Clay County, Missouri
Land Survey Document

N 29108 JAN 28 1997

STATE OF MO.
CLAY COUNTY
FILED FOR RECORD

97 JAN 28 AM 11:35

Alberta E. Bratt...
RECORDER

By Mary Massent
Deputy

KANSAS CITY STATION

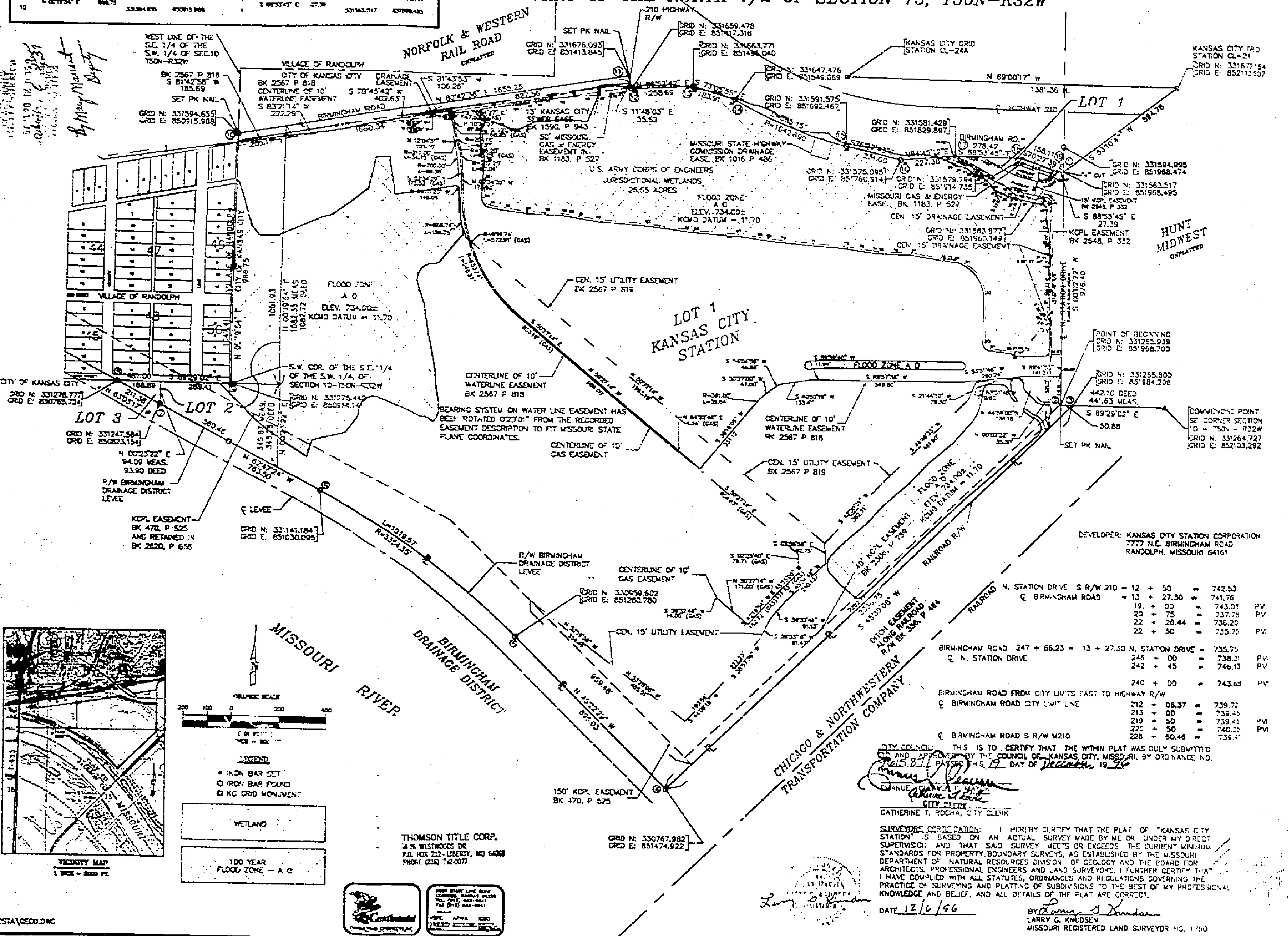
A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI

PART OF THE SOUTH 1/2 OF SECTION 10, T50N–R32W
AND
PART OF THE NORTH 1/2 OF SECTION 15, T50N–R32W

THOMSON TITLE CORP.

