

DESCRIPTION  
A tract of land in the Southeast Quarter of Section 27, Township 10 South, Range 23 East in the City of Kansas City, Wyandotte County, Kansas, being more particularly described as follows:  
Commencing at the Southeast corner of the Southeast Quarter of said Section 27; thence S 87°54'26" W, along the South line of the Southeast Quarter of said Section 27, a distance of 1322.51 feet to the Point of Beginning; thence continuing S 87°54'26" W, along said South line, a distance of 661.26 feet; thence N 1°48'02" W, along the West line of the East One-half of the West one-half of the Southeast Quarter of said Section 27, a distance of 2294.87 feet; thence N 25°26'35" W, a distance of 258.00 feet; thence N 2°14'02" W, a distance of 114.63 feet to a point on the North line of the Southeast Quarter of said Section 27; thence N 87°45'58" E, along said North line, side line also being the South plot line of WHISPERING RIDGE, a platted subdivision in the City of Kansas City, Wyandotte County, Kansas, a distance of 765.29 feet to the Northeast corner of the East One-half of the West One-half of the Southeast Quarter of said Section 27; thence S 1°48'26" E, along the East line of the East One-half of the West One-half of the Southeast Quarter of said Section 27, a distance of 172.72 feet; thence S 39°09'00" W, a distance of 163.43 feet; thence S 18°36'00" W, a distance of 182.00 feet; thence S 27°38'00" W, a distance of 144.00 feet; thence S 26°24'00" W, a distance of 91.44 feet; thence S 1°42'00" W, a distance of 92.77 feet; thence S 4°11'00" E, a distance of 211.10 feet; thence S 10°42'00" W, a distance of 57.65 feet; thence S 66°00'00" W, a distance of 29.66 feet; thence S 25°30'00" E, a distance of 62.83 feet; thence S 55°54'00" E, a distance of 89.09 feet; thence S 21°29'57" E, a distance of 58.81 feet; thence S 50°49'00" E, a distance of 123.29 feet; thence S 74°54'24" E, a distance of 116.20 feet to a point on the East line of the West One-half of the Southeast Quarter of said Section 27; thence S 1°48'26" E, along said East line, a distance of 1324.74 feet to the Point of Beginning, containing 35.1849 acres, more or less, of unplatted land.

DEDICATION  
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "SWANSON'S FARM", and does hereby dedicate for public use and public ways and thoroughfares. All parcels and parts of land indicated on said plat as streets, terraces, avenues, roads, utility easements (U/E) and storm drainage easements (D/E) not heretofore dedicated. The construction and/or placement of any improvements, fences, landscaping and structures shall be prohibited in the areas indicated as storm drainage easement (D/E).

The undersigned proprietors of the property shown on this plat do hereby grant an easement or license to Pinecrest Homes, L.L.C., and their authorized representatives to enter upon, construct, locate, or plant sod, trees, bushes, shrubs, fences, walls, signs, or monuments, within the area indicated on this plat as "Landscape Easement" or "L/E". The repair, maintenance, and/or replacement of the aforementioned facilities shall be the sole responsibility of the Swanson's Farm Homes Association.

RESTRICTIONS  
The restrictions for these lots shall be those established for this area by the R-1 Single Family District, established by the Zoning Ordinances of Kansas City, Kansas dated September 1984.

Tracts "A", "B" and "C" as shown hereon are reserved for the use and benefit of the owners and occupants of the lots depicted on this plat, as more fully described in the Declaration of Conveyance, Conditions and Restrictions for SWANSON'S FARM, and shall be maintained by the Swanson's Farm Homes Association, and / or the owners of record of all lots included in this plat.

The undersigned proprietors of the property shown on this plat do hereby grant and easement or license to the SWANSON'S FARM Homes Association and their authorized representatives to enter upon, construct, locate, or plant sod, trees, bushes, shrubs, fences, walls, signs, or monuments, within the area indicated on this plat as "Landscape Easement" or "L/E". The repair, maintenance, and/or replacement of the aforementioned facilities shall be the sole responsibility of the Swanson's Farm Homes Association.

I, the undersigned proprietor of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "SWANSON'S FARM"

That portion reserved for public uses as roads and utility easements, the extent and direction of which are shown on this plat, are hereby dedicated to public use forever.

