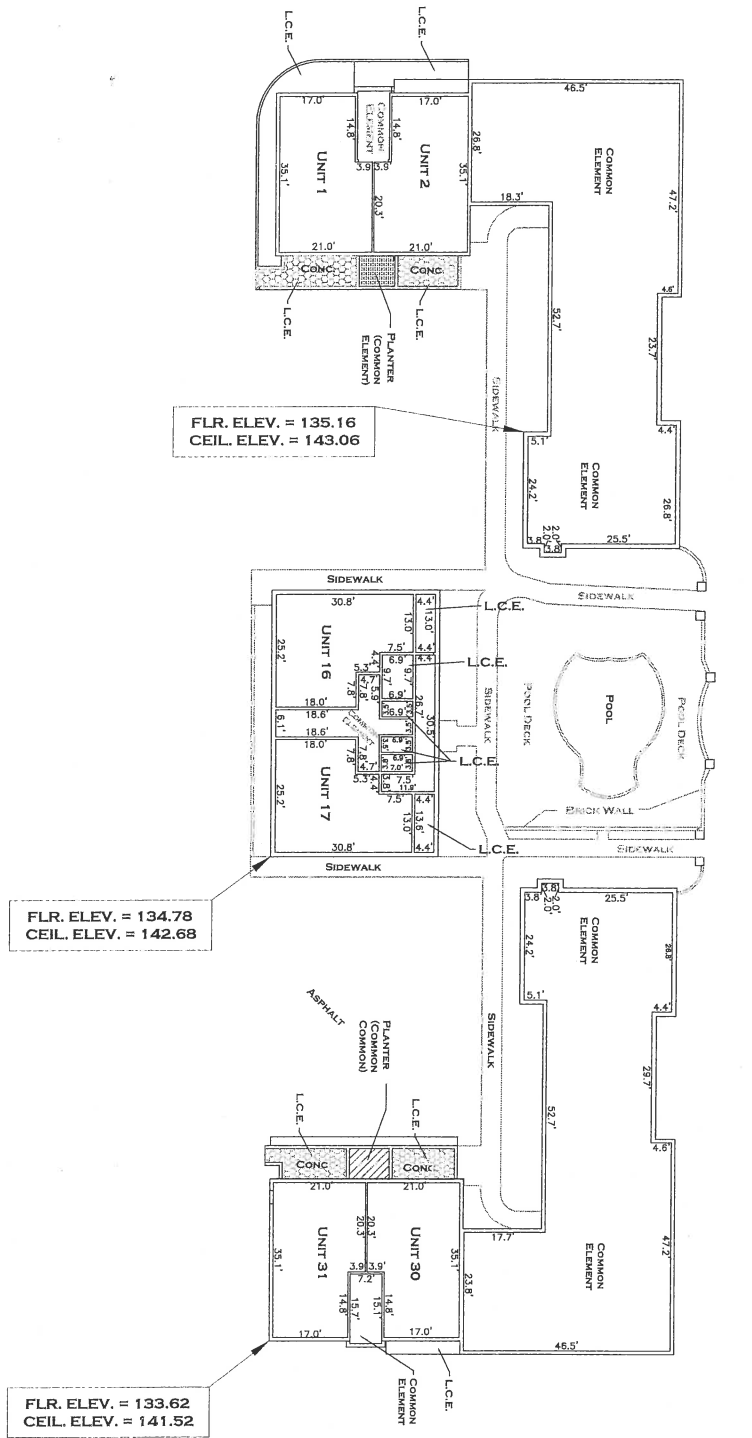
F1

FINAL PLAT

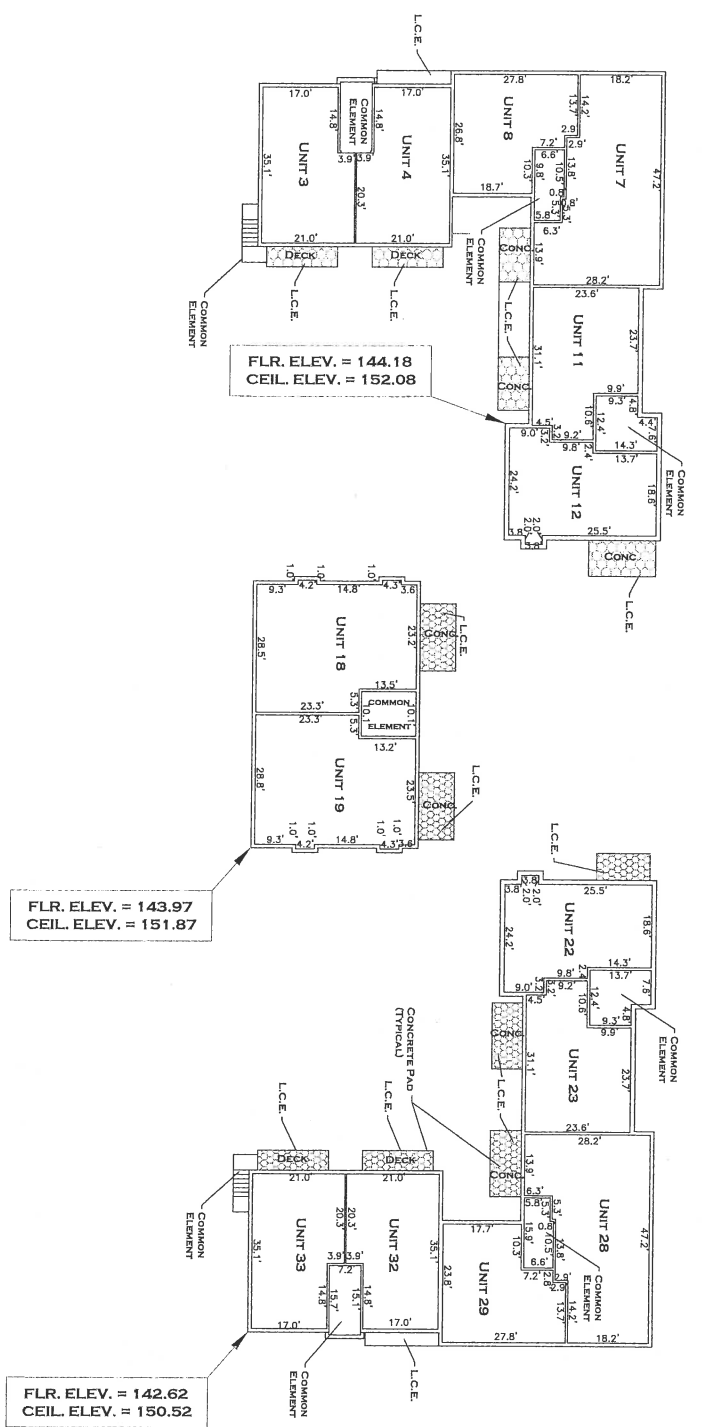
NOTRE DAME CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

