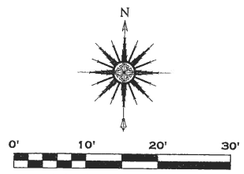
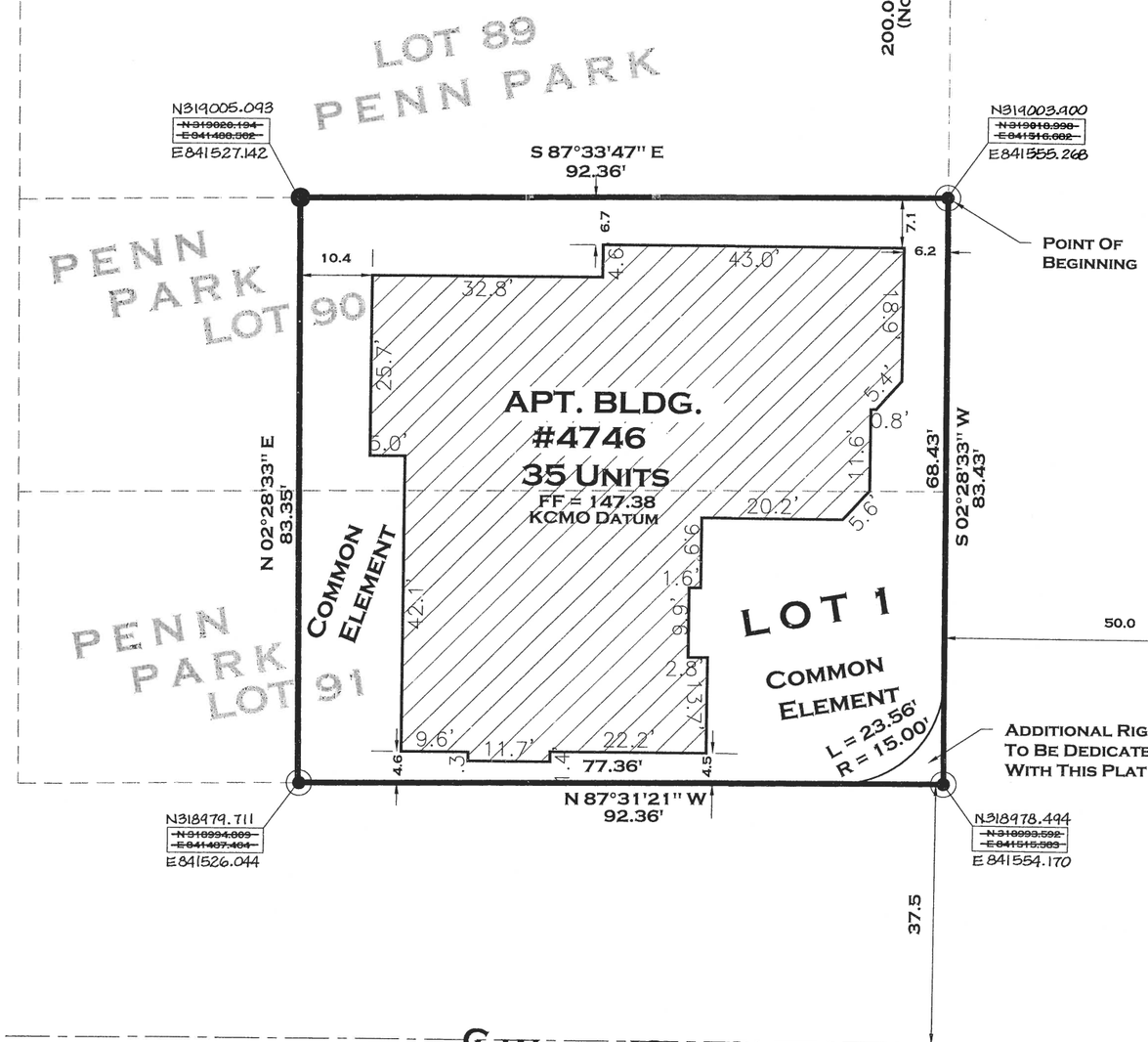
FINAL PLAT
WASHINGTON IRVING CONDOMINIUM
KANSAS CITY, JACKSON COUNTY MISSOURI