IN TESTIMONY WHEREOF, I, the undersigned proprietor of the property described herein, have hereunto set my hand this 10th day of April, 2006.

TOM WOODS CONSTRUCTION, INC., a Missouri Corporation

Thomas E. Woods, President

STATE OF Missouri )  
COUNTY OF Jackson )

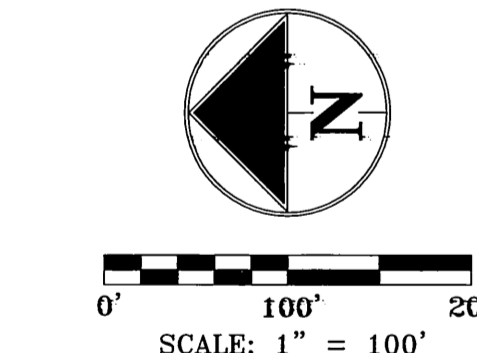
BE IT REMEMBERED that on this 10th day of April, 2006, before me, a notary public in and for said County and State, came Thomas E. Woods, President of Tom Woods Construction, Inc., a Missouri Corporation, who is personally known to be the same person who executed the foregoing instrument of writing and duly acknowledges the execution of the same to be the act and deed of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Kim Hipsher, Notary Public

Kim Hipsher, Notary Public-Notary Seal, State of Missouri, County of Jackson, My Commission Expires Dec. 26, 2009, Commission #06815198

- LEGEND
- DENOTES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "PHELPS KSL-1145" IN CONCRETE
  - DENOTES FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
  - U/E DENOTES UTILITY EASEMENT
  - S/E DENOTES SEWER EASEMENT
  - D/E DENOTES DRAINAGE EASEMENT
  - ////// DENOTES LIMITS OF NO ACCESS (LNA)
  - L/E DENOTES LANDSCAPE EASEMENT



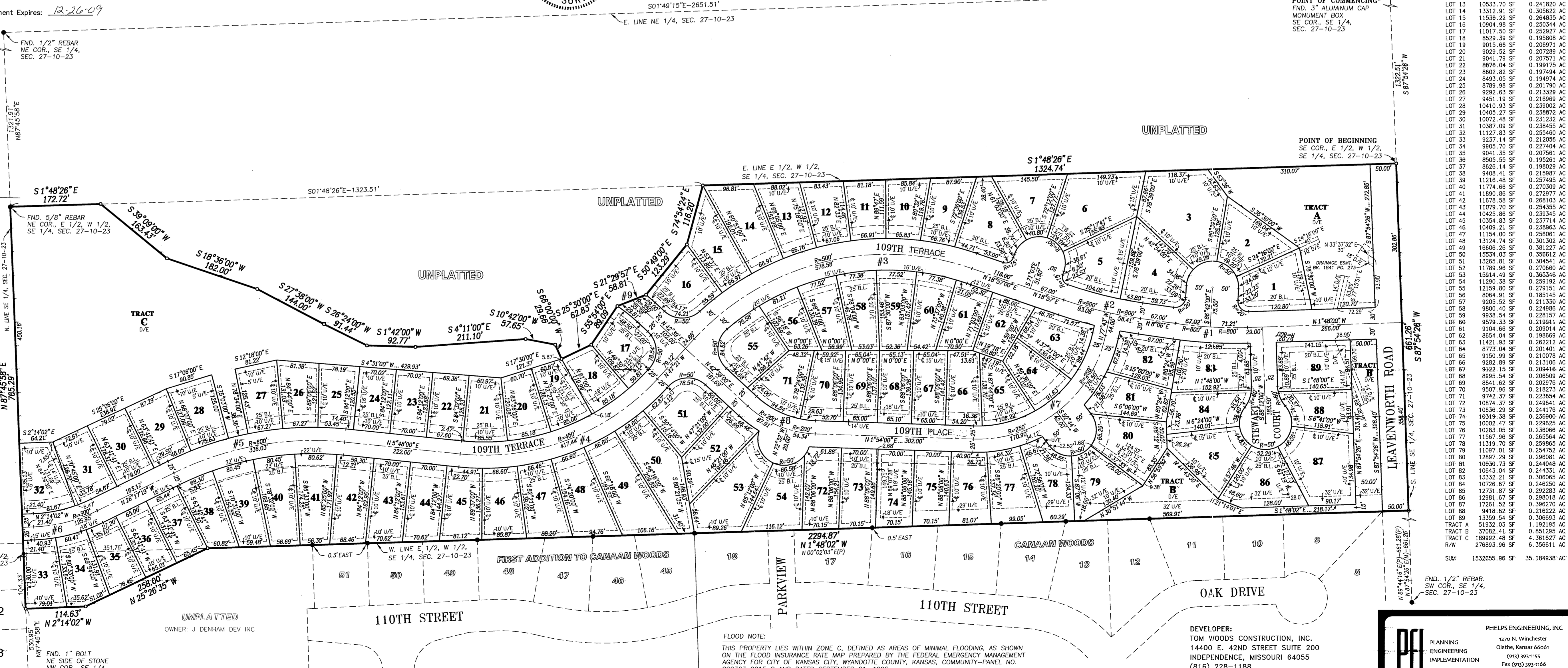
BEARING BASIS = N 88°07'53" E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 10, RANGE 23, BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.