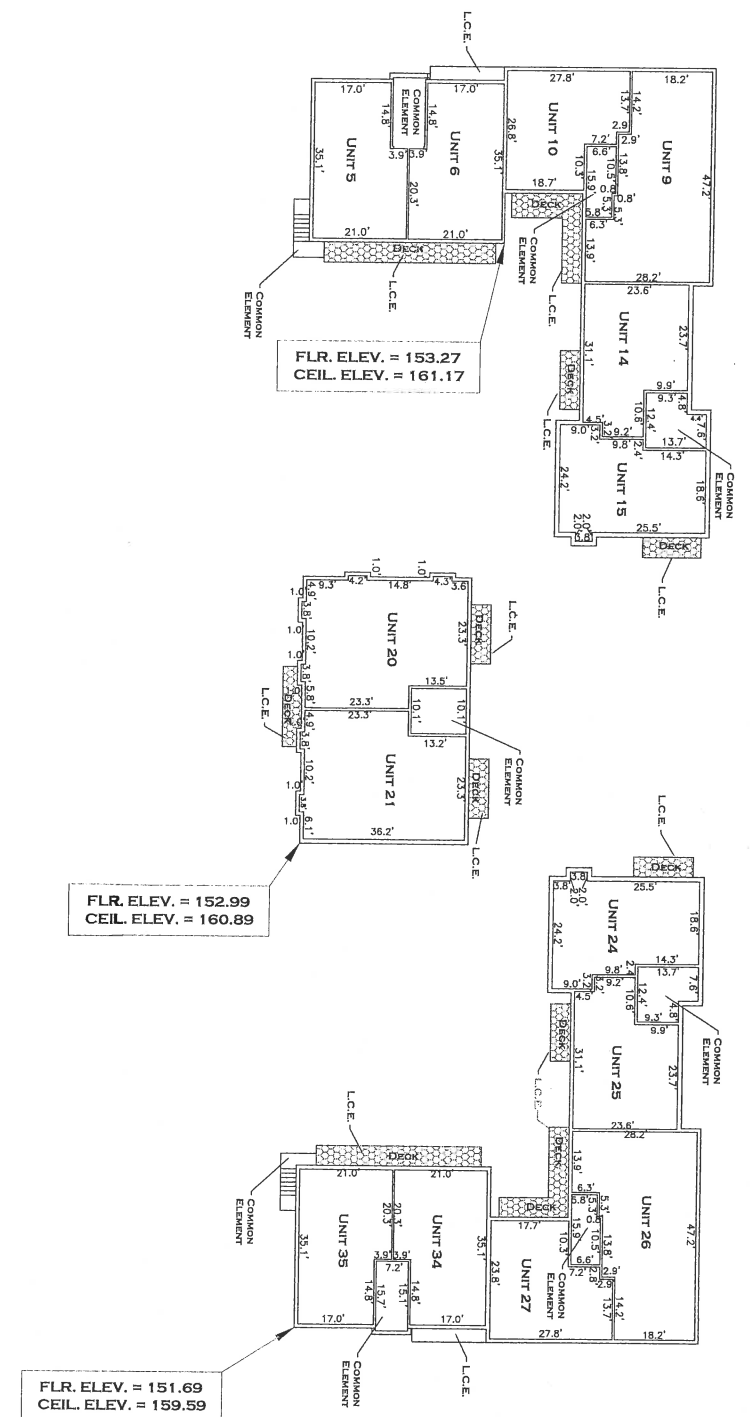
DEVELOPER:
DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO. 64112



BASEMENT - GROUND LEVEL
SCALE: 1" = 20'

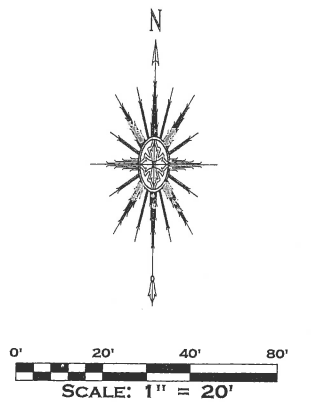


SECOND FLOOR
SCALE: 1" = 20'

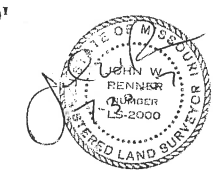


THIRD FLOOR
SCALE: 1" = 20'

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:



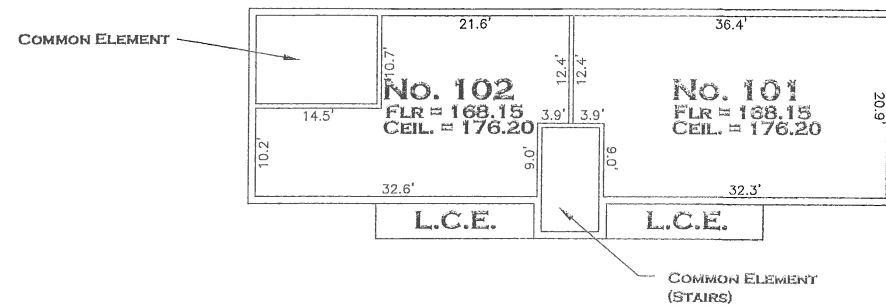
FINAL PLAT			
FOR			
NOTRE DAME CONDOMINIUM			
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI			
BUILDING LAYOUTS			
RENNER SURVEYING			
SUBMITTAL DATE: 8-18-06	REV. 2-20-06 REV. 8-16-06 REV. 8-20-06 REV. 1-18-07 REV. 2-15-07 REV. 6-14-07	Job No.: 4-05-071C DWN:RAJ CHKD:JR	F2

2007E011365Z

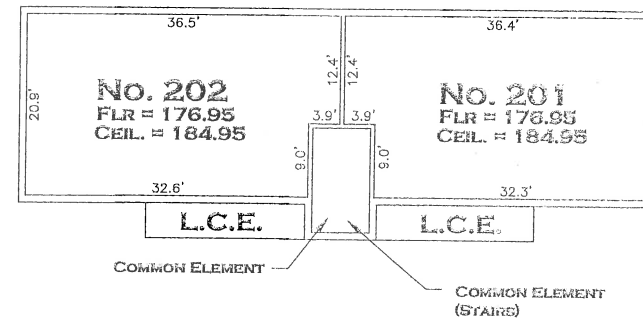
FINAL PLAT

41ST STREET CONDOMINIUM

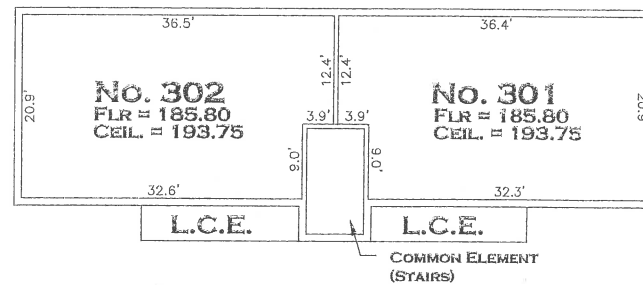
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI



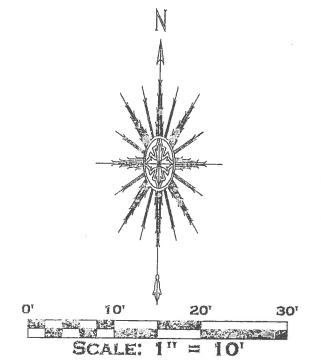
BASEMENT PLAN 4036
SCALE: 1" = 10'



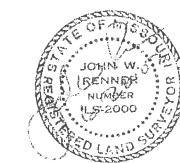
FIRST FLOOR 4036
SCALE: 1" = 10'