Filed for Record this 31st
day of August 2007
at 3 O'Clock 02 Minutes pm
Recorded in Book K47 Page 63
Instrument Number 2007E0115345
Director of Records
By C. Waterfield
Deputy
Recorder's Fee 166.00

KEY MAP
SECTION 30-49-33
NOT TO SCALE



SCALE: 1" = 10'



N 318214.85
E 842281.13

L.C.E. = LIMITED COMMON ELEMENT

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".

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 IT'S FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

STREET DEDICATION

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

RIGHT OF ENTRANCE

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION MAINTENANCE OF WATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF 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 (1986) AS ADOPTED BY THE STATUES 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 PARALELL 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 PERSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE).

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)

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

DANIEL O. WEINDLING, AS MANAGING MEMBER

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

APPROVED BY:

CITY PLAN COMMISSION APPROVED DECEMBER 5, 2006

CHAIRMAN - EVERT ASLES

PUBLIC WORKS

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. 070731 DULY AUTHENTICATED AS PASSED THIS _____ DAY OF OCTOBER, 2007

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.

STATE OF MISSOURI
JOHN W. RENNER
NUMBER LS-2000
REGISTERED LAND SURVEYOR

JOHN W. RENNER
MISSOURI PLS No. LS-2000

DATE PREPARED: 8-6-07

VINCENT E. BRUCE

8/28/07
JACKSON COUNTY
DIRECTOR OF PW.

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 SOUTHEAST CORNER 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 7796 SQUARE FEET, MORE OR LESS.

OWNER / DEVELOPER
WASHINGTON IRVING BUILDING, LLC
DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO 64110

OWNER / DEVELOPER

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4210 TROOST AVE.
KANSAS CITY, MO 64110

Land Surveying

JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
816-333-8541
JOB NO. 3-06-017FP

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. 5-1-07 REV. 5-18-07 REV. 7-02-07 | DWN:RAJ | CHKD:JR | F1

2007E0115345

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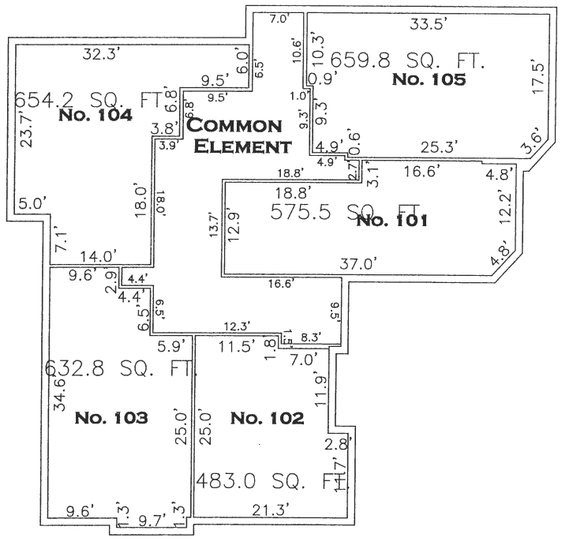
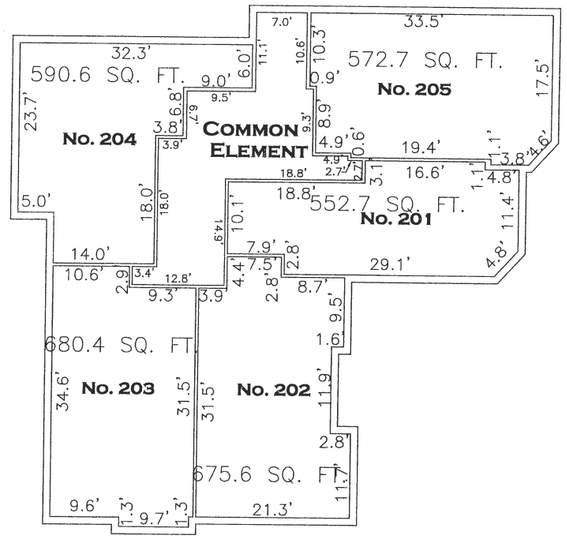
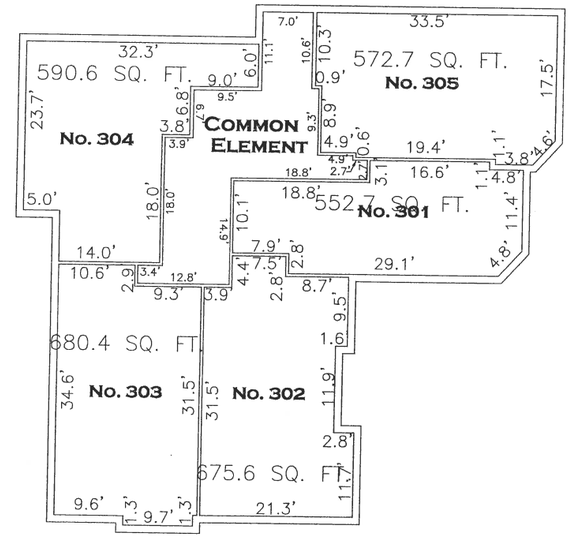
KANSAS CITY, JACKSON COUNTY MISSOURI



