Clay County, Missouri
Unofficial Document

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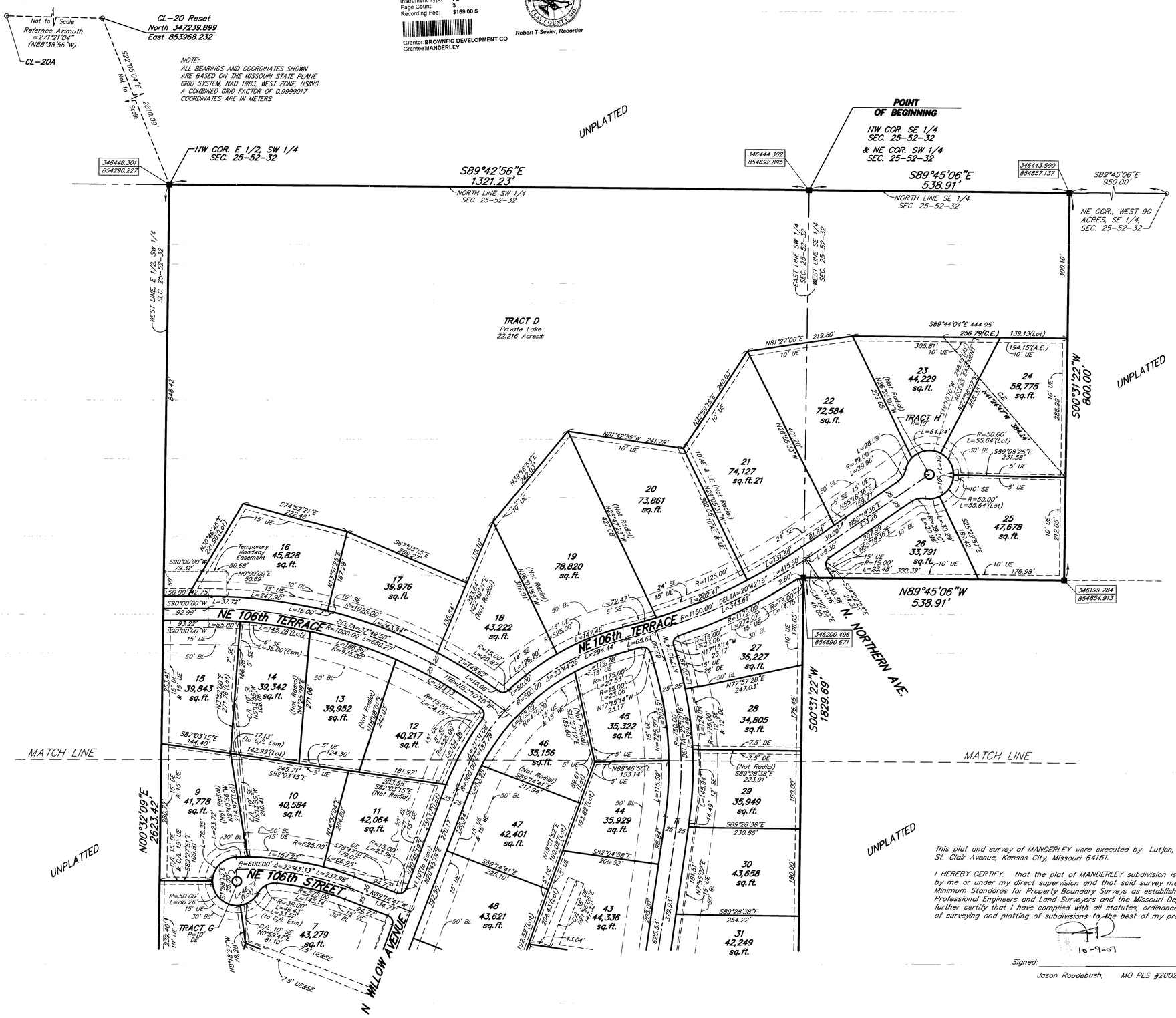
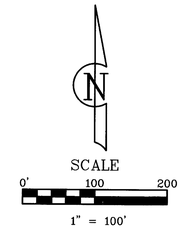
Date and Time: 01/10/2008 at 12:15:28 PM
Instrument Number: 2008000964
Book: G Page: 144
Instrument Type: PL
Page Count: 3
Recording Fee: $189.00 $
Grantor: BROWNFIG DEVELOPMENT CO
Grantee: MANDERLEY
Robert T Sevier, Recorder

MANDERLEY

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 1 of 3)