HOUSING NOTE:  
NO HOMES SHOULD HAVE LESS THAN 1600 SQUARE FEET OF FINISHED SPACE.

I, Douglas E. Ubben, hereby certify that I have made a survey of the above described premises and the results of said survey are correctly represented on this plat.

Douglas E. Ubben, Kansas R.L.S. # 1362

PEI # 040701 - B/7/06



This plat of "SWANSON'S FARM" has been submitted to and approved by the Kansas City, Kansas Planning Commission this 10th day of April, 2006.  
Brad Rothfuss, Chairman; Robin H. Richardson, Secretary  
The dedications shown hereon, if any, are accepted by the Unified Government Commissioners of Kansas City, Kansas and Wyandotte County this 7 day of Sept., 2005.  
Joseph F. Reardon, Mayor/Chief Executive Unified Government; Thomas G. Roberts, Unified Government Clerk  
Recommended for approval by the Unified Government Engineer this 24th day of August, 2005.  
Frederick A. Backus, P.E., County Engineer  
STATE OF KANSAS )  
COUNTY OF WYANDOTTE )  
This is to certify that this instrument was filed for record in the Register of Deeds Office on this 10th day of April, 2006, at 10:00 o'clock and is duly recorded.

Barbara Golubski, Register of Deeds  
Unified Government Surveyor  
This survey has been reviewed and approved pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is not binding with these provisions. No other warranties are extended or implied.  
Reviewed by: [Signature] Date: 08-24-06

# FINAL PLAT SWANSON'S FARM

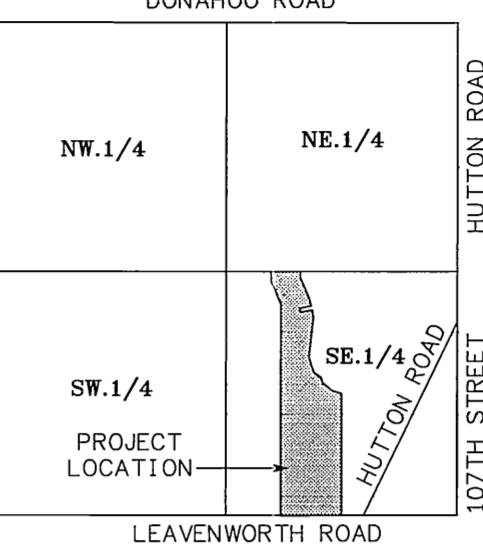
A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 10, RANGE 23, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

2006R-23028  
BK 42 Pg 37  
Slide J-37

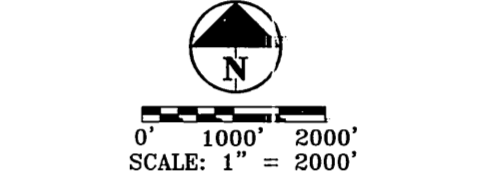


2006R-23028

REGISTER OF DEEDS  
WYANDOTTE COUNTY, KS  
RECORDED ON  
09/19/2006 11:28:58AM  
REC. FEE: 20.00  
PAGES: 1



LOCATION MAP  
SECTION 27-10-23



SECTION CORNER TIES: NE. COR. SE. 1/4 SEC 27-10-23  
1: 86.02' NW TO 600 NAIL IN NE. FACE OF PP  
2: 18.30' SE TO 600 NAIL & WASHER TOP GUARD RAIL POST  
3: 17.02' SE TO 600 NAIL & WASHER TOP GUARD RAIL POST  
4: 4' N TO CL HUTTON ROAD  
5: 79.07' NE TO NAIL & SHINER IN SE FACE RR TIE GAGE POST