TRAVERSE TABLE

STATION	BEARING	DISTANCE	NORTH	EAST	STATION	BEARING	DISTANCE	NORTH	EAST
CL-24			331677.154	852112.607	10			331594.655	850915.988
	S 33°10'47" W	594.78				N 80°42'36" E	1655.25		
1			331563.517	851968.495	11			331676.093	851413.845
	S 00°02'22" W	976.40				S 11°48'03" E	55.63		
2			331265.939	851968.700	12			331659.478	851417.316
	S 89°29'02" E	50.88				N 86°52'42" E	258.69		
3			331255.800	851984.206	13			331663.771	851496.040
	S 45°39'08" W	2336.75				S 73°05'55" E	183.91		
4			330767.982	851474.922	14			331647.476	851549.669
	N 45°22'29" W	895.03				R = 1642.69	L = 505.15		
5			330959.602	851280.780	15			331591.575	851692.467
	R = 3354.35	L = 1019.57				S 76°27'43" E	231.00		
6			331141.184	851030.095	16			331575.095	851780.914
	N 62°47'24" W	763.50				N 84°45'12" E	227.30		
7			331247.584	850823.154	17			331581.429	851829.897
	N 53°03'17" W	211.38				S 88°53'45" E	278.42		
8			331276.777	850783.724	18			331579.794	851914.735
	S 89°29'02" E	487.00				S 70°27'39" E	158.11		
9			331275.440	850914.141	19			331563.677	851960.149
	N 00°19'54" E	988.75				S 88°53'45" E	27.39		
10			331594.655	850915.988	1			331563.517	851968.495



THOMSON TITLE CORP.
4628 WESTWOODS DR.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

KCSTA\GEOD.DWG

DEVELOPER: KANSAS CITY STATION CORPORATION
7777 N.E. BIRMINGHAM ROAD
RANDOLPH, MISSOURI 64161

N. STATION DRIVE S R/W 210 = 12 + 50	=	742.53	
℄ BIRMINGHAM ROAD = 13 + 27.30	=	741.76	
19 + 00	=	743.03	PVI
20 + 75	=	737.73	PVI
22 + 26.44	=	736.20	
22 + 50	=	735.75	PVI
BIRMINGHAM ROAD 247 + 66.23 = 13 + 27.30 N. STATION DRIVE	=	735.75	
℄ N. STATION DRIVE 246 + 00	=	738.31	PVI
242 + 45	=	746.13	PVI
240 + 00	=	743.63	PVI
BIRMINGHAM ROAD FROM CITY LIMITS EAST TO HIGHWAY R/W			
℄ BIRMINGHAM ROAD CITY LIMIT LINE 212 + 06.37	=	739.72	
213 + 00	=	739.45	
219 + 50	=	739.45	PVI
220 + 50	=	740.25	PVI
℄ BIRMINGHAM ROAD S R/W M210 228 + 60.46	=	739.41	

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 961587 PASSED THIS 12 DAY OF December, 1996.

EMANUEL CLEAVER II, MAYOR

CITY CLERK
CATHERINE T. ROCHA, CITY CLERK

SURVEYORS CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF "KANSAS CITY STATION" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 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, AND ALL DETAILS OF THE PLAT ARE CORRECT.

DATE 12/6/96

BY Larry G. Knudsen
LARRY G. KNUDSEN
MISSOURI REGISTERED LAND SURVEYOR NO. 1760

LEGAL DESCRIPTION:
A tract of land in the South 1/2 of Section 10,T50N–R32W and part of the North 1/2 of fractional Section 15,T50N–R32W, City of Kansas City, Clay County, Missouri, more particulary described as follows:

Beginning at a point on the South line of said Section 10, which is 441.63 feet (442.1 deed) West of the Southeast corner of said Section 10;

