

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI




12/14/2023 1:43 PM

FEE: \$60.00 14 PGS

INSTRUMENT NUMBER

2023E0089239

	<p>CITY OF KANSAS CITY, MISSOURI CERTIFICATE OF THE CITY CLERK DOCUMENT TO BE RECORDED JACKSON COUNTY</p>
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DATE OF DOCUMENT: December 7, 2023

DOCUMENT TITLE: Vacation Ordinance 231003

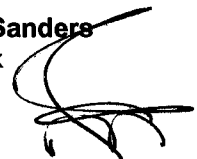
Grantor(s): Route Frets White Goss
Name &
Address:

Grantee(s): City of Kansas City, MO
Name &
Address: 414 E 12th Street
KCMO 64106

LEGAL DESCRIPTION:
See Page(s) 13 of Exhibit _____ of the subject document.

The above appears in records and is on file in the Office of the City Clerk, 25th Floor, City Hall, and Kansas City, Missouri. I hereby, certify that this is a true and correct copy of the above ordinance.

IN TESTIMONY WHEREOF, I have set my hand affixed the seal of the City on the 13th day of December, 2023

Marilyn Sanders
City Clerk


By Marilyn Sanders City Clerk



Return all Recorded Originals To:
OFFICE OF THE CITY CLERK, 414 E. 12th Street, 25th Floor, Kansas City, Missouri 64106

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 231003

Vacating the Notre Dame Condominium Plat, generally located at 3724 Locust Street; and directing the City Clerk to record certain documents. (CD-ROW-2023-00032)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council of Kansas City does hereby find and declare that a petition was filed for the vacation of Notre Dame Condominiums, a condominium in Kansas City, Jackson County, Missouri, according to the recorded condominium plat thereof, giving the distinct description of the condominium to be vacated and also the names of the persons and corporations owning condominium units, and that the consents of the persons and corporations owning condominium units has been obtained in writing, that said consents have been acknowledged as deeds are acknowledged, and was duly filed with the petition for such vacation in the City Clerk's Office.

Section 2. That the Council finds that the City Plan Commission has duly endorsed its approval of this Ordinance hereon.

Section 3. That the Council finds that no private rights will be unreasonably injured or endangered by this vacation and that the public will suffer no unreasonable loss or inconvenience thereby.

Section 4. That the Notre Dame Condominiums, a condominium plat in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, be and the same is hereby vacated.

Section 5. That the City Clerk of Kansas City, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance and the consent of property owners hereinbefore referred to, to be filed for record in the Recorder's Office in Jackson County, Missouri.



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

Notre-Dame Condominium Plat

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Row 1: WND LLC, Notre Dame Condominium Plat, P.O. Box 10110 Kansas City, MO 64171

(attach additional sheets if required)

WND LLC

By: [Signature]
Name: Daniel Wendling
Title: managing member

STATE OF MISSOURI)
COUNTY OF JACKSON) ss.

On this 2nd day of October in the year 2023, before me, a Notary Public in and for said state, personally appeared Daniel Wendling, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 2 day of October, 2023.

Notary Public in and for Said County and State
[Signature]



RACHELLE M. BIONDO
My Commission Expires
July 31, 2024
Jackson County
Commission #12499262

My Commission Expires:

7/31/24



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CD-ROW-2023-00032

In the matter of the vacation of:

Notre Dame Condominium Plat

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy




CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
WND LLC By:  Name: <u>Daniel W. Weir</u> Title: <u>managing member</u>	Notre Dame Condominium

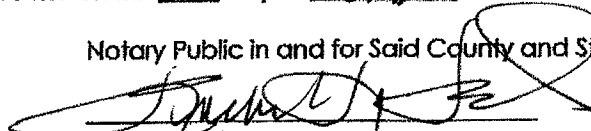
(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF JACKSON)

On this 2nd day of October, 2023, before me, a Notary Public in and for said state, personally appeared Daniel W. Weir, who being by me duly sworn did say that he/she is the managing member of WND LLC, a MISSOURI limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 2nd day of October, 2023.

Notary Public in and for Said County and State


Notary Public

My Commission Expires:

7/31/24

{31502 / 72419; 1002578. }



RACHELLE M. BIONDO
My Commission Expires
July 31, 2024
Jackson County
Commission #12499262



CITY PLAN COMMISSION STAFF REPORT

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

231003

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.