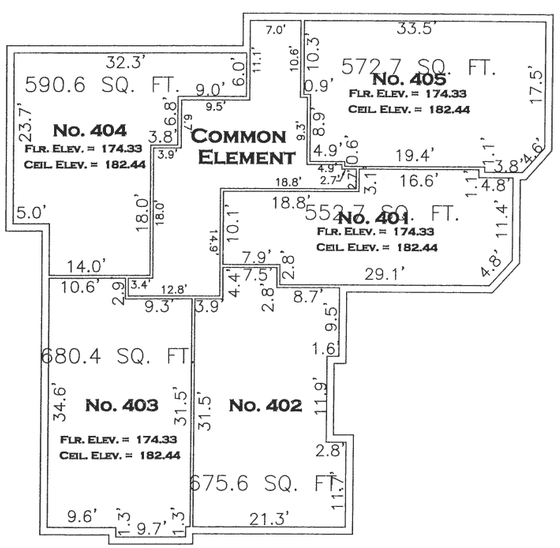
1ST FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 147.38
CEIL. ELEV. = 155.35



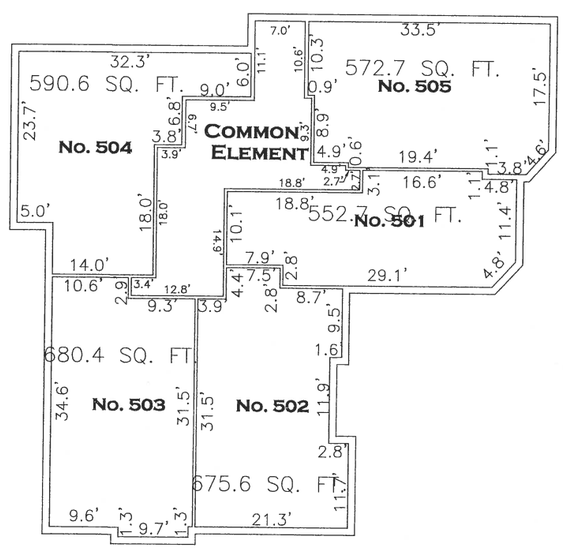
2ND FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 156.32
CEIL. ELEV. = 164.52