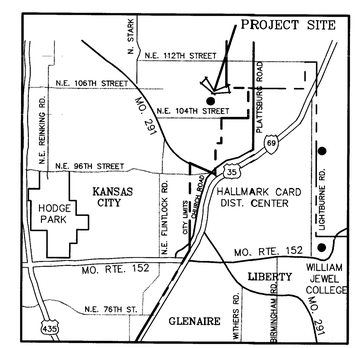


LEGEND

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- ● – Fnd 5/8" Bar

UE – Utility Easement
BL – Building Setback Line
DE – Storm Drainage Easement
CE – Conservation Easement
SE – Sanitary Sewer Easement
R – Radius
L – Arc Distance
NR – Not Radial
ITB – Initial Tangent Bearing
LE – Landscape Easement
WE – Waterline Easement
AE – Access Easement
R/W – Right of Way Line
P.O.S. – Private Open Space

NOTE – Lot Lines are radial to Street R/W unless labeled hereon as (NR) or (Not Radial).



LOCATION MAP

Sec. 25, Twp. 52 N., Rge. 32 W.
(Not to Scale)

This plat and survey of MANDERLEY were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of MANDERLEY 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.

10-9-07

Signed: _____

Jason Roudebush, MO PLS #2002014092

10-09-07 – Revisions Per City Comments
06-11-07 – Revisions per Client
05-04-07 – Revisions Per City Comments

LUTJEN
Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com
surveying
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Date: 7-05-06 | Job No. 02280 | Manderley

Manderley

http://recorder.claycogov.com

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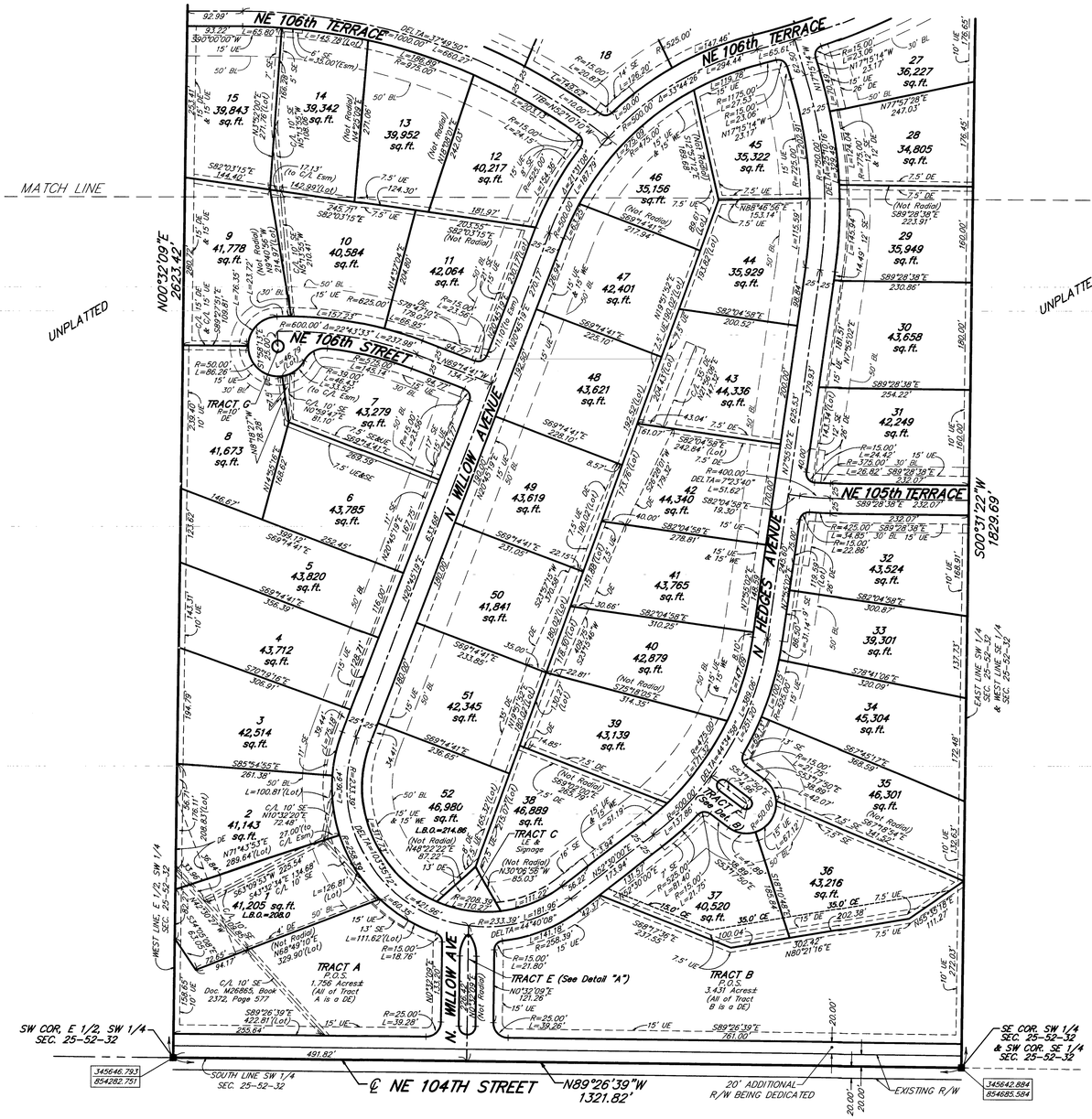
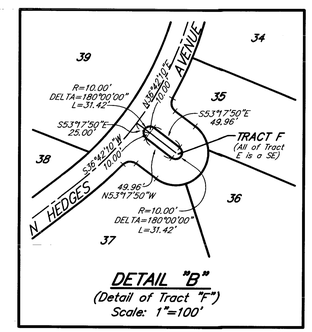
MANDERLEY