<p>Docket #: 12.5</p> <p>Case #: CD-ROW-2023-00032 Notre Dame Condominium</p>	<p>Location Area 3724 Locust St About 1 acre</p> <p>Zoning R-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: Single-Family Residential</p> <p>South: Single-Family Residential</p> <p>East: Single-Family Residential</p> <p>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>
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****PROPOSED VACATION IS IN CONFORMANCE WITH 88-560 - VACATION OF ALLEYS, STREETS AND PLATS****

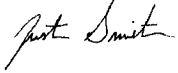
ATTACHMENTS

1. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Justin Smith
Planner

2007E0113647

FINAL PLAT

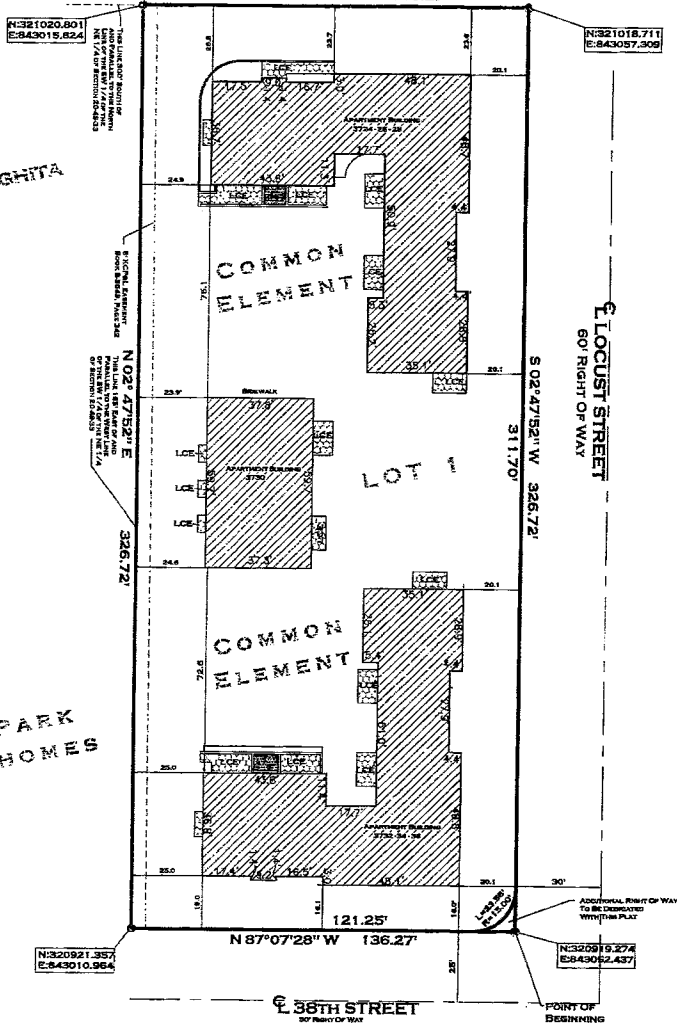
NOTRE DAME CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

OWNER:
ROYCE MCGUIRE
S 87°07'28" E 136.27

OWNER:
RADU GHEORGHITA

28th
August 2007
3
August 2007
160
C. Whitefield
160



PLAT DEDICATION

THE UNDERGROUND PROPERTIES OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THIS SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL BE HEREINAFTER 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, SEWERAGE, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE INCLUDING, BUT NOT LIMITED TO, UNDEGROUND PIPES AND CONDUITS, PUMP STATIONS, TRANSFORMERS, SERVICES, POLESTAKES, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DEDICATED UTILITY EASEMENT EVIDENCED BY THIS PLAT. THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DEDICATED UTILITY EASEMENT, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE RESPONSIBLE TO MAINTAIN PUBLIC RIGHT OF WAY ON THE EXISTING 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 ABOVE SAID LINES AND SPECIFICALLY THESE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE, SOCKET, CONDUIT, PAVED AREAS, GRAVEL SURFACES AND FINISHES NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND THE FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THIS EASEMENT, AND RELOCATION OF PIPES OR CHANGE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE GAINFUL USE ABOVE STATED ON THE WITHIN THE APPROVAL OF THE APPOINTED ENGINEER WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO THE UTILITIES ABOVE STATED AND THE WITHIN THE 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 LINES OF UTILITIES FOR THE PURPOSES OF THE USE THEREOF. PROVIDED, HOWEVER, SUCH RIGHT OF WAY AND EGRESS DOES NOT INCLUDE ANY OBSTRUCTION TO ANY OTHER RIGHT OF WAY OR EGRESS OR TO ANY OTHER PUBLIC UTILITY AS TO THE EXTENT OF THE RIGHTS STATED HEREON AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI, NOR THE CITY ENGINEER 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 FORM IS DEFINED IN CHAPTER 48-138 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1988) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 48-1101, 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 FLOORING, THE UNDERSURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDEGRADED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXCEPT AT THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WITHIN THE UNIT, AND THE SPACE INCLUDES BOTH THE PORTION OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL PREPLACES, STOODS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO BE 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, DOORWAYS, 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 WHICH IS 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 EDGELINE 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 PERMANENT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENTS. LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS. THE STOODS SHOWN ON THIS PLAT ARE ASSIGNED TO THE UNIT WHICH NUMBER IS SHOWN HEREON FOLLOWING THE "LOC" DESIGNATION.

