

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 27 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

APPROVED: JANUARY 3, 2006

APPROVED: JANUARY 3, 2006

Charles F. Myers
CHAIRMAN - CHARLES F. MYERS

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. 1122109 DULY AUTHENTICATED AS PASSED THIS 6 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



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 0.9999024.

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

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 UTILITIES 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 PLACED THEREON 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.

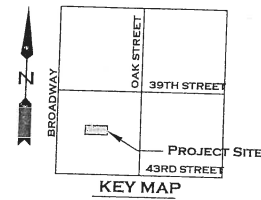
THIS PROJECT CONSISTS OF ONE BUILDING WITH A TOTAL OF SIX UNITS, SEVEN ON-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

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.

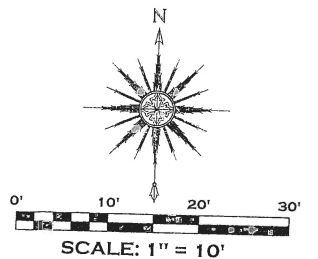
Prepared by: *C. Waterfield*
Date: January 27, 2007
Checked by: *Kyle Pops*
Reviewed by: *E0010562*
Director of Resources
Dignity
Notary Fee: 46.00

LEGEND

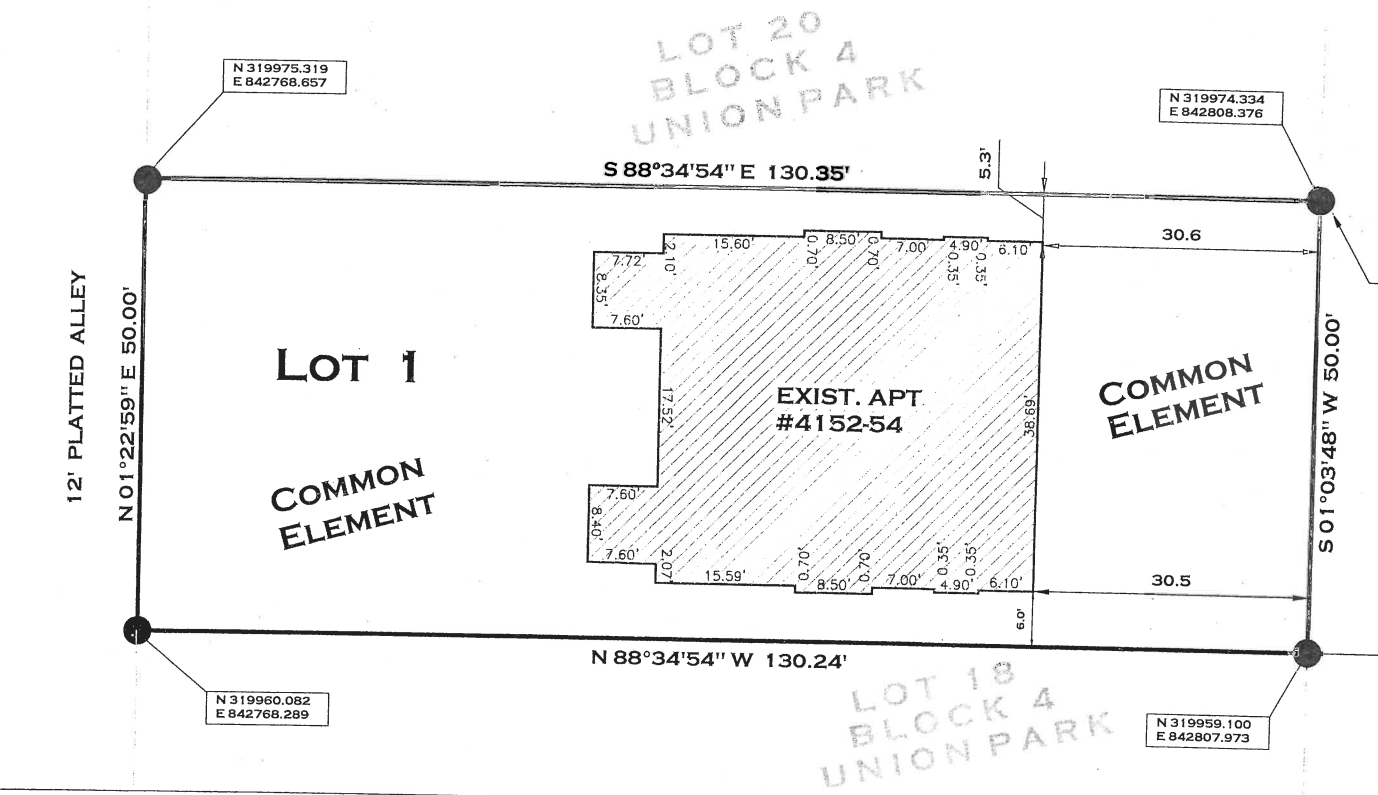
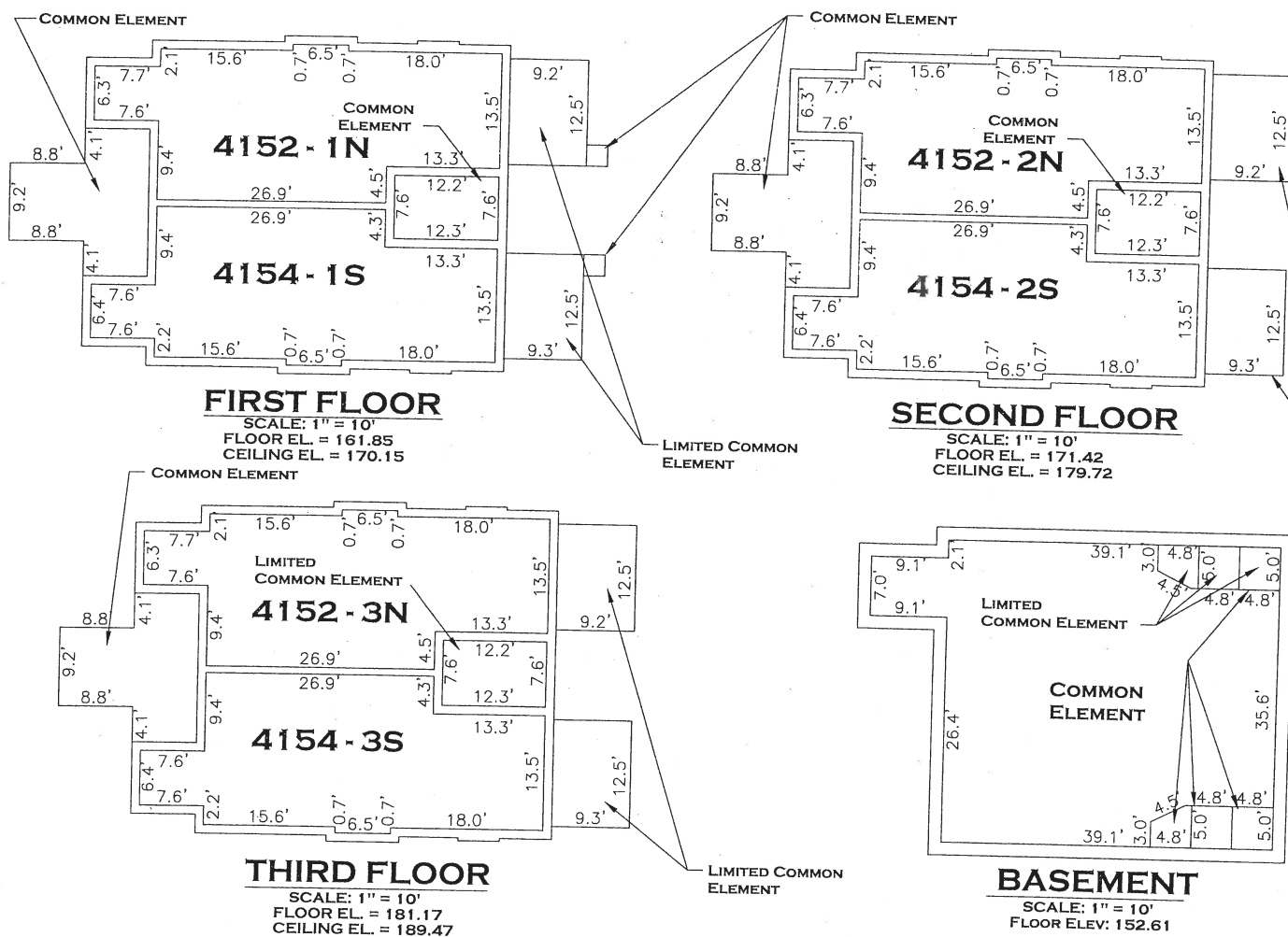
- (P) = PLAT
- (M) = MEASURED
- ◆ FOUND CHISELED CROSS TOP OF STONE WALL
- FOUND CHISELED CROSS 5' O/S
- FOUND 1/2" BAR
- STATE PLANE COORDINATES (METERS)



KEY MAP
SECTION 20-49-33
NOT TO SCALE



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



N 319975.319
E 842768.657

N 319974.334
E 842808.376

N 319960.082
E 842768.289

N 319959.100
E 842807.973

N 318214.85
E 842281.13