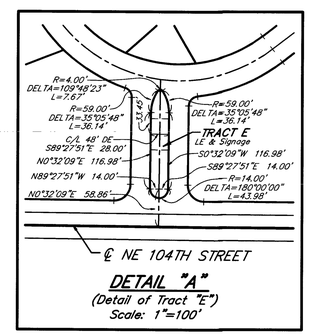
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 3)

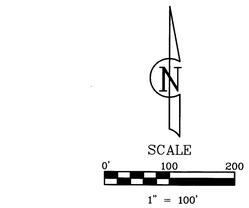




DETAIL "B"
(Detail of Tract "F")
Scale: 1"=100'



DETAIL "A"
(Detail of Tract "E")
Scale: 1"=100'



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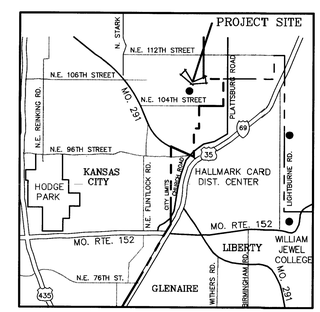

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A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 3 of 3)

STREET GRADES

N. WILLOW AVENUE (Entrance)

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 N Willow Ave.=Sta. 38+13.66 NE 104th St. (Stationing increases Northerly)	215.94	POT	—
Sta. 10+10.75 (Match Existing Pavement)	—	POT	—
Sta. 10.+43.86 (End Temporary Transition)	215.00	POT	—
Sta. 11+00	213.38	PVC	100'
Sta. 11+50	211.94	PVI	—
Sta. 11+58.07	212.54	Sag	—
Sta. 12+00	212.98	PVT	100'
Sta. 12+26.42 N Willow Ave. (Entrance) =Sta. 10+00 N Willow Ave. (North) =Sta. 10+00 N Ralston Ave.	213.53	POT	—

N. WILLOW AVENUE (North)

GRADE POINT	ELEV.	DESC.	V.C.T.
(See N Ralston Avenue for Westerly Continuation)			
Sta. 12+26.42 N Willow Avenue (Entrance) =Sta. 10+00 N Willow Avenue (North) =Sta. 10+00 N Ralston Ave. (Stationing increases Northerly)	213.53	POT	—
Sta. 10+62.37	213.36	Sag	—
Sta. 11+64.48	205.97	PVI	—
Sta. 15+89.48	225.42	PVT	850'
Sta. 20+55.63 N Willow Avenue =Sta. 10+00 NE 106th Street	246.74	POT	—
Sta. 22+20	254.26	PVC	120'
Sta. 22+80	257.01	PVI	—
Sta. 23+40	258.21	PVT	120'
Sta. 24+65	260.71	PVC	100'
Sta. 25+13.59 N Willow Avenue = Sta. 25+13.59 NE 107th Street (East) = Sta. 10+00 NE 107th Street (West)	261.93	POT	—
(See NE 107th Street (East) for Easterly continuation)			