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

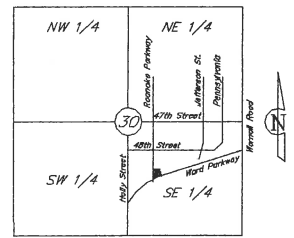
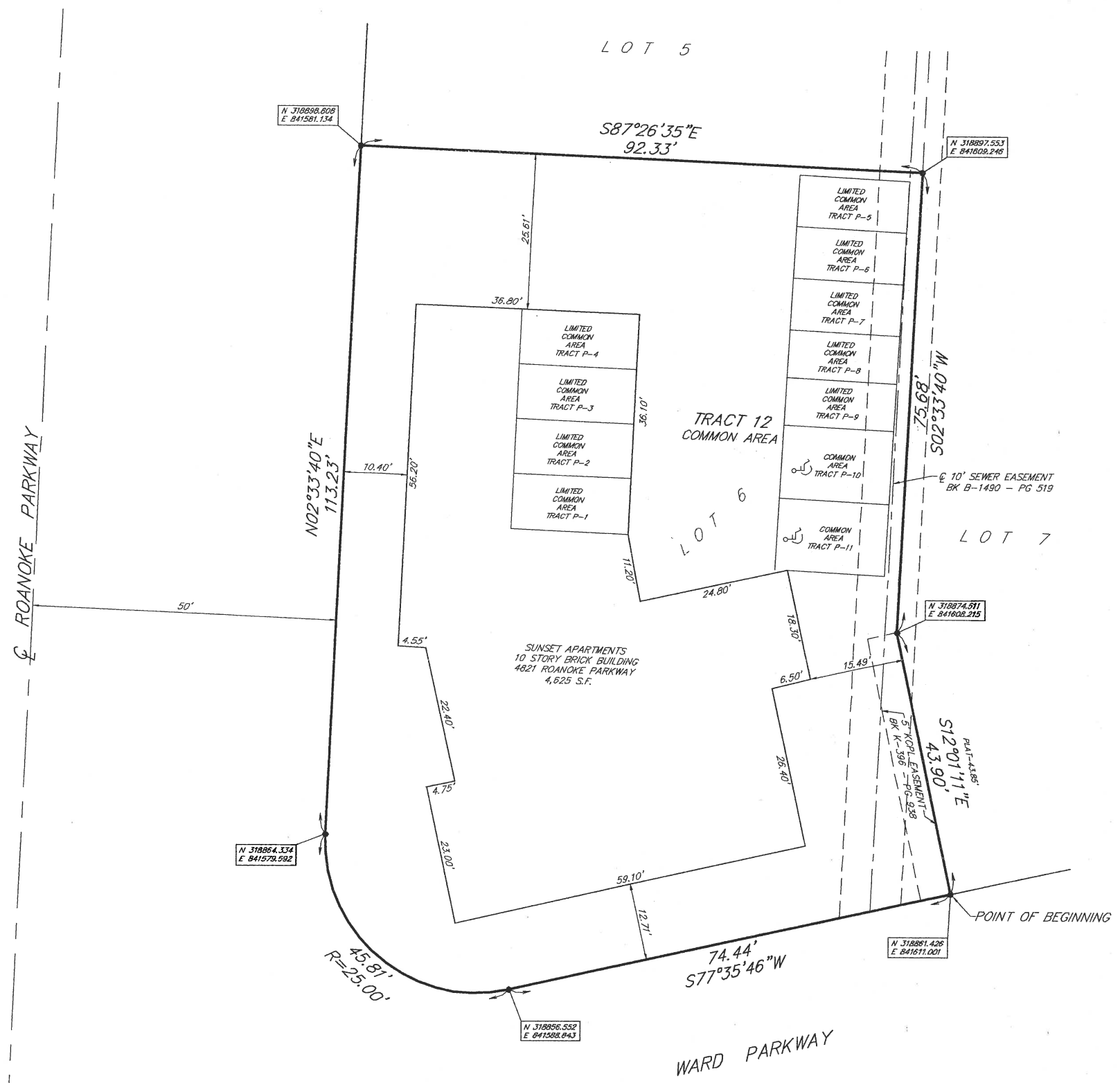
DATE: 10-31-06 REV: 1-31-07 DWN:RAJ CHKD:JR

F3

2005 K 000 3135

Filed for Record this 18th
 day of January, 2005
 at 10 o'clock 39 minutes A.M.
 Recorded in Book K43 Page 16
 Instrument Number 2005K003135
 Director of Records
 By S. McElhwan
 Deputy
 Recorder's Fee \$ 291.00

FINAL PLAT OF
SUNSET CONDOMINIUM
 SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
 KANSAS CITY, JACKSON COUNTY, MISSOURI
 SHEET 1 OF 5



LOCATION MAP
 Sec. 30, Twp. 49 N., Rge. 33 W.
 (N.T.S.)

● - SET 1/2" BAR

STATE PLANE TRAVERSE TABLE

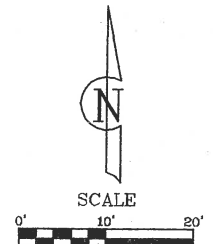
STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
KC MON JA-112	-----	-----	318196.055	842825.436
SE PLAT COR	N61°16'56"W	4543.60'	318861.426	841611.001

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 .9999066. COORDINATES ARE IN METERS.

This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of SUNSET CONDOMINIUM 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.

Date 11-08-04
 Signed W. James Schowe
 W. James Schowe PLS #1989

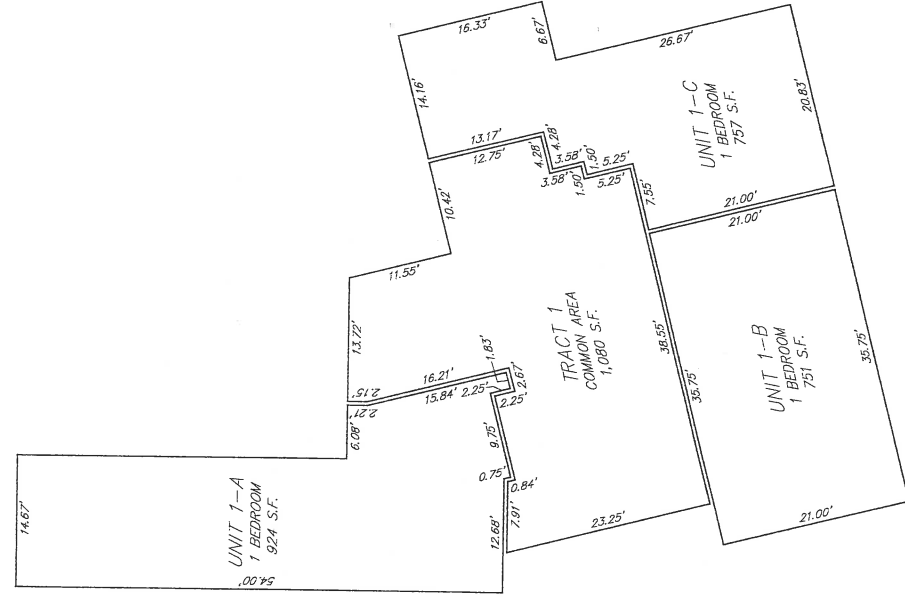


John F. Lutjen & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors
 Landscape Architects
 8350 N. St. Clair Ave.
 Kansas City, Missouri 64151
 Phone: 816-887-4360
 Fax: 816-887-1886

