

LEGAL 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 Northeast corner of the Southwest Quarter of said Section 25; thence South 89°45'00" East, along the North line of said Southwest Quarter, 638.01 feet to a point 600.00 feet East of the Northeast corner of the West 90 acres of said Southwest Quarter; thence South 0°31'22" West parallel with the East line of said West 90 acres, 600.00 feet; thence North 90°03'22" West, parallel with the North line of said Southwest 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, 1829.59 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°02'09" East, along the West line of said East one half 2823.42 feet to the Northwest Corner of said East one half; thence South 89°42'06" East along the North line of said Southwest Quarter, 1321.23 feet to the Point of Beginning, Containing 58.58 acres, more or less. Except that part on the South being used for road right-of-way.

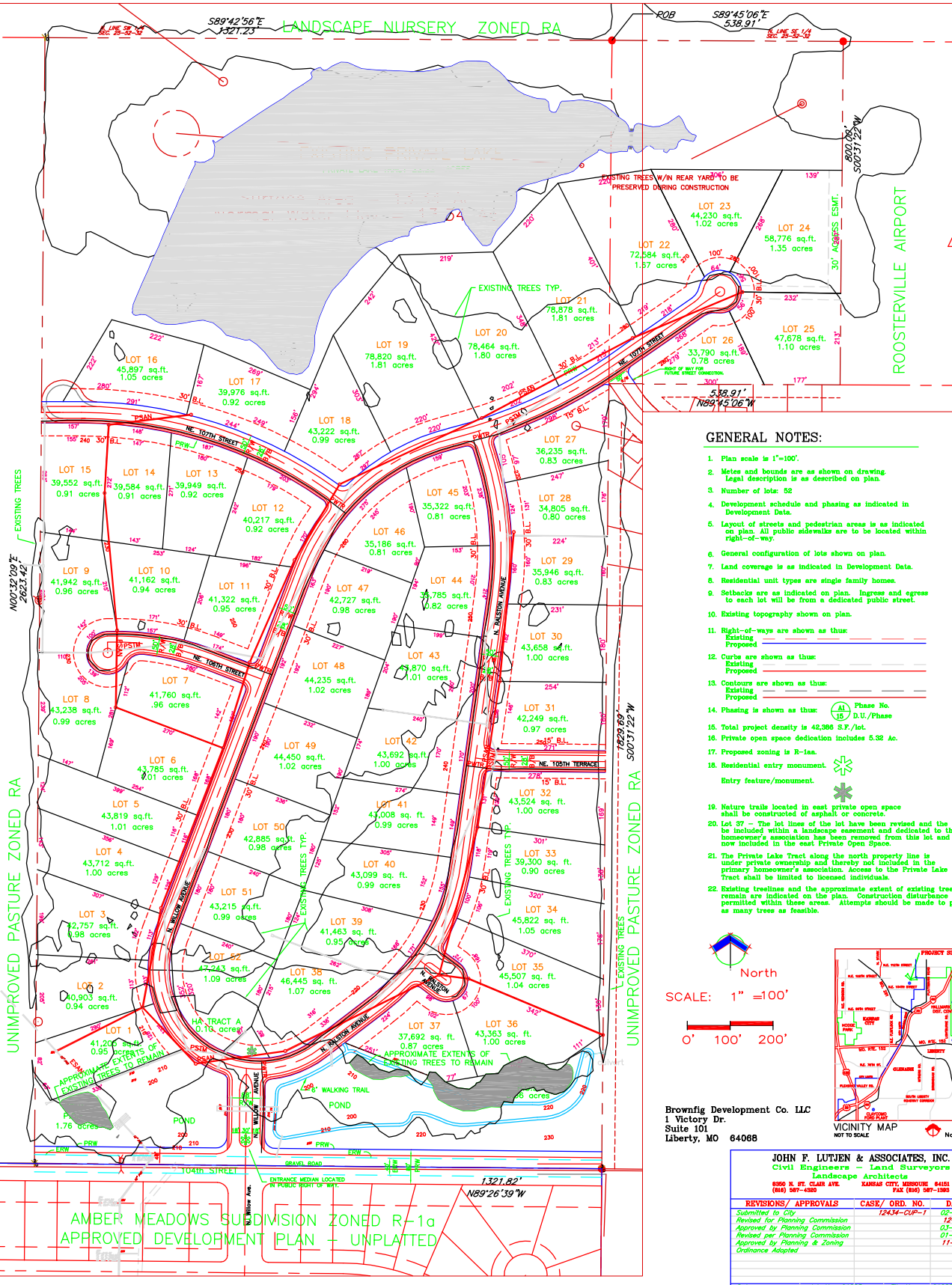
DEVELOPMENT DATA

PHASE	LAND USE DESCRIPTION	COMPLETION DATE	ACRES	STREET OPEN SPACE	PRIVATE OPEN SPACE	HOMES ASSOC. UNITS	PRIVATE LAKE TRACT	NET UNITS	D.U.	STATUS			
AT	SINGLE-FAMILY	2020	2020	88.38	0.50	1.76	3.38	0.10	20.22	53.44	22	0.97	Proposed
TOTAL			88.38	0.50	1.76	3.38	0.10	20.22	53.44	22	0.97		

**MANDERLEY
REZONING AND
COMMUNITY UNIT PLAN
FOR DISTRICT R-1aa**

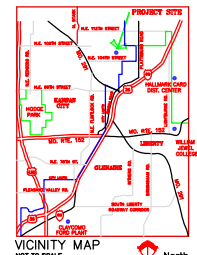
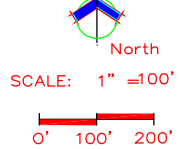
SW 1/4 of Sec. 25,
SE 1/4 of Sec. 25

Twp. 52, Rge. 32
Kansas City, Clay County, Missouri
(North Side of 104th St.)



GENERAL NOTES:

- Plan scale is 1"=100'.
- Motes and bounds are as shown on drawing. Legal description is as described on plan.
- Number of lots: 52
- Development schedule and phasing as indicated in Development Data.
- Layout of streets and pedestrian areas is as indicated on plan. All public sidewalks are to be located within right-of-way.