SECTION CORNER TIES: NW. COR. SE. 1/4 SEC 27-10-23  
1: 16.42' NNW TO 600 NAIL & LS-533 WASHER W. FACE 20' HICKORY  
2: 10.68' E TO 600 NAIL & LS-533 WASHER IN N. FACE OF 6' REDBUD  
3: 8.95' W TO 600 NAIL & LS-533 WASHER IN TOP FENCE BRACE POST  
4: 15.90' SW TO 200 NAIL IN SE. FACE TWIN 15' OAKS  
5: 1.0' W TO NEAR EDGE ROTTEN OLD HEDGE FENCE COR. POST

SECTION CORNER TIES: SE. COR. SE. 1/4 SEC 27-10-23  
1: 110.10' ENE. TO TOP OPERATING NUT ON FIRE HYDRANT  
2: 81.90' NNE. TO NAIL AND SHINER IN W. FACE POWER POLE  
3: 46.25' N. TO NAIL AND SHINER IN NW. FACE FENCE COR. POST

SECTION CORNER TIES: SW. COR. SE. 1/4 SEC 27-10-23  
1: 49.28' N. TO 600 NAIL & LS-533 WASHER IN W. FACE OF POWER POLE  
2: 54.75' SSW. TO NAIL & WASHER IN NW. FACE OF POWER POLE  
3: 49.80' SW. TO 600 NAIL & LS-533 WASHER IN NW. FACE OF POWER POLE  
4: 71.83' NW. TO TOP CENTER OF FIRE HYDRANT

CURVE #	CURVE # 1	CURVE # 2	CURVE # 3	CURVE # 4	CURVE # 5	CURVE # 6	CURVE # 7	CURVE # 8	CURVE # 9
R=	954.00'	1031.00'	6618.00'	5309.00'	3205.19'	2403.17'	7937.00'	4045.00'	5473.31'
L=	136.230'	151.495'	576.577'	417.439'	576.577'	336.031'	125.950'	142.244'	35.382'
T=	69.288'	75.974'	326.566'	225.098'	172.549'	63.917'	74.280'	74.280'	17.706'
C=	136.098'	151.288'	546.831'	402.832'	331.697'	125.027'	300.111'	139.265'	35.382'
D/F=	2.14859	2.14859	3.43775	3.81972	2.86479	5.72558	6.87549	8.59437	4.91107