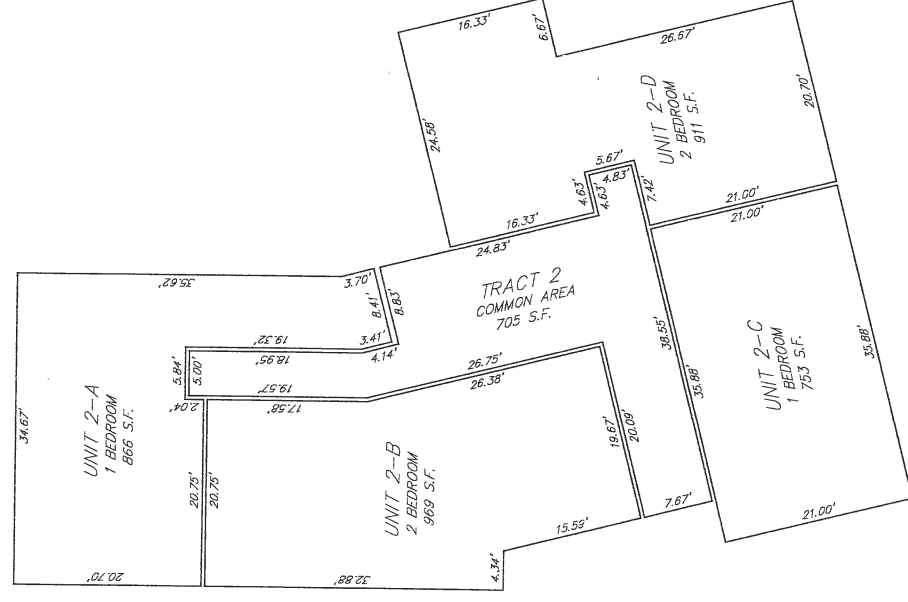
2005K0003135

FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 2 OF 5

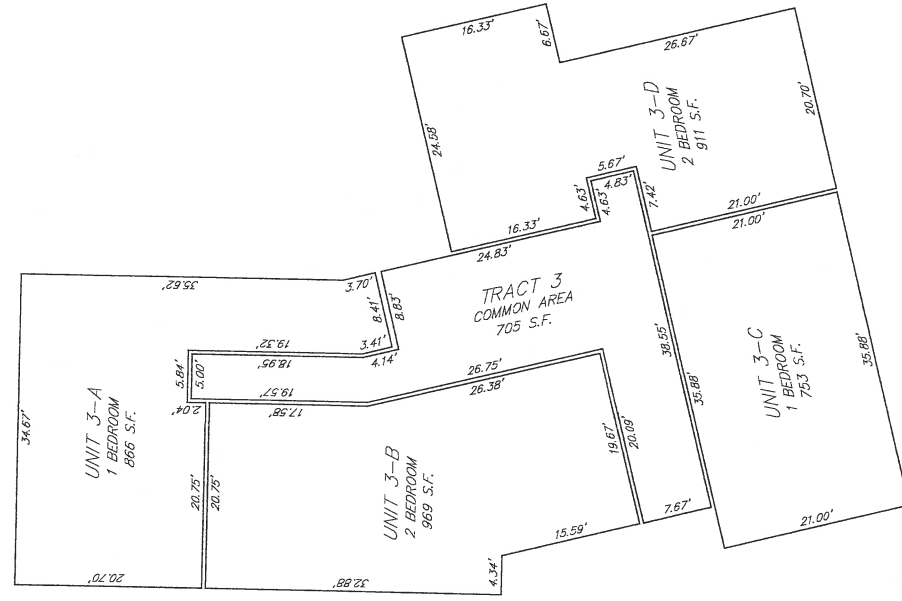
1st FLOOR
ELEVATION 120.60



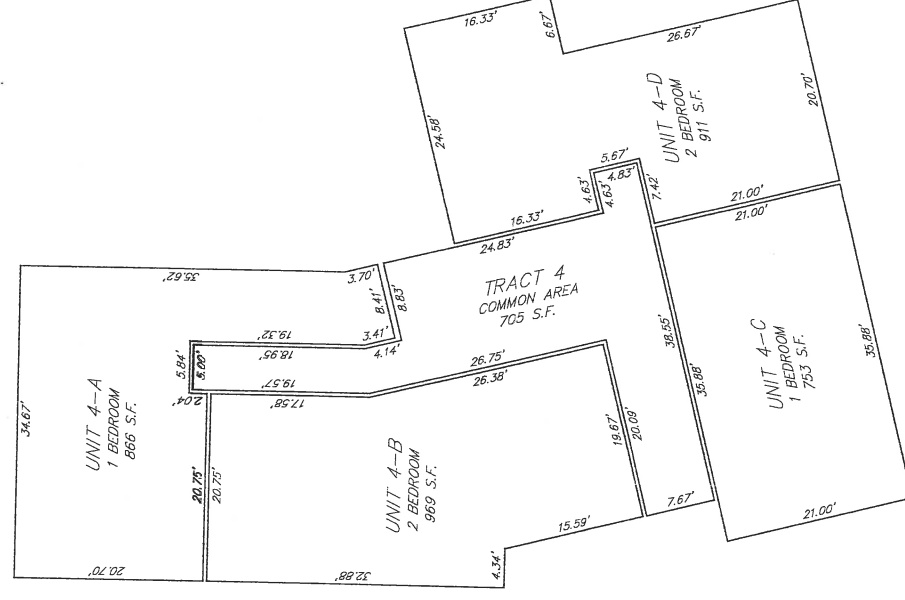
2nd FLOOR
ELEVATION 129.19



3rd FLOOR
ELEVATION 137.99



4th FLOOR
ELEVATION 146.67



This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM 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 the same are compiled with all statutes, ordinances and regulations governing the practice of surveying and platting or subdivisions to the best of my professional knowledge and belief.

Date 11-08-04

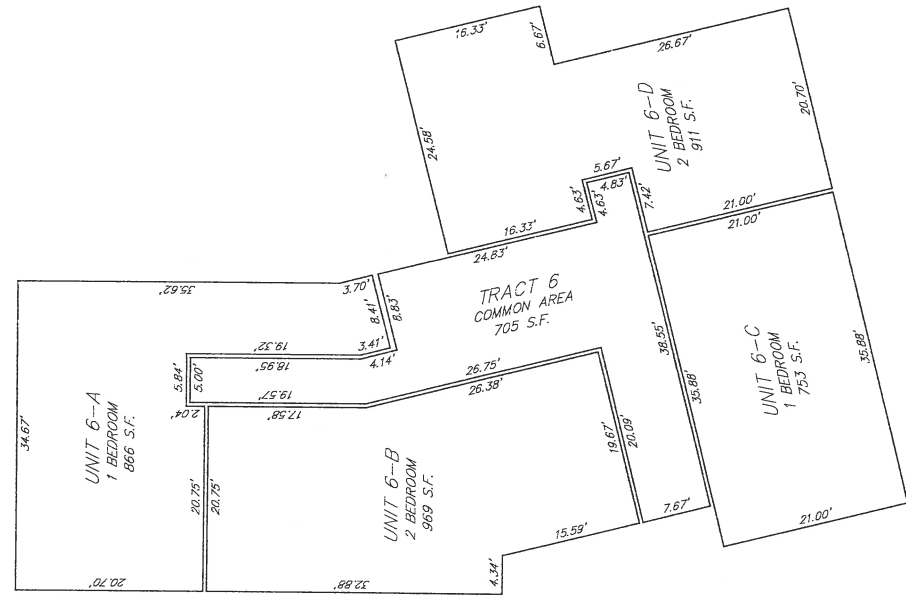
Signed: W. James Sotoway PLS #1989

John F. Lutjen & Associates, Inc.
Civil Engineers - Land Surveyors
Landscape Architects
1880 St. Clair Ave.
Kansas City, Mo. 64111
Phone: 816-667-4820
Fax: 816-667-1895

