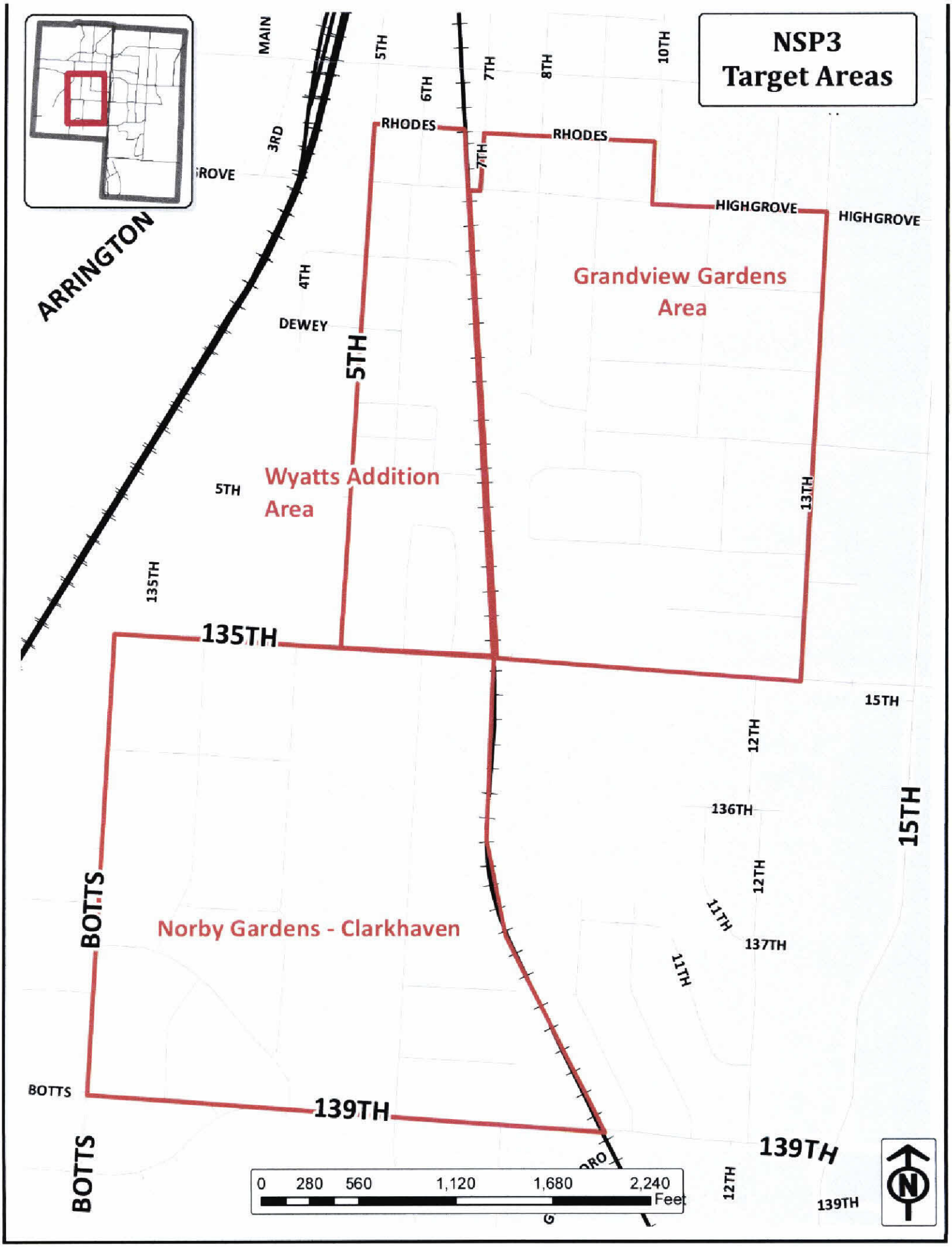
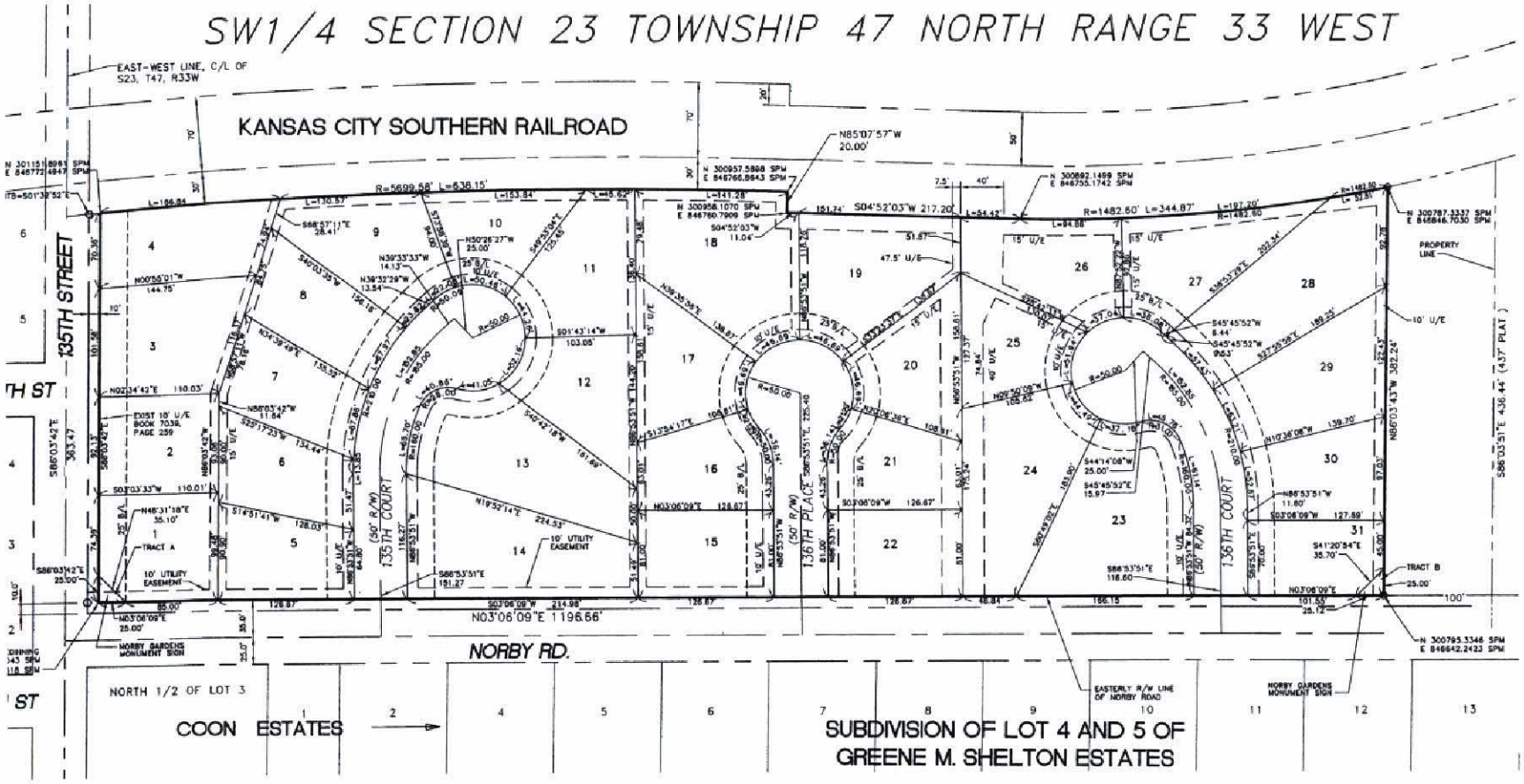