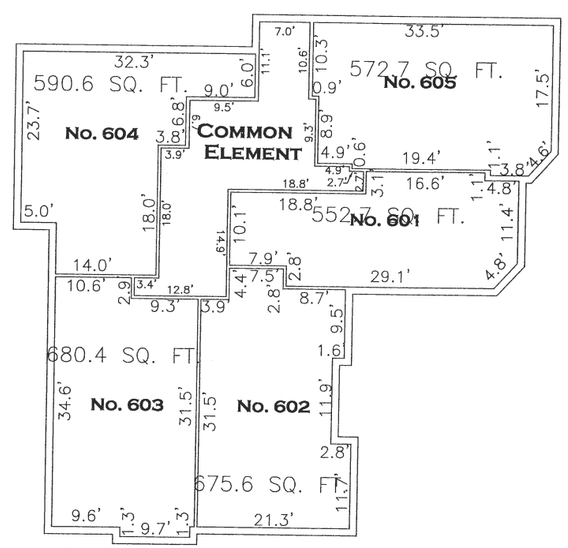
3RD FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 165.35
CEIL. ELEV. = 173.39



4TH FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 174.33
CEIL. ELEV. = 182.44



5TH FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 183.33
CEIL. ELEV. = 191.56



6TH FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 192.36
CEIL. ELEV. = 200.58

LEGEND

L.C.E. = LIMITED COMMON AREA

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FINAL PLAT
FOR
WASHINGTON IRVING CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

BUILDING LAYOUTS

RENNER SURVEYING

DATE: 8-15-05	REV. 1-18-2007 REV. 5-1-2007	DWN:RAJ	CHKD:JR	F2

2007E0115345

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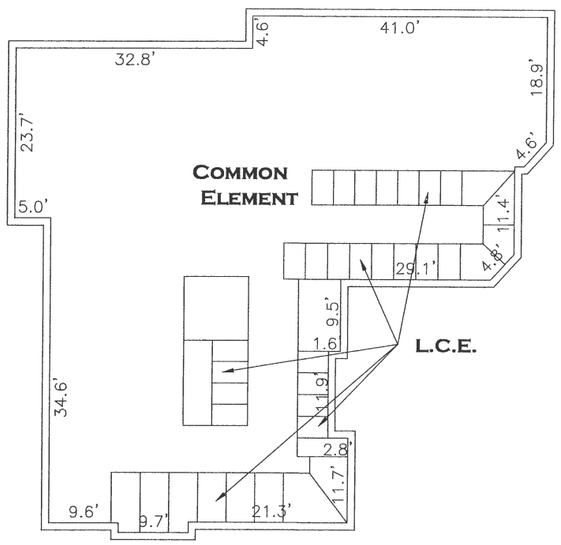
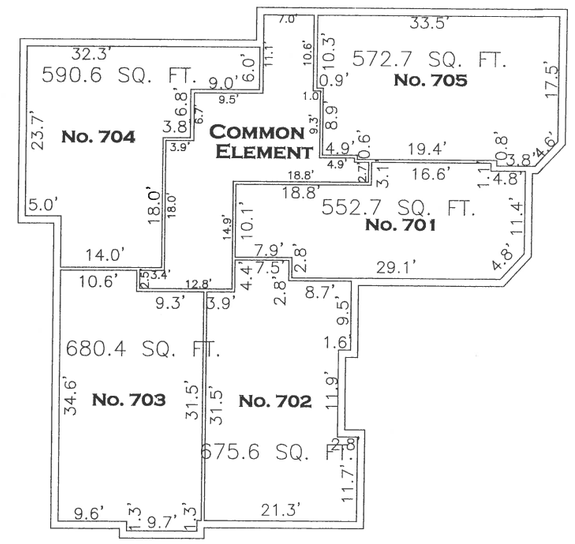
KANSAS CITY, JACKSON COUNTY MISSOURI



BASEMENT
SCALE: 1" = 10'
FLR. ELEV. = 138.88
CEIL. ELEV. = 146.38



PENTHOUSE/ 7TH FLOOR
SCALE: 1" = 10'
FLR. ELEV. = 201.33
CEIL. ELEV. = 209.66

LEGEND
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NOTE:
THE LCE UNITS SHOWN HEREON WILL BE ASSIGNED IN ACCORDANCE WITH THE DECLARATION.

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DATE: 8-15-05	REV. 1-18-2007 REV. 5-1-2007	DWN:RAJ	CHKD:JR	F3