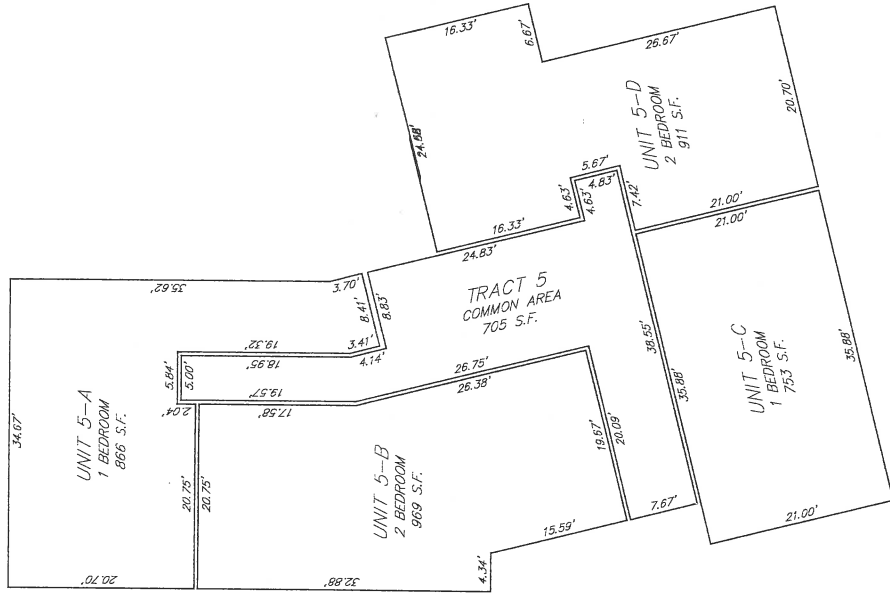
2005K0003135

FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 3 OF 5

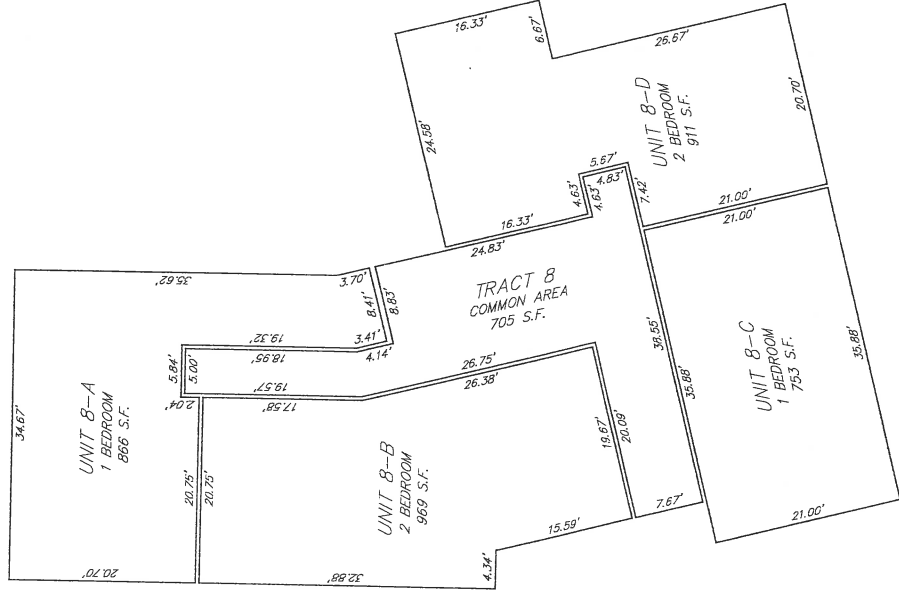
6th FLOOR
ELEVATION 164.05



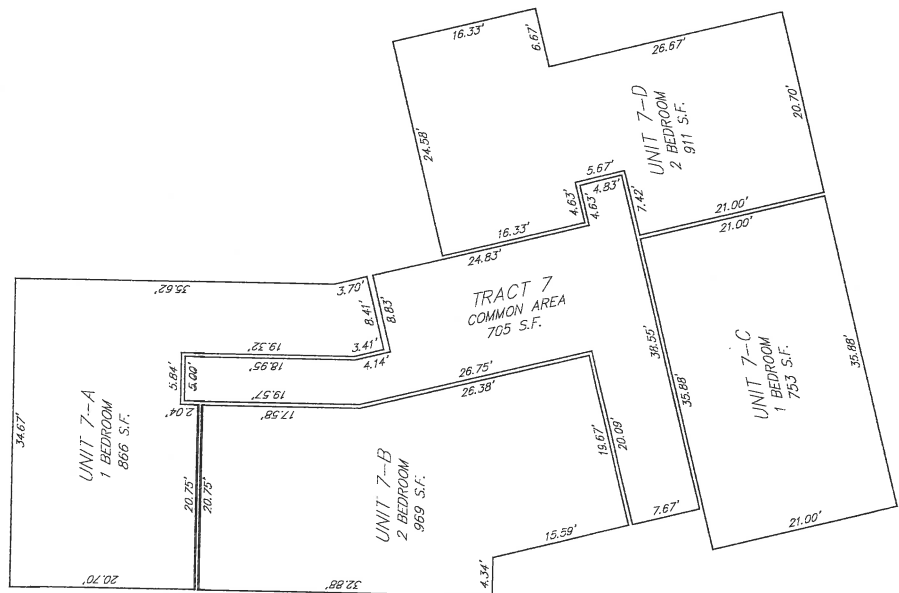
5th FLOOR
ELEVATION 155.37



8th FLOOR
ELEVATION 181.41



7th FLOOR
ELEVATION 172.72



This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lufjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM 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 Professional Land Surveyors as established by the 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.

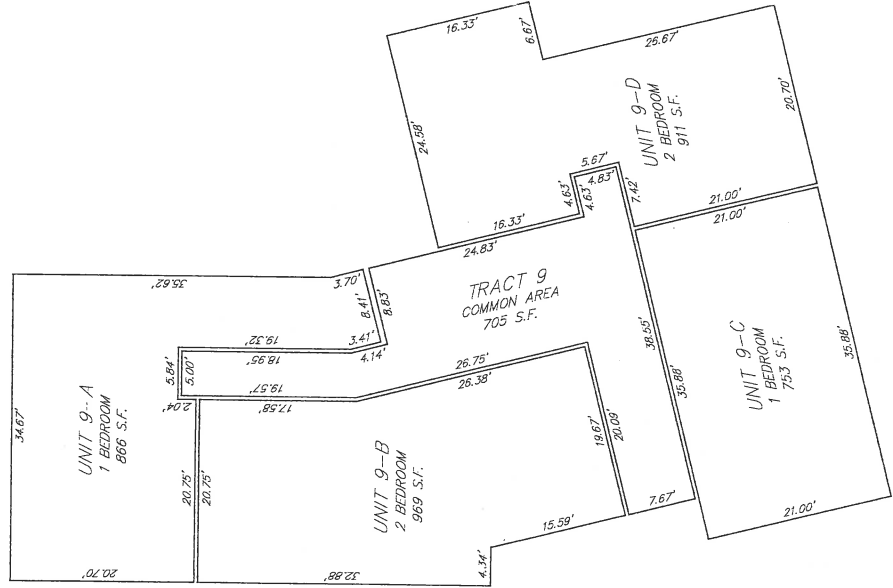
Date 11-06-04
Signed: W. John Schow PLS #1989
W. John Schow