NSP3
Target Areas
ARRINGTON
MAIN
3RD
5TH
6TH
7TH
8TH
10TH
RHODES
RHODES
7TH
HIGHGROVE
HIGHGROVE
Grandview Gardens
Area
4TH
DEWEY
5TH
Wyatts Addition
Area
5TH
13TH
135TH
135TH
15TH
12TH
136TH
15TH
12TH
11TH
137TH
11TH
BOTTS
Norby Gardens - Clarkhaven
BOTTS
139TH
139TH
BOTTS
12TH
139TH
0 280 560 1,120 1,680 2,240
Feet
N

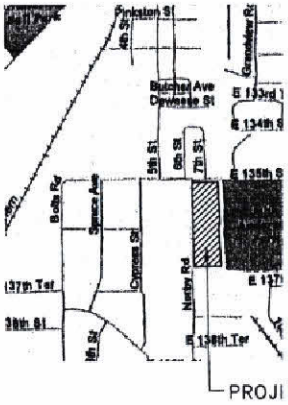
FINAL PLAT OF NORBY GARDENS

SW1/4 SECTION 23 TOWNSHIP 47 NORTH RANGE 33 WEST



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



I HEREBY CERTIFY that this plat of NORBY GARDEN actual survey made by me or under my direct su meets or exceeds the current Minimum Standards established by the Department of National Resourc Survey of the State of Missouri. I further certify statutes ordinances and regulations governing the platting of subdivisions to the best of my profes belief.

STATE OF MISSOURI
MICHAEL L. HOLBROOK
2268

MICHAEL L. HOLBROOK
PROFESSIONAL LAND SURVEYOR
MISSOURI REGISTRATION NUMBER

COORDINATES ARE BASED ON THE MISSOURI STATE OF 1989 WEST ZONE AND TIED TO STATION JA. 12 CONTROL PROJECT GRID FACTOR 0.9998958 3.28083333 FEET TO METERS.