PLAT	1532655.93 SF	35.184938 AC
LOT 1	12277.66 SF	0.281856 AC
LOT 2	12075.45 SF	0.272714 AC
LOT 3	23432.47 SF	0.537936 AC
LOT 4	14497.41 SF	0.328215 AC
LOT 5	13278.77 SF	0.304839 AC
LOT 6	18715.56 SF	0.429650 AC
LOT 7	11163.01 SF	0.256267 AC
LOT 8	13354.79 SF	0.303554 AC
LOT 9	8734.27 SF	0.223468 AC
LOT 10	8659.55 SF	0.198796 AC
LOT 11	8299.54 SF	0.190531 AC
LOT 12	8982.80 SF	0.202617 AC
LOT 13	10533.70 SF	0.241820 AC
LOT 14	13312.91 SF	0.305622 AC
LOT 15	11536.22 SF	0.264358 AC
LOT 16	10904.98 SF	0.250344 AC
LOT 17	11017.50 SF	0.252927 AC
LOT 18	8529.59 SF	0.195988 AC
LOT 19	9015.66 SF	0.206971 AC
LOT 20	9029.52 SF	0.207289 AC
LOT 21	9041.79 SF	0.207571 AC
LOT 22	8676.04 SF	0.199175 AC
LOT 23	8602.82 SF	0.197494 AC
LOT 24	8453.05 SF	0.194974 AC
LOT 25	8789.88 SF	0.201750 AC
LOT 26	9292.63 SF	0.213329 AC
LOT 27	9451.19 SF	0.216869 AC
LOT 28	10410.83 SF	0.238002 AC
LOT 29	10405.27 SF	0.238872 AC
LOT 30	10072.48 SF	0.231232 AC
LOT 31	10387.09 SF	0.238455 AC
LOT 32	11127.83 SF	0.254640 AC
LOT 33	9237.14 SF	0.212096 AC
LOT 34	9905.70 SF	0.227404 AC
LOT 35	9041.35 SF	0.207561 AC
LOT 36	8505.55 SF	0.195281 AC
LOT 37	8625.14 SF	0.198029 AC
LOT 38	9408.41 SF	0.215987 AC
LOT 39	12126.48 SF	0.257495 AC
LOT 40	11774.66 SF	0.270339 AC
LOT 41	11891.86 SF	0.272977 AC
LOT 42	11678.58 SF	0.268103 AC
LOT 43	10779.70 SF	0.254355 AC
LOT 44	10425.86 SF	0.238455 AC
LOT 45	10354.83 SF	0.237714 AC
LOT 46	10409.21 SF	0.239863 AC
LOT 47	11154.00 SF	0.259081 AC
LOT 48	13124.74 SF	0.301302 AC
LOT 49	16606.26 SF	0.381227 AC
LOT 50	15534.83 SF	0.358612 AC
LOT 51	13265.81 SF	0.304541 AC
LOT 52	11789.96 SF	0.270660 AC
LOT 53	15914.49 SF	0.365346 AC
LOT 54	11290.38 SF	0.259192 AC
LOT 55	12159.80 SF	0.279151 AC
LOT 56	8064.81 SF	0.185145 AC
LOT 57	9293.52 SF	0.211330 AC
LOT 58	9800.40 SF	0.224986 AC
LOT 59	9938.54 SF	0.228157 AC
LOT 60	9579.53 SF	0.219911 AC
LOT 61	9104.66 SF	0.209014 AC
LOT 62	8654.04 SF	0.198669 AC
LOT 63	11421.83 SF	0.262112 AC
LOT 64	8773.04 SF	0.201401 AC
LOT 65	9150.89 SF	0.210078 AC
LOT 66	9282.89 SF	0.213039 AC
LOT 67	9122.15 SF	0.209416 AC
LOT 68	8995.54 SF	0.208509 AC
LOT 69	8941.62 SF	0.205976 AC
LOT 70	8507.96 SF	0.218273 AC
LOT 71	8742.37 SF	0.223654 AC
LOT 72	10874.37 SF	0.249641 AC
LOT 73	10636.29 SF	0.244176 AC
LOT 74	10319.38 SF	0.238900 AC
LOT 75	10002.47 SF	0.232625 AC
LOT 76	10293.58 SF	0.236568 AC
LOT 77	11167.96 SF	0.265564 AC
LOT 78	11319.70 SF	0.259885 AC
LOT 79	11097.01 SF	0.254752 AC
LOT 80	12897.29 SF	0.296081 AC
LOT 81	10630.73 SF	0.244948 AC
LOT 82	10643.04 SF	0.244331 AC
LOT 83	13332.21 SF	0.309605 AC
LOT 84	10726.67 SF	0.246250 AC
LOT 85	12731.82 SF	0.292383 AC
LOT 86	12981.67 SF	0.298018 AC
LOT 87	1261.03 SF	0.396270 AC
LOT 88	9418.62 SF	0.218222 AC
LOT 89	13359.54 SF	0.309663 AC
TRACT A	51932.03 SF	1.192195 AC
TRACT B	7082.41 SF	0.851235 AC
TRACT C	18992.48 SF	4.391627 AC
R/W	27693.96 SF	6.356611 AC
SUM	1532655.96 SF	35.184938 AC

PEI PLANNING ENGINEERING IMPLEMENTATION  
PHILIPS ENGINEERING, INC.  
1370 N. Winchester  
Olathe, Kansas 66061  
(913) 393-1155  
Fax (913) 393-1166  
www.philipsengineering.com

FLOOD NOTE:  
THIS PROPERTY LIES WITHIN ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, COMMUNITY-PANEL NO. 200363 0015 C AND DATED SEPTEMBER 21, 1998.

DEVELOPER:  
TOM WOODS CONSTRUCTION, INC.  
14400 E. 42ND STREET SUITE 200  
INDEPENDENCE, MISSOURI 64055  
(816) 228-1188