John F. Lufjen & Associates, Inc.
Civil Engineers - Land Surveyors
Landscape Architects
Kansas City, Missouri 64161
Phone: 816-887-1800
Fax: 816-887-1805
File Name: SSETPLAT

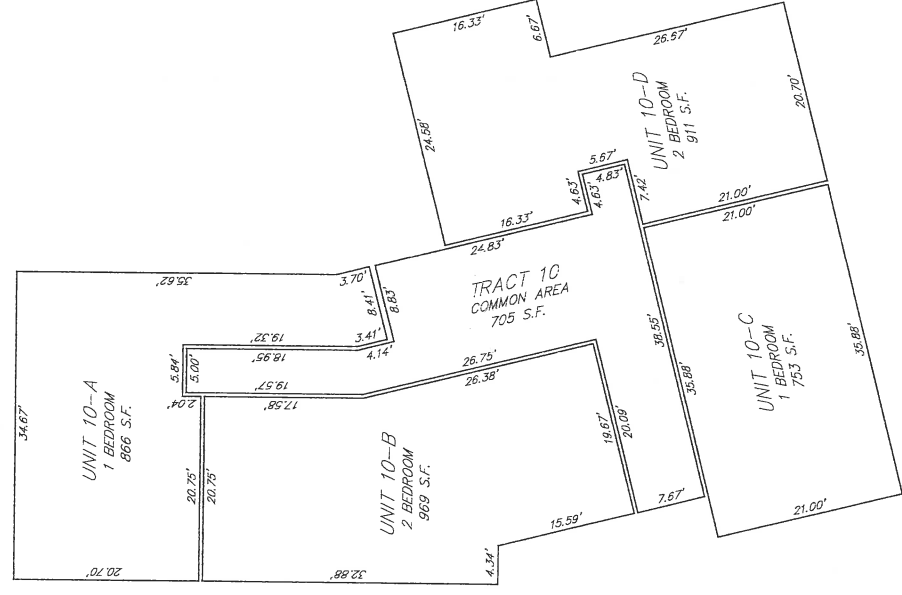
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FINAL PLAT OF
SUNSET CONDOMINIUM
SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 4 OF 5

9th FLOOR
ELEVATION 190.00



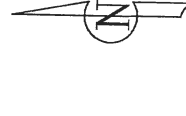
10th FLOOR
ELEVATION 198.69



BASEMENT
ELEVATION 109.62



PLAT BOUNDARY



The plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64101.

I HEREBY CERTIFY that the plat of SUNSET CONDOMINIUM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets and complies with the Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Professional 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.

Signed: *W. J. Schwan*
W. J. Schwan, PLS #1989

Date

11-06-04

John F. Lutjen & Associates, Inc.
Civil Engineers and Land Surveyors
8350 N. St. Clair Ave.
Kansas City, Missouri 64101
Phone: 816-897-1300
Fax: 816-897-1300

DATE: 08-12-04 Job No. - 04056 File Name - SSETPLAT
SURVEY SUNSET CONDO SSETPLAT

FINAL PLAT OF
SUNSET CONDOMINIUM

SE 1/4 - SEC. 30 - TWP. 49 N. - RGE. 33 W.
KANSAS CITY, JACKSON COUNTY, MISSOURI
SHEET 5 OF 5

LEGAL DESCRIPTION:

All of Lot 6, PHILLIPS PLAZA, a subdivision of land in Kansas City, Jackson County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Lot 6, being also a point on the Northerly right-of-way line of Ward Parkway, as now established; thence South 77°35'46" West, along said right-of-way line, 74.44 feet; thence Northwesterly, along said right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 45.81 feet to a point on the East right-of-way line of Roanoke Parkway, as now established; thence North 02°33'40" East, along said right-of-way line, 113.23 feet to the Northwest corner of said Lot 6; thence South 87°26'35" East, along the North line of said Lot 6, 92.33 feet to the Northeast corner thereof; thence South 02°33'40" West, along the East line of said Lot 6, 75.69 feet; thence South 12°01'11" East, along said East line, 43.90 feet (Plat-43.85') to the Point of Beginning. Containing 0.28 acres, more or less.

DEDICATION

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

SUNSET CONDOMINIUM

EASEMENTS: 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 appurtenance thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: 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.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purposes of fire and police protection, maintenance of water mains, sanitary and storm sewer line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail, provided, however, such rights of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

CONDOMINIUM NOTES:

- This plat of "Sunset Condominium" is the plat as the term is defined in, and this subdivision is subject to, the provisions of the Uniform Condominium Act, as adapted by the statutes of Missouri (1983) in Section 448.1-101 ET. SEQ. as provided in the Declaration and Bylaws recorded currently herewith.
- The unfinished unit-side interior surface of the wall board on the interior side walls, the unfinished unit-side interior brick surface of exterior side walls and the concrete on the floor and ceiling are designated as boundaries of each unit. All laths, furring, ties, wallpaper, paint, finished flooring and other materials constituting any part of the finished surface thereof, are part of the unit. The unit also includes the windows, the frame of the windows and sills, moldings, trim, jamb mullions and other parts of and for such windows. The unit further includes the doors, exterior surface of doors, and their sills and hardware, the door frames in which such doors are set and other parts of and for such doors. All other portions of the walls, floors or ceilings, area a part of the common elements.
- The remainder of the property comprises the common elements or limited common elements, which means all land and all portions of "Sunset Condominium" that are not located within any unit and also includes, but not by way of limitation, the stairs, bearing beams, columns, supports, roof, floors, foundations, pipes, ducts, flues, conduits, wire and other utility installations to the outlets and bearing walls to the unfinished surfaces thereof, regardless of location.
- The owner of each unit shall own an undivided interest in the common elements, as set forth in the "Declaration of Condominium of Sunset Condominium".
- Areas on the plat designated as storage areas, parking spaces and common elements, and any shutters, awnings, window boxes, stoops, landings balconies and porches, if any, which are not part of the unit but which are adjacent to and serve only such unit are limited common elements.
- This property consists of one (1) buildings with a total of thirty-nine (39) units as well as general and limited common elements.
- The right to enter any unit in order to carry out construction or maintenance work or to perform any other function for which the Board of Managers is responsible, is reserved to the Board of Managers or its designees, as set forth in the Declaration and Bylaws of: "Sunset Condominium".
- The legal description of each unit described in said Declaration is by reference to the identifying number of the unit, as set out in this plat, followed by the words "Sunset Condominium".
- Common area (Tracts 1-12 and Tracts P-10 & P-11), limited common areas (Tracts P-1 thru P-9 and Tracts P-12 thru P-23) and limited common element (Tract 13) shall be maintained by the Sunset Condominium Owners Association as described in the "Declaration of Condominium of Sunset Condominium" recorded with this plat.
- Building height is 107.5 feet at the building entrance.