CONTROL DATA	
STATION	NORTHING
JA. -127	300742.431

CURVE DATA	CU
135TH COURT	136
Δ = 47°20'14"	Δ =
R = 185.00'	R =
T = 81.09'	T =
L = 152.85'	L =

THIS FINAL PLAT OF NORBY GARDENS, AN ADDITION JACKSON COUNTY, MO, IS SUBJECT TO THE MASTE CONDITIONS, COVENANTS AND RESTRICTIONS, FILED RECORDER OF DEEDS, JACKSON COUNTY, MO AS D

8-23-06
JACKSON COUNTY RECORDER

...ION: The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner shown above on the ...panying plat, which plat and subdivision shall be known as NORBY GARDENS, LOTS 1-31.

... and Tract B as shown hereon shall be OWNED and maintained by the Homeowners' Association as provided in the Master Declaration of Special ...ns, Covenants and Restrictions".

...S: Streets shown on this plan and not heretofore dedicated to public use are hereby so dedicated

...NTS: An easement is hereby granted to the City of Grandview, Missouri or franchised utilities to locate, construct, operate and maintain facilities ...g, but not limited to water, gas, electricity, sewage, telephone, cable TV, surface drainage, underground conduits pad mounted transformers, service ...ions, any and all of them upon, over, under and along the strips of land designated as utility easements (U/E). Where other easements are designated ...particular purpose, the use therefore shall be limited to that purpose only, all the above easements will be kept free from buildings and any other ...tions which will interfere with agents and employees of Grandview, Missouri and its franchised utilities fromgoing upon easements and as such of the ...g 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 ... nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the ...approval of the Director of Public Works.

...G LINES: Buildings lines or setbacks lines are hereby established as shown on the accompanying plat and no building or portion hereof shall be ...cted between this line and the street right of way line.

GARDENS SUBDIVISION - LEGAL DESCRIPTION
...T OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 33 WEST, BEING ALL OF LOT 2, GREENE M. SHELTON ESTATE, A ...ISION IN GRANDVIEW, JACKSON COUNTY, MISSOURI, EXCEPT THE SOUTH 100 FEET THEREOF AND EXCEPT THE WEST 10.00 FEET THEREOF AND EXCEPT THE ... 10.00 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 10.00 FEET EAST AND 10.00 FEET SOUTH OF THE NORTHWEST ...R OF SAID LOT 2; THENCE SOUTH 86°03'42" EAST, 10.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 363.47 FEET ...OINT ON THE WEST RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT ...G OF SOUTH 01°32'52" EAST, WITH A RADIUS OF 5699.58 FEET AND AN ARC LENGTH OF 638.15 FEET, ALONG SAID RAILROAD RIGHT-OF-WAY LINE; THENCE ...85°07'57" WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 04°52'03" WEST, ALONG SAID RAILROAD ...OF-WAY LINE, A DISTANCE OF 217.20 FEET; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF ...0 FEET AND AN ARC LENGTH OF 344.87 FEET, ALONG SAID RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 86°03'43" WEST, 100.00 FEET NORTH OF AND ...EL TO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 382.24 FEET; THENCE NORTH 03°06'09" EAST, 10.00 FEET EAST OF AND PARALLEL TO THE WEST ...F SAID LOT 2, A DISTANCE OF 1196.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.13 ACRES, MORE OR LESS.

LEGEND

B/L	BUILDING LINE
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT
C/L	CENTERLINE
O	MONUMENT POINTS

IN TESTEMONY WHEREOF: QuadCo Resources, LLC has caused these presents to be signed by a member of the LLC to be affected the 25th day of August 2006

Jeffery D. Zimmerman, Member

STATE OF MISSOURI) Kansas
COUNTY OF JACKSON) Johnson (SS)

BE IT REMEMBERED that on the 25th day of August 2006, before me the undersigned, a Notary Public, in and for the County and State aforesaid appeared Jeffery D. Zimmerman, member of QuadCo LLC, known to to be the person described herein and who executed the foregoing instrument and here sworn by me acknowledged that he accepted the same on his free acts and deed. I hereunto set my hand and official seal.