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-1062 REBET HAVING A GRID FACTOR OF 0.999964.

STATION JA-1062 REBET COORDINATES:
N 35204388
E 84579027

THIS SURVEY IS "TYPICAL" CLASS.

STREET GRADERS FOR LOCUST WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 28484 ON MARCH 27, 1906.

STREET GRADERS FOR 38TH STREET WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 34436 ON MARCH 9, 1906.

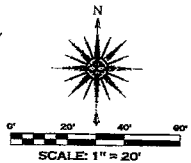
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-1062 REBET HAVING AN ELEVATION OF 301.85.

INFORMATION SHOWN HEREON IS BASED ON FIRST ASSURED QUALITY TITLE INSURANCE COMPANY COMMITMENT NUMBER M72844.

PARTS AND DETACHMENTS:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A FEE OF \$4,000 PER BUILDING OR \$12,000 PER UNIT, FOR DEDICATING FOR THIRTY-FIVE MULTI-FAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 48-138 CODE OF GENERAL ORDINANCES, AS AMENDED.

LEGEND

- Project 3/8" Non Max
- N 35204388 E 84579027
- STATE PLANE COORDINATES (SECTION)



BOUNDARIES

BOUNDARIES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THESE LINES AND THE LOT LINES NEAREST THERE TO.

IN WITNESS WHEREOF, NOTRE DAME, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF JULY, 2007.

DANIEL G. WEISBERG, 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, DANIEL G. WEISBERG, 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 HE IS ADOPTING AND ACKNOWLEDGING 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: *Ann L. Hunt*
ANN L. GRANT
Notary Public for the State of Missouri
COUNTY OF JACKSON

APPROVED BY:

CITY PLAN COMMISSION PUBLIC WORKS
Approved: October 17, 2007
Chairman: *Robert Adams*
Member: *John Adams*
Member: *Theresa L. Walsh*

CITY COUNCIL
THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, ON _____ DAY OF _____, 2007, AS AUTHENTICATED AS FOLLOWS THIS DAY OF _____.

MAYOR-KAT BABER
CITY CLERK - *Wella M. Christensen*

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT I 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 GEODESY 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. JENNER
Missouri Professional Engineer No. 2000
Missouri Professional Land Surveyor License No. 2000

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39, RANGE 25, 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 121.25 FEET; THENCE NORTH 04°45'00" EAST 236.74 FEET; THENCE SOUTH 87°07'28" EAST 121.25 FEET; THENCE SOUTH 04°45'00" WEST ALONG THE WEST LINE OF LOCUST STREET 236.74 FEET TO THE POINT OF BEGINNING, CONTAINING ALTOGETHER 0.000000 ACRES MORE OR LESS.

OWNER / DEVELOPER

DAN WEISBERG
4210 TROOST AVE.
KANSAS CITY, MO 64110

JOHN JENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO, 64113
816-833-0841

FINAL PLAT FOR NOTRE DAME CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

GENERAL SITE PLAN	
RENNER SURVEYING	
REVISION	DATE
REV. 3/2008	REV. 8/18/08
REV. 8/2008	REV. 11/15/08
REV. 11/2008	REV. 2/15/07
REV. 2/2007	REV. 7/2007
JOB NO.	DATE
406-07119	
DRAWN BY	CHECKED BY
JENNER	GRANT