IN WITNESS WHEREOF: Sunset Apartments Partnership, a Missouri Limited Partnership licensed to do business in the State of Missouri, has caused these presents to be executed this 12th day of November, 2004.

Sunset Apartments Partnership, a Missouri Limited Partnership
Stephen E. Holzel
Stephen E. Holzel, General Partner

STATE OF New Jersey)
COUNTY OF Essex)

Be it remembered that on this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Stephen E. Holzel to me personally known, who being by me duly sworn, did say that he is a General Partner of Sunset Apartments Partnership, a Missouri Limited Partnership, and that said instrument was signed in behalf of said partnership and that said Stephen E. Holzel, acknowledged said instrument to be the free act and deed of said partnership.

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

My commission expires: _____
Melinda M. Edmundson
Notary Public

MELINDA M. EDMUNDSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 5, 2008

CITY PLAN COMMISSION

Approved _____

Charles F. Myers
Chairman
Charles F. Myers
Virginia L. Walsh
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

Stanley J. Harris
City Engineer
Stanley J. Harris, P.E.

Stanley J. Harris
Acting 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. 041216 duly authenticated as passed this 9th day of December 2004.

Ken Bernard
Mayor
Kay Barnes
City Clerk
Mille M. Crossland

	GRADE POINT	ELEV.	V.C.T.
WARD PARKWAY			
Centerline of Roanoke Avenue		114.70	----
Centerline of Jefferson Street (Also 599.34 feet East of the Centerline of Roanoke Avenue)		110.80	----
ROANOKE AVENUE			
Centerline of 48th Street		124.00	----
111.70 feet South of the Centerline of 48th Street		121.70	25.00'
279.15 feet South of the Centerline of 48th Street		117.65	25.00'
384.81 feet South of the Centerline of 48th Street		115.26	25.00'
434.97 feet South of the Centerline of 48th Street		114.70	----

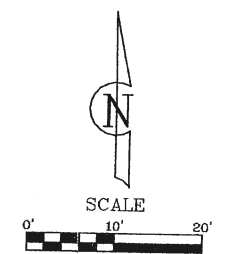
Carl Luther
Carl LUTHER
1-6-05
JACKSON COUNTY ASSESSMENT

This plat and survey of SUNSET CONDOMINIUM were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of SUNSET CONDOMINIUM 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.

11-08-04
Date

Signed: *W. James Schow*
W. James Schow, PLS #1989



John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-567-4380
Fax: 816-567-1892

DATE: 08-12-04 Job No.: 04056 File Name: SSETPLAT

FINAL PLAT

WASHINGTON IRVING CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI

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 "WASHINGTON IRVING CONDOMINIUM".

IN TESTIMONY WHEREOF, WASHINGTON IRVING BUILDING, L.L.C. A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6TH DAY OF JULY, 2007.

DANIEL O. WEINDLING, AS MANAGING MEMBER

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 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 UTILITIES ABOVE 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 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.

NOTARY CERTIFICATION

STATE OF MISSOURI) COUNTY OF JACKSON) SS: BE IT REMEMBERED THAT ON THIS 6TH DAY OF JULY, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINDLING, MANAGING MEMBER OF WASHINGTON IRVING BUILDING, L.L.C., 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 DECEMBER 5, 2006

Evert Aske
CHAIRMAN - EVERT ASKE

Gregory J. Rokos
CITY ENGINEER - GREGORY J. ROKOS, P.E.

Virginia L. Walsh
ASSISTANT SECRETARY - VIRGINIA L. WALSH

Stanley J. Harris
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. 117281 DULY AUTHENTICATED AS PASSED THIS 11 DAY OF JULY, 2007.

Kay Barnes
MAYOR - KAY BARNES

Mislie M. Crossland
CITY CLERK - MISLIE 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. RENNER
MISSOURI ELS No. 2700

JOHN W. RENNER
NUMBER LS-2000

DATE PREPARED: 8-6-07

John E. Price
JACKSON COUNTY
REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION

THE EAST 92.36 FEET OF LOTS 90 & 91, PENN PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 90; THENCE SOUTH 02°28'33" WEST ALONG THE EAST LINE OF SAID LOTS 83.43 FEET TO THE 02°28'33" WEST ALONG THE EAST LINE OF SAID LOT 91; THENCE NORTH 87°31'21" WEST ALONG THE SOUTH LINE OF SAID LOT 91 A DISTANCE OF 92.36 FEET; THENCE NORTH 02°28'33" EAST 83.35 FEET TO THE NORTH LINE OF SAID LOT 90; THENCE SOUTH 87°33'47" EAST ALONG SAID NORTH LINE 92.36 FEET TO THE POINT OF BEGINNING, CONTAINING 7795 SQUARE FEET, MORE OR LESS.

OWNER / DEVELOPER

WASHINGTON IRVING BUILDING, L.L.C.
DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO 64110

FINAL PLAT
FOR
WASHINGTON IRVING
CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING

DATE: 9-15-06
REV. 1-18-07
REV. 5-18-07
REV. 7-02-07

DWN:RAJ
CHKD:JR

F1

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 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, WASHINGTON IRVING 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 (1998) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-011 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: WASHINGTON IRVING 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 ONE BUILDING WITH A TOTAL OF THIRTY-FIVE 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 (L.C.E.).

PARKLAND DEDICATION:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$4,183.88 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR THIRTY-FIVE MULTI-FAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 66-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-111 HAVING A GRID FACTOR OF 0.9999077.

STATION JA-111 COORDINATES:
N 320734.028
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR ROANOKE WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 21733 ON DECEMBER 30, 1902.
STREET GRADES FOR 48TH STREET WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 19478 ON AUGUST 15, 1904.

ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-111 RESET HAVING AN ELEVATION OF 82.16.

THERE ARE NO BUILDING LINES OR EASEMENTS ESTABLISHED ON THE ORIGINAL PLAT DRAWINGS.

LEGEND

- (P) = PLAT
- (M) = MEASURED
- SET 1/2" BAR W/ #2000 CAP
- FOUND 1/2" IRON BAR
- STATE PLANE COORDINATES (METERS)
- L.C.E. = LIMITED COMMON ELEMENT

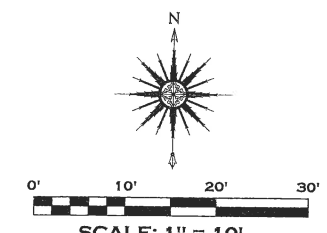
OWNER / DEVELOPER

DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO 64110



JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
816-333-8841
JOB NO. 3-06-017FP

Filed for record this 31st day of August 2007 at 3 O'Clock 02 Minutes PM Recorder's Book 147 Page 63 Instrument Number 0760115345 Director of Records
E. Waterfield
Deputy
Recorder's Fee: 166.00



LOT 89
PENN PARK

N319005.093
N319000.194
E841488.982
E841527.142

N319003.400
N319000.998
E841516.982
E841555.268

S 87°33'47" E
92.36'

200.03'(M) 200.00'(P)
(NOT TO SCALE)

POINT OF BEGINNING

PENN PARK LOT 90

COMMON ELEMENT

APT. BLDG.
#4746
35 UNITS
FF = 147.38
KCMO DATUM

LOT 1
COMMON ELEMENT
L = 23.56'
R = 15.00'