N RALSTON AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
(See N Willow Avenue (North) for Easterly Continuation)			
Sta. 10+00 N Ralston Avenue =Sta. 12+26.42 N Willow Avenue (Entrance) =Sta. 10+00 N Willow Avenue (North) (Stationing increases Northerly)	213.53	POT	—
Sta. 12+60.52	217.88	PVT	850'
Sta. 13+50	220.39	PVC	100'
Sta. 14+00	221.79	PVI	—
Sta. 14+50	223.89	PVT	100'
Sta. 14+93.75 N Willow Avenue =Sta. 10+00 N Willow Avenue (Knob)	225.72	POT	—
Sta. 18+15	239.19	PVC	120'
Sta. 18+75	241.70	PVI	—
Sta. 19+35	242.74	PVT	120'
Sta. 19+90.55 N Ralston Avenue = Sta. NE 105th Terrace	243.71	POT	—
Sta. 22+30	247.86	PVC	—
Sta. 23+30	249.60	PVI	—
Sta. 24+30	255.36	PVT	—
Sta. 26+78.48	269.66	PVC	70'
Sta. 27+13.48	271.67	PVI	—
Sta. 27+48.48	272.40	PVT	70'
Sta. 27+62.48 N Ralston Avenue =Sta. 28+73.64 NE 107th Court	272.69	POT	—

NE 105TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 NE 105th Terrace =Sta. 19+90.55 N Ralston Avenue (Stationing increases Easterly)	243.71	POT	—
Sta. 10+30	243.09	PVC	50'
Sta. 10+55	242.57	PVI	—
Sta. 10+80	243.99	PVT	50'
Sta. 12+55	253.92	PVC	150'
Sta. 13+02.99 (Plat Line)	256.07	POT	—
Sta. 13+30	258.18	PVI	—
Sta. 13+68.69	257.15	Crest	—
Sta. 14+05	256.82	PVT	150'

NE 106TH STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 NE 106th Street =Sta. 20+55.63 N Willow Avenue (Stationing increases Westerly)	246.74	POT	—
Sta. 11+16.91	244.31	PVC	100'
Sta. 11+66.91	243.27	PVI	—
Sta. 12+16.91	241.10	PVT	100'
Sta. 13+75.99 (Center of Cul-de-Sac)	234.20	POT	—

NE 107TH STREET (West)

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 NE 107th Street (West) =Sta. 25+13.29 NE 107th Street (East) =Sta. 25+13.29 N Willow Avenue (Stationing increases Westerly)	261.93	POT	—
Sta. 10+25	261.41	PVC	70'
Sta. 10+60	260.68	PVI	—
Sta. 10+95	258.92	PVT	70'
Sta. 12+85	249.38	PVC	130'
Sta. 13+50	246.11	PVI	—
Sta. 14+15	245.40	PVT	130'
Sta. 16+15	243.19	PVC	90'
Sta. 16+60	242.70	PVI	—
Sta. 17+05	240.30	PVT	90'
Sta. 17+53.25 (Plat Line)	237.73	POT	—

NE 107TH STREET (East)

GRADE POINT	ELEV.	DESC.	V.C.T.
(See N Willow Avenue for Southerly Beginning)			
Sta. 25+13.29 NE 107th Street (East) =Sta. 10+00 NE 107th Street (West) =Sta. 25+13.29 N Willow Avenue (Stationing increases Easterly)	261.93	POT	—
Sta. 25+15	261.71	PVI	—
Sta. 25+65	263.74	PVT	100'
Sta. 26+90	268.83	PVC	120'
Sta. 27+50	271.27	PVI	—
Sta. 28+10	271.98	PVT	120'
Sta. 28+73.64 NE 107th Street =Sta. 27+62.48 N Ralston Avenue	272.69	POT	—
Sta. 35+26.86 NE 107th Street (Center Cul-de-Sac)	280.20	POT	—

PROPERTY DESCRIPTION:

All that part of the Southeast Quarter and all that part of the Southwest Quarter of Section 25, Township 52, Range 32, Kansas City, Clay County, Missouri, being described as follows: Beginning at the Northwest corner of the Southeast Quarter of said Section 25; thence South 89°45'06" East, along the North line of said Southeast Quarter, 538.91 feet to a point 950.00 feet West of the Northeast corner of the West 90 acres of said Southeast Quarter; thence South 0°31'22" West, parallel with the East line of said West 90 acres, 800.00 feet; thence North 89°45'06" West, parallel with the North line of said Southeast Quarter, 538.91 feet to a point on the East line of the Southwest Quarter of said Section 25; thence South 0°31'22" West, along said East line, 1829.69 feet to the Southeast Corner of said Southwest Quarter; thence North 89°26'39" West, along the South line of said Southwest Quarter, 1321.82 feet to the Southwest Corner of the East one half of said Southwest Quarter; thence North 0°32'09" East, along the West line of said East one half 2623.42 feet to the Northwest Corner of said East one half; Thence South 89°42'56" East along the North line of said Southwest Quarter, 1321.23 feet to the Point of Beginning. Containing 89.58 acres, more or less. Except that part on the South being used for road right-of-way.