JAN ZIMMERMAN
My Appt. Exp. 6-6-10

NOTARY PUBLIC

...G COMMISSION CHAIRMAN
...F GRANDVIEW, MISSOURI

8/24/06
DATE

MAYOR OF GRANDVIEW
CITY OF GRANDVIEW, MISSOURI

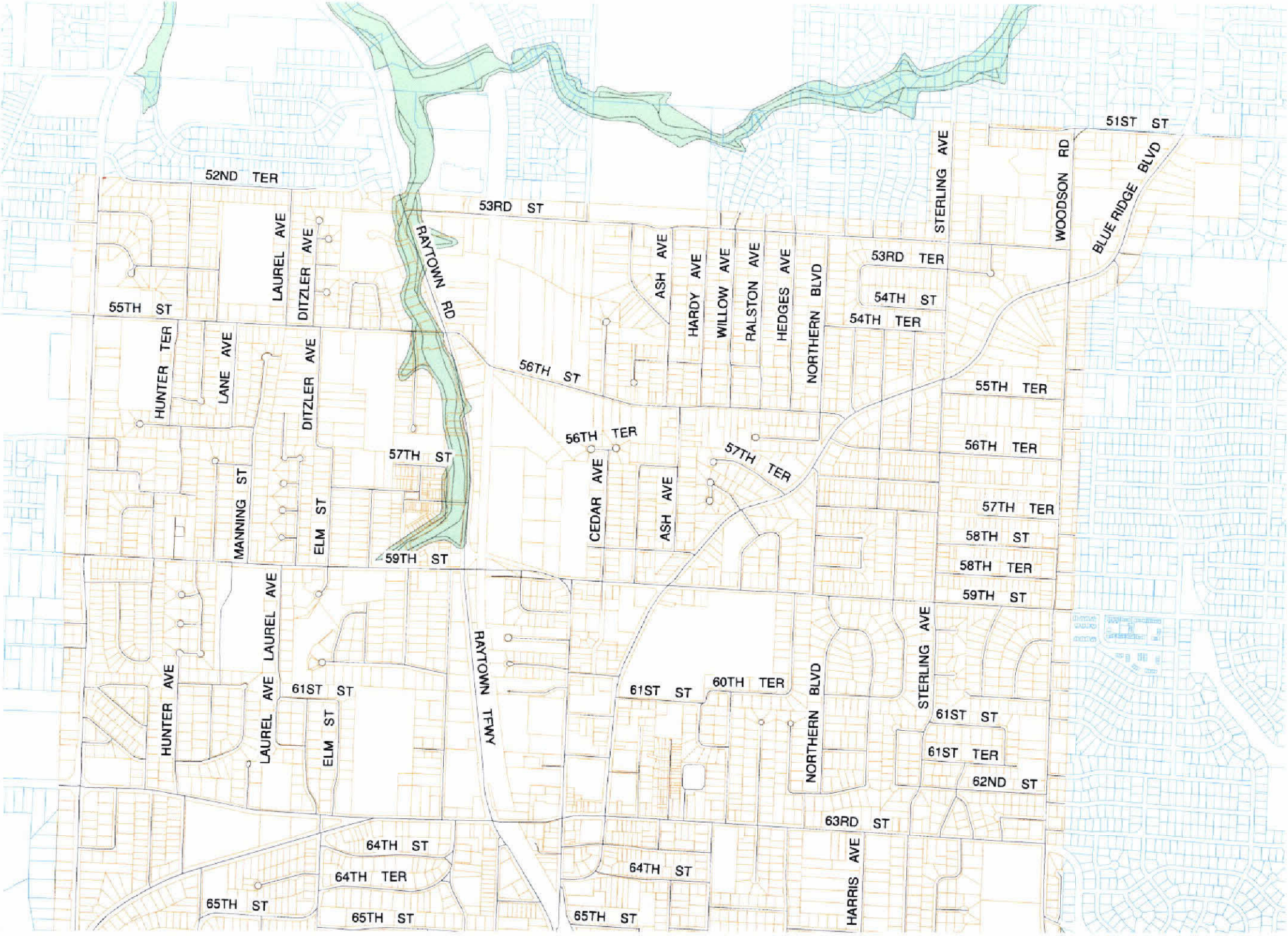
8-24-06
DATE

CITY CLERK
CITY OF GRANDVIEW, MISSOURI

8-24-06
DATE

QuadCo Resources LLC
5819 Nieman Rd.
Shawnee, Ks. 66203

Pars Consul
Overland Park, Ks
6750 West 75th Street Suite
Tel: 913-432-0107


51ST ST
52ND TER
53RD ST
53RD TER
54TH ST
54TH TER
55TH ST
55TH TER
56TH ST
56TH TER
57TH ST
57TH TER
58TH ST
58TH TER
59TH ST
60TH TER
61ST ST
61ST TER
62ND ST
63RD ST
64TH ST
64TH TER
65TH ST
LAUREL AVE
DITZLER AVE
HUNTER TER
LANE AVE
MANNING ST
ELM ST
HUNTER AVE
RAYTOWN RD
RAYTOWN TFWY
ASH AVE
HARDY AVE
WILLOW AVE
RALSTON AVE
HEDGES AVE
NORTHERN BLVD
CEDAR AVE
STERLING AVE
WOODSON RD
BLUE RIDGE BLVD
HARRIS AVE

EVANS
CHICAGO
GILL
NORLEDGE
WILLOW
NORTHERN
CARLISLE
KENTUCKY AVE.