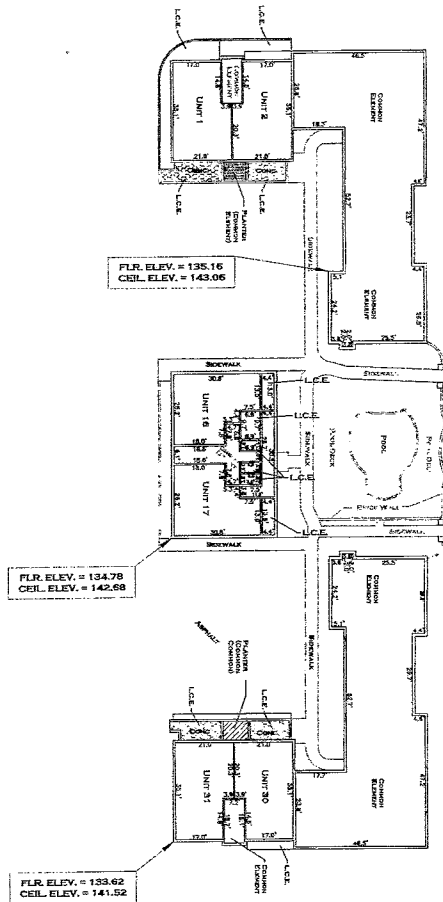
F1

FINAL PLAT

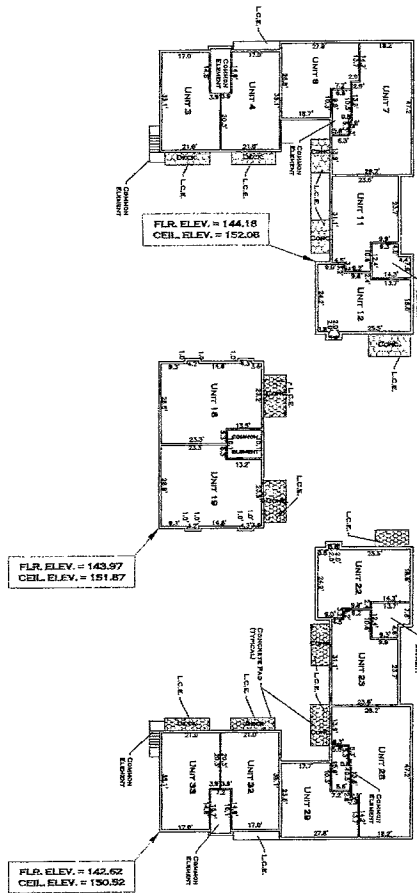
NOTRE DAME CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

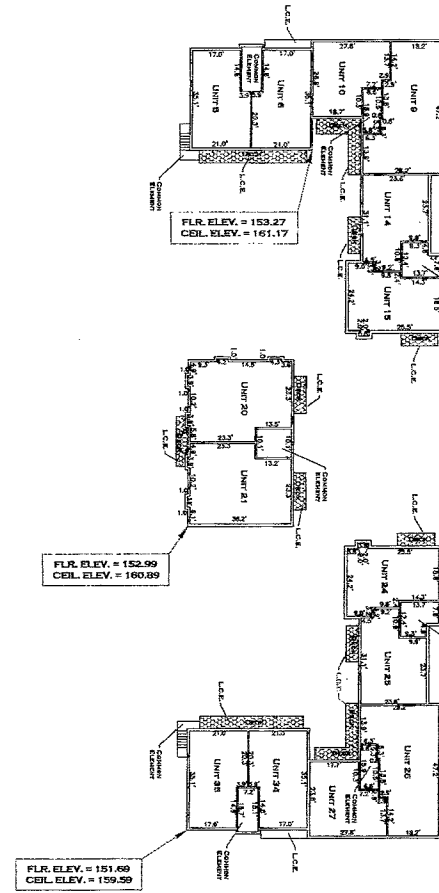
DEVELOPER:
DAN WEINDLING
4210 TROOST AVE.
KANSAS CITY, MO. 64112



BASEMENT - GROUND LEVEL
SCALE: 1" = 20'

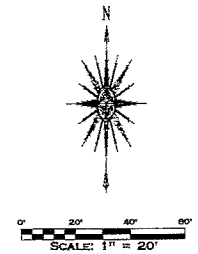


SECOND FLOOR
SCALE: 1" = 20'



THIRD FLOOR
SCALE: 1" = 20'

L.C.E. = LIMITED COMMON ELEMENT



JOHN RENNER
LAND SURVEYOR
6547 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
816-233-9841
JOB NO. 445-071C
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. 28006 REV. 8-18-06 REV. 8-30-06 REV. 1-18-07 REV. 2-15-07 REV. 5-15-07	JOB NO.: 405-071C DWG: RAJ CHKD: JR	F2