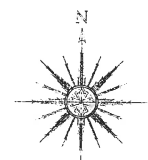


2007E.00 18198

FINAL PLAT WYANDOTTE CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI



SCALE: 1" = 10'

POINT OF BEGINNING
N 321495.585
E 842387.708

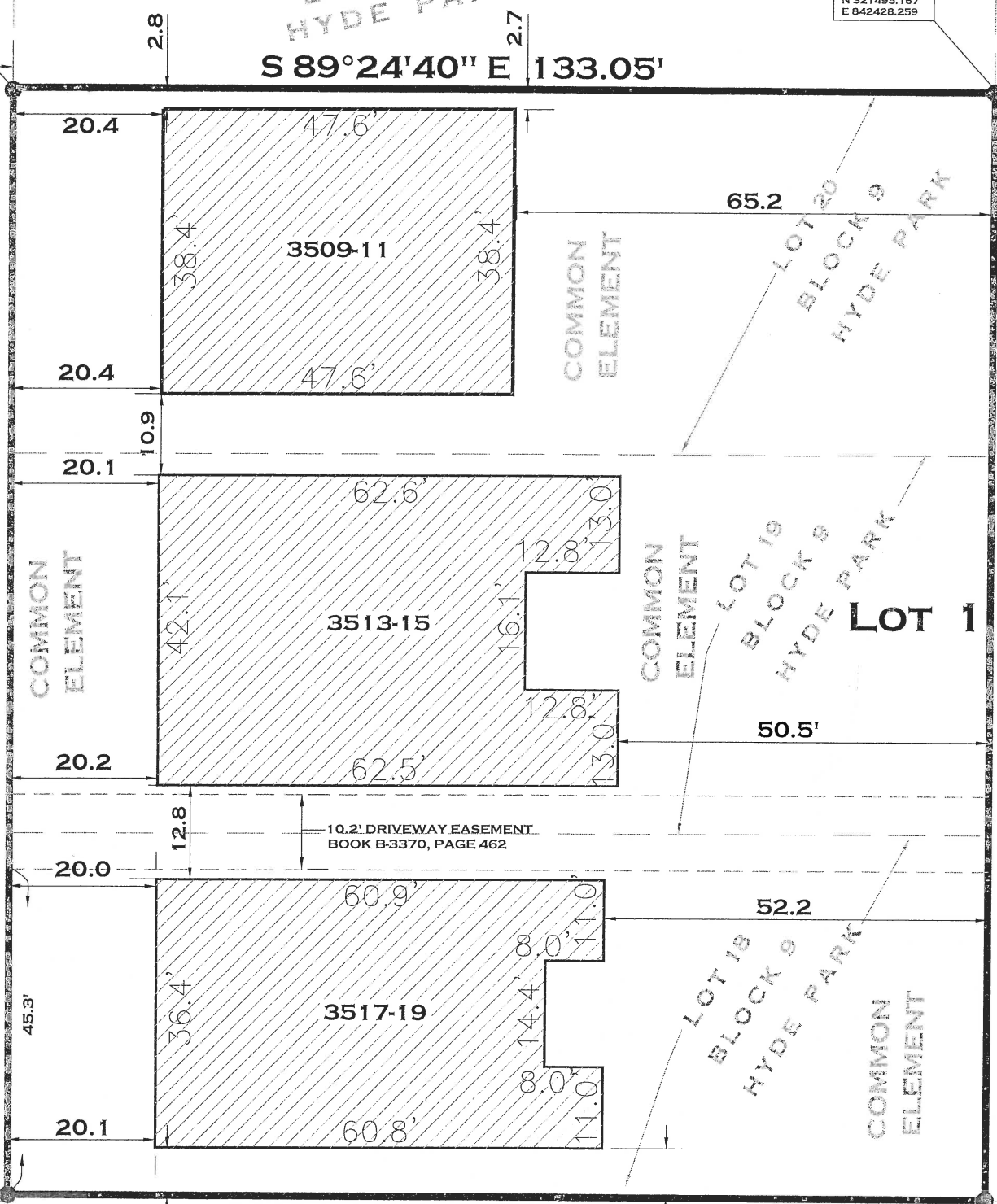
N 321495.167
E 842428.259

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

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 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 COVER 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