NOTES

1. According to the "Flood Boundary and Floodway Map" Community Panel Number 290173-0030, Dated August 5, 1986, as published by the Federal Emergency Management Agency, this property appears to lie within Zone "C" (Area of Minimal Flooding).

2. Property Information shown on this survey was taken from the Ownership and Encumbrance Certificate provided by Thomson Title Corporation, File No. L18977-0 with an effective date of August 31, 2007.

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:

MANDERLEY

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 (UE), 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.

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 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 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 right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "AE"

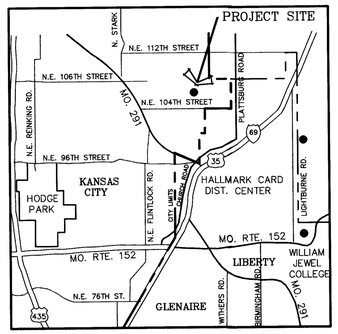
STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

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.

LANDSCAPE EASEMENT The area labeled hereon as "Landscape Easement" or "LE" is hereby reserved for the planting of trees and shrubs by the owner or developer. The building of structures hereon is prohibited.

CONSERVATION EASEMENT The area labeled hereon as "Conservation Easement" or "CE" restricts the removal of ANY tree or shrub without the written consent from the Architectural Control Committee as defined in the Extension of Restrictions recorded with this Plat.

DISCLOSURE STATEMENT: A private airport, commonly known as the Roosterville Airport, exists adjacent to the Northeast of Manderley in unincorporated Clay County, Missouri. Residents in Manderley are hereby notified of this exposure to aircraft noise.



LOCATION MAP
Sec. 25, Twp. 52 N., Rge. 32 W.
(Not to Scale)

MAINTENANCE OF TRACT A: Tract A (1.756 Acres±) is hereby reserved as Private Open Space for the purpose of Landscaping and a Nature Walking Trail and shall be maintained by the Homeowners Association as described in the Extension of Restrictions recorded with this Plat. All of Tract A is subject to a Drainage Easement (D.E.) and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention Facility Agreement recorded simultaneously with this plat.

MAINTENANCE OF TRACT B: Tract B (3.431 Acres±) is hereby reserved as Private Open Space for the purpose of Landscaping and a Nature Walking Trail and shall be maintained by the Homeowners Association as described in the Extension of Restrictions recorded with this Plat. All of Tract B is subject to a Drainage Easement (D.E.) and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention Facility Agreement recorded simultaneously with this plat.

PARKLAND REQUIREMENTS: Tract A (1.756 Acres±) and Tract B (3.431 Acres±) meets the required 1.15 Acres based on 52 units x 3.7 x .006. Private open space is hereby reserved at the election of the Developer in lieu of the required parkland dedication for (52 Units) Pursuant to Section 66-128, Code of General Ordinances, as amended.

TRACT C & E: Tract C (0.096 Acres±) and Tract E (0.099 Acres±) are hereby reserved as Landscaping and Signage Tracts to be maintained by the Homeowners Association as described in the Extension of Restrictions recorded with this Plat.

TRACT D: Tract D (22.217 Acres±) is hereby reserved as a Private Lake to be maintained and reserved for use by the Developer as described in the Extension of Restrictions recorded with this Plat.

R\W TRACTS: Tract F (0.030 Acres±), Tract G (0.007 Acres±) and Tract H (0.007 Acres±) are located in and surrounded by Street R/W and are hereby reserved as Landscaping Tracts to be maintained by the Homeowners Association as described in the Extension of Restrictions recorded with this Plat.

IN WITNESS WHEREOF: BROWNFIG DEVELOPMENT CO., LLC, a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 12th day of October, 2007.

Chris Brown
Managing Member

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 12th day of October 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Chris Brown, to me personally known, who being by me duly sworn, did say that he is the Managing Member of Brownfig Development Co., LLC., and that said instrument was signed in behalf of said company and that said Chris Brown acknowledged said instrument to be the free act and deed of said company.

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

Angela F. Wilt
Notary Public

My Commission Expires: April 6, 2009

ANGELA F. WILT
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: April 6, 2009
Commission # 05692563

CITY PLAN COMMISSION

Approved June 6, 2006

Chairman
Evert Asjes

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Gregory J. Rokos, P.E.

Director of Public Works
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. 070994 duly authenticated as passed this 4 day of October 2007.

Mayor
Mark Funkhouser

City Clerk
Millie M. Crossland

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