ADDITIONAL RIGHT OF WAY
TO BE DEDICATED
WITH THIS PLAT

100' RIGHT OF WAY
SOUTH ROANOKE PARKWAY

PENN PARK LOT 91

N318979.711
N318994.889
E841487.484
E841526.044

N318978.444
N318994.889
E841515.983
E841554.170

N 87°31'21" W
92.36'

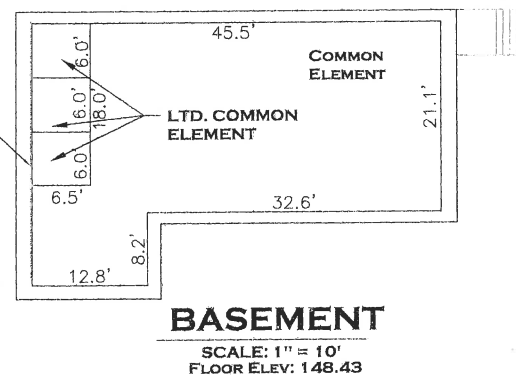
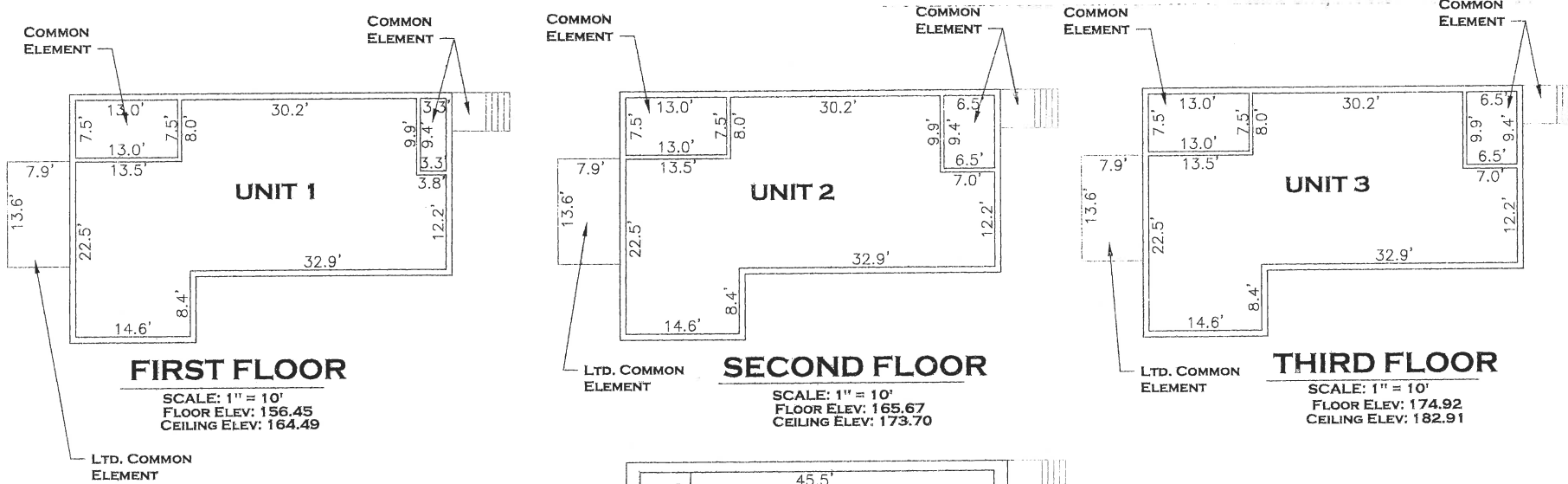
WEST 48TH STREET
(75' RIGHT OF WAY)

N 318214.85
E 842281.13

2006E0076578

FINAL PLAT GALLERY II CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGAL DESCRIPTION

LOT 8, RALPH'S FIRST ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8, THENCE ALONG THE BOUNDARY OF SAID LOT 8, THENCE ALONG THE FOLLOWING COURSES: SOUTH 88°36'32" EAST 90.17 FEET; THENCE SOUTH 01°40'05" WEST 13.50 FEET; THENCE NORTH 88°35'59" WEST 22.96 FEET; THENCE SOUTH 01°26'21" WEST 30.38 FEET; THENCE NORTH 88°39'15" WEST 67.26 FEET; THENCE NORTH 01°33'51" EAST 43.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3,260 SQUARE FEET, MORE OR LESS.

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 320734.028
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR MCGEE WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 462 ON MAY 25, 1892.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ71105, REVISION NO. 2, EFFECTIVE DATE, FEBRUARY 14, 2006.

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.

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 "GALLERY II 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. 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 THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR 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 TO 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, GALLERY II CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 48.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1988) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-011 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 WORDS: GALLERY II 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 ONE BUILDING WITH A TOTAL OF THREE UNITS, THREE OFF-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.

Filed for Record this 16th day of August 2006 at 2 O'clock 47 minutes P.M. Recorded in Book K-442 Page 69 Instrument Number E0076578
Director of Records
By: E. Waterfield
Deputy
Notarials Fee \$ 66.00

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 THEREOF, GALLERY ASSOCIATES, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16 DAY OF August, 2006.

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

NOTARY CERTIFICATION

STATE OF MISSOURI
COUNTY OF JACKSON) SS:
BE IT REMEMBERED THAT ON THIS 16 DAY OF August, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINDLING, OF GALLERY ASSOCIATES L.L.C., 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. Grahart
Notary Public

GALLERY ASSOCIATES, L.L.C.

DANIEL O. WEINDLING, AS MEMBER

APPROVED BY:

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED Jan. 3 2006

Charles F. Myers
CHAIRMAN - CHARLES F. MYERS

Virginia L. Walsh
ASSISTANT SECRETARY - VIRGINIA L. WALSH

Stanley J. Harris, P.E.
CITY ENGINEER - STANLEY J. HARRIS, P.E.

Stanley J. Harris, P.E.
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. 462-1-05 DULY AUTHENTICATED AS PASSED THIS 27 DAY OF July, 2006.

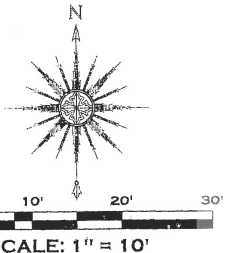
Kay Barnes
MAYOR - KAY BARNES

Millie M. Crossland
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. Renner
DATE PREPARED: 8-9-06
Missouri PLS No. 2000

Melinda Dyer
JACKSON COUNTY ASSESSOR
SHELIA PIER



MC GEE
(50' ROW)

POINT OF BEGINNING
N 319854.575
E 842820.446

N 319853.907
E 842847.921

5' KCP & L EASEMENT
Book K-427, Page 1264

S 01°40'05" W
13.50'

N 88°35'59" W
22.96'

N 319849.966
E 842840.804

N 319849.796
E 842847.802

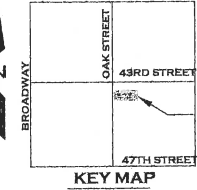
S 01°26'21" W
30.38'

N 319841.191
E 842820.074

N 319840.710
E 842840.572

- LEGEND**
- (P) = PLAT
 - (M) = MEASURED
 - Found Chiseled Cross Top of Stone Wall
 - Found Chiseled Cross 5' O/S
 - Found 1/2" BAR
 - STATE PLANE COORDINATES (METERS)

N 318214.85
E 842281.13



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