PRINTED NAME: 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 PUBLIC WORKS

APPROVED Jan. 3 2006

Charles F. Myers
CHAIRMAN - CHARLES F. MYERS

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. 060607 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
MISSOURI PLS No. 2000
DATE PREPARED: 1-6-2006

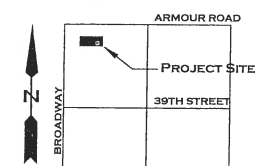
Filed for Record this 8th day of February, 2007 at 1 O'clock 43 Minutes P.M. Recorded in Book 47A Page 10 Instrument Number E0018192 Director of Records

Valerie E. Bull
VALERIE E. BULL
SARASOTA COUNTY
GIS DEPT.

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

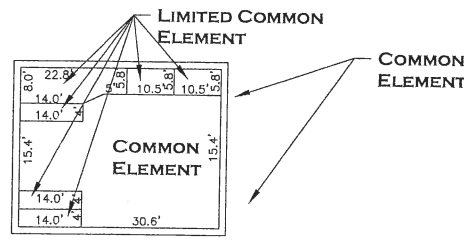
JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE No. 244
KANSAS CITY, MO. 64113
816-333-8841
JOB No. 4-05-070
REVISED:

LOT LAYOUT

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

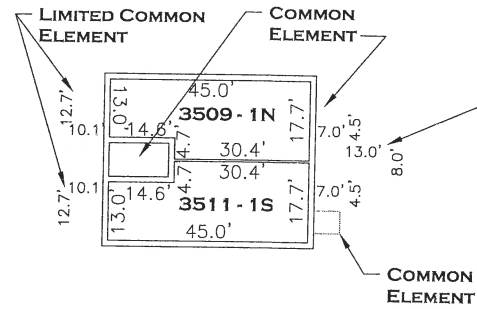
F1

FINAL PLAT WYANDOTTE CONDOMINIUM KANSAS CITY, JACKSON COUNTY MISSOURI



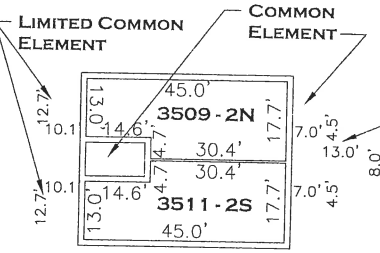
BASEMENT - 3509-11

SCALE: 1" = 20'
FLOOR ELEV: 146.57



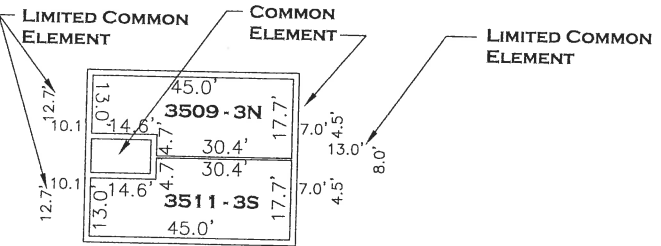
FIRST FLOOR - 3509-11

SCALE: 1" = 20'
FLOOR ELEV: 154.87
CEILING ELEV: 163.47



