Land Survey Document

WILSHIRE PLAZA—FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CLAY			341599.767	853732.378
201 SE corner NE 1/4	N56°10'12"E	64.443	341635.744	853786.210
202	N89°18'51"W	73.644	341636.625	853712.572
203 TPOB	N0°41'09"E	15.520	341652.145	853712.757
204	N89°34'05"W	337.217	341654.988	853375.550
205	N88°36'48"W	140.024	341658.075	853235.567
206	N0°25'55"E	89.452	341747.524	853236.241
207	S89°34'05"E	7.258	341747.459	853243.499
208	N0°25'55"E	89.865	341837.332	853244.176
209	S89°34'05"E	543.541	341833.236	853787.701
210	S0°25'55"W	88.821	341746.417	853787.046
203 TPOB	S38°14'20"W	120.025	341652.145	853712.757

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999032. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT		ELEV.	V.C.T.
N. Church Road			
951.06	Feet West and Southerly of the Centerline of N. Evanston Avenue	148.82	———
625.06	Feet West and Southerly of the Centerline of N. Evanston Avenue	146.26	75.00'
525.06	Feet West and Southerly of the Centerline of N. Evanston Avenue	152.16	50.00'
224.94	Feet East of the Centerline of N. Evanston Avenue	168.70	200.00'
1017.33	Feet East of the Centerline of N. Evanston Avenue	178.63	150.00'
1182.44	Feet East of the Centerline of N. Evanston Avenue	174.27	———
N. Evanston Avenue			
463.48	Feet South of the Centerline of N. Church Road	164.56	———
449.48	Feet South of the Centerline of N. Church Road	164.84	———
263.48	Feet South of the Centerline of N. Church Road	160.98	100.00'
57.00	Feet South of the Centerline of N. Church Road	163.13	25.00'
	Centerline of N. Church Road	164.32	———
56.94	Feet North of the Centerline of N. Church Road	163.13	25.00'
255.42	Feet North of the Centerline of N. Church Road (North line of Plat)	165.11	———

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows:Commencing at the Southeast corner of said Northeast Quarter; thence North 89°18'51" West, along the South line of said Northeast Quarter, 241.64 feet; thence North 0°41'09" East, 50.92 feet to a point on the North right of way line of Missouri Route 152 (NE Barry Road), as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 89°34'05" West, along said North line, 1106.46 feet; thence North 88°36'48" West, along said North line, 459.44 feet; thence North 0°25'55" East, 293.51 feet; thence South 89°34'05" East, 23.81 feet; thence North 0°25'55" East, 294.86 feet; thence South 89°34'05" East, 1753.44 feet to a point on the East line of said Northeast Quarter; thence South 0°25'55" West, along said East line, 284.87 feet to a point on the Northwesterly right of way line of Interstate Route 35, as now established; thence South 38°14'20" West, along said Northwesterly line, 393.82 feet to the True Point of Beginning. Containing 23.66 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

WILSHIRE PLAZA - FIRST PLAT

EASEMENTS. 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, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U/E). 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 its 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 or 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 the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and 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 ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Ingress Egress Utility Easement or "I.E."

NOTE: No Vehicular Access shall be allowed from Lots D, E, F, G, H, J and J1 to Missouri Route 152 (N.E. Barry Road).

NOTE: Tract 1 (0.16 acres), Tract 2 (0.20 acres) and Tract 3 (0.66 acres) are hereby dedicated as Private Open Space to be used for the purpose of signage and landscaping and shall be maintained by the Wilshire Plaza Commercial Association.

IN WITNESS WHEREOF: J.A. PETERSON ENTERPRISES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of October, 1996.

J.A. PETERSON ENTERPRISES, INC.

Kenneth L. Riedemann — President

Roger H. Siegrist — Secretary

STATE OF KANSAS)
) SS:
COUNTY OF JOHNSON)

Be it remembered that on this 2nd day of October, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of J.A. PETERSON ENTERPRISES, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Kenneth L. Riedemann and Roger H. Siegrist, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 2/12/98

Sheri L. Finley
Notary Public

SHERI L. FINLEY
Notary Public - State of Kansas
My Appt. Exp. 2/12/98

CITY PLAN COMMISSION

Approved

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved

City Engineer - Charles E. Owsley

Director - George E. Wolf, Jr.

Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number 960378 duly authenticated as passed this 31 day of October 1995.

Mayor - Emanuel Cleaver, II

CITY CLERK

City Clerk - Catherine T. Rocha

This plat and survey of **WILSHIRE PLAZA - FIRST PLAT** were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY; that the plat of **WILSHIRE PLAZA - FIRST PLAT** subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

10-3-96
Date

Signed: W. James Schowe RLS #1989
W. James Schowe

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1393

DATE: 10-2-96 | Job No.- 96042 | File Name- WPI-PLAT

http://www.ClayCoGov.com