- General configuration of lots shown on plan.
- Land coverage is as indicated in Development Data.
- Residential unit types are single family homes.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street.
- Existing topography shown on plan.
- Right-of-ways are shown as thus:
Existing
Proposed
- Curbs are shown as thus:
Existing
Proposed
- Contours are shown as thus:
Existing
Proposed
- Phasing is shown as thus: Phase No. D.U./Phase
- Total project density is 42,386 S.F./lot.
- Private open space dedication included 5.32 Ac.
- Proposed zoning is R-1aa.
- Residential entry monument.
Entry feature/monument.
- Nature trails located in east private open space shall be constructed of asphalt or concrete.
- Lot 37 - The lot lines of the lot have been revised and the area to be included within a landscape easement and dedicated to the homeowner's association has been removed from this lot and is now included in the east Private Open Space.
- The Private Lake Tract along the north property line is under private ownership and thereby not included in the primary homeowner's association. Access to the Private Lake Tract shall be limited to licensed individuals.
- Existing treelines and the approximate extent of existing trees to remain are indicated on the plan. Construction disturbance is permitted within these areas. Attempts should be made to preserve as many trees as feasible.



Brownfig Development Co. LLC
1 Victory Dr.
Suite 101
Liberty, MO 64088

JOHN F. LUTJEN & ASSOCIATES, INC.			
Civil Engineers - Land Surveyors Landscape Architects			
8600 E. ST. CLAIR AVE. (816) 587-4282		KANSAS CITY, MISSOURI 64185 FAX (816) 587-1382	
REVISIONS / APPROVALS	CASE / ORD. NO.	DATE	
Submitted to City	12434-CUP-1	02-15-02	
Reviewed for Planning Commission		12-9-98	
Approved by Planning Commission		03-19-02	
Reviewed per Planning Commission		01-24-03	
Approved by Planning & Zoning Ordinance Adopted		11-15-00	