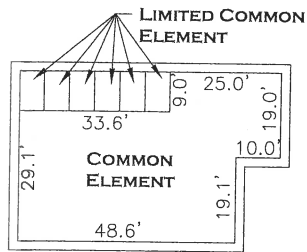
SECOND FLOOR - 3509-11

SCALE: 1" = 20'
FLOOR ELEV: 164.97
CEILING ELEV: 173.17



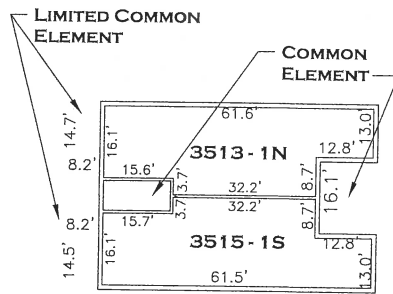
THIRD FLOOR - 3509-11

SCALE: 1" = 20'
FLOOR ELEV: 174.19
CEILING ELEV: 182.99



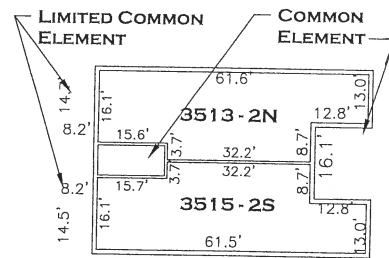
BASEMENT - 3513-15

SCALE: 1" = 20'
FLOOR ELEV: 146.29



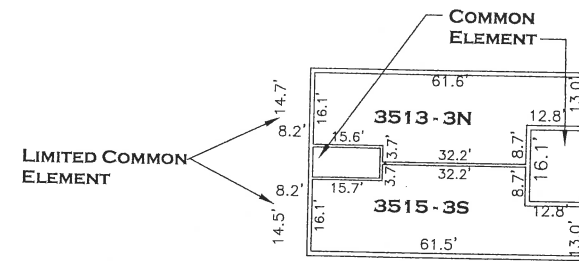
FIRST FLOOR - 3513-15

SCALE: 1" = 20'
FLOOR ELEV: 154.58
CEILING ELEV: 163.48



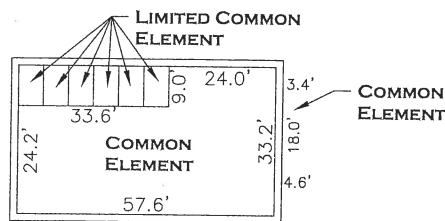
SECOND FLOOR - 3513-15

SCALE: 1" = 20'
FLOOR ELEV: 164.53
CEILING ELEV: 173.53



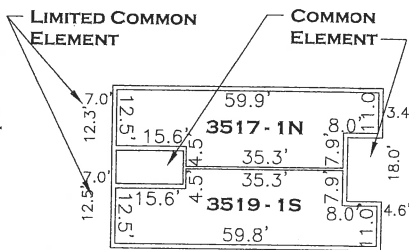
THIRD FLOOR - 3513-15

SCALE: 1" = 20'
FLOOR ELEV: 174.51
CEILING ELEV: 183.51



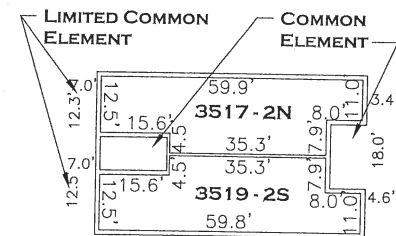
BASEMENT PLAN - 3517-19

SCALE: 1" = 20'
FLOOR ELEV: 144.97



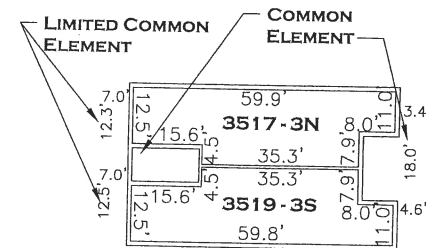
FIRST FLOOR - 3517-19

SCALE: 1" = 20'
FLOOR ELEV: 153.30
CEILING ELEV: 162.00



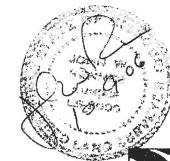
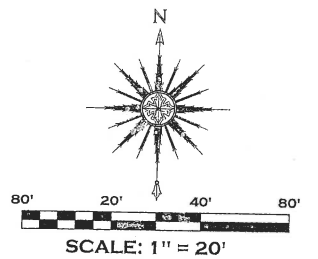
SECOND FLOOR - 3517-19

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



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REVISED:

BUILDING LAYOUTS				F2
DATE: 8-15-05	REV. 2-3-06	DWN:RAJ	CHKD:JR	