Thence South 89° 29' 02" East, (South 89° 32' 51" East deed) a distance of 50.88 feet to a point on the Westerly right–of–way line of the Chicago and Northwestern Transportation Company; Thence South 45° 39' 08" West, (South 45° 35' 24" West deed) along said right–of–way, 2336.75 feet (2336.29 deed) to a point on the Northerly right–of–way line of the new levee as described in Document No. A–302051, BK 470 PG 522, in the office of the Recorder of Deeds, Clay County, Missouri, thence North 45° 22' 29" West (North 45° 22' 17" West deed) along the Northeasterly right–of–way of the new levee 895.03 feet (888.50 deed) to a point of curve; Thence along a curve to the left having a radius of 3354.35 feet and a central angle of 17° 24' 35" a distance of 1019.57 feet; Thence North 62° 47' 24" West (North 62° 47' 12" West deed) along said levee right–of–way, 763.50 feet; Thence North 53° 03' 17" West along said right–of–way, 211.38 feet to the Southerly line of said Section 10 and the plan of Randolph; thence South 89° 29' 02" East (South 89° 32' 51" East deed) along the said Southerly line 487.00 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 10 and the plan of Randolph; Thence North 00° 19' 54" East (North 00° 17' 59" East deed) along the West line of said Southeast 1/4 of the Southwest 1/4, 1047.41 feet (1048.0 deed) to the centerline of Birmingham Road; Thence North 80° 42'36" East (North 80° 42' 28" East deed) along the centerline of Birmingham Road, 1655.25 feet to a point on the Southerly right–of–way line of Birmingham Road as described in Book 1016, Page 486, Clay County Recorder of Deeds Office; Thence South 11° 48'03" East along said right–of–way 55.63 feet; Thence North 86° 52'42" East along said right–of–way line, 258.69 feet; Thence South 73° 05' 55" East along said right–of–way line, 183.91 feet; Thence Southeasterly along a curve to the left having a radius of 1642.69 and a chord bearing of South 88° 37' 16" East an arc length of 505.15 feet; Thence South 76° 27' 43" East along said Southerly right–of–way, 231.00 feet; Thence North 84° 45' 12" East along said Southerly right–of–way, 227.30 feet; Thence South 88° 53' 45" East along said Southerly right–of–way, 278.42 feet; Thence South 70° 27' 39" East along said Southerly right–of–way, 158.11 feet; Thence South 88° 53' 45" East along said Southerly right–of–way, 27.39 feet to a point in the center line of N. Station Drive (formerly Dixon Avenue); Thence South 00° 02' 22" West (South 00°7'38" West deed), on the center line of said road, 976.40 feet to the South line of said Section 10 and the Point of Beginning. The above described tract contains 6,915,572 square feet, 158.76 acres more or less.

DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "KANSAS CITY STATION".

STREET DEDICATION: THE STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS STREET RIGHT–OF–WAY ARE HEREBY SO DEDICATED.

EASEMENTS: AN EASEMENT IS HEREBY GRANTED TO THE CITY OF 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. 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 MAINTENACE 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 OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE AGENTS OF KANSAS CITY, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENTS AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY FOR THE CITY TO EXERCISE THE RIGHTS GRANTED BY THE EASEMENTS. 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 KANSAS CITY DIRECTOR OF PUBLIC WORKS AS TO THE UTILITY EASEMENTS AND OR THE KANSAS CITY DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

NOTE: THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED UPON INFORMATION PROVIDED BY KANSAS CITY, MISSOURI USING A COMBINED GRID FACTOR OF .9999103.

FLOOD PLAIN: THE LANDS HEREON PLATTED LIE PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENT AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X – FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B – NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI OR THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS OF THE ABOVE TRACT OF LAND HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 6th DAY OF December 1996.

OWNER LOT 1 & LOT 3
STATION/FIRST JOINT VENTURE,
BY ITS' MANAGING PARTNER,
KANSAS CITY STATION CORPORATION,

BY ______________________
JOSEPH J. CANFORA, PRESIDENT.

OWNER LOT 2
KANSAS CITY STATION CORPORATION

BY ______________________
JOSEPH J. CANFORA, PRESIDENT.

STATE OF MISSOURI)
) SS.
COUNTY OF JACKSON)

ON THIS 6th DAY OF Dec 1996 BEFORE ME APPEARED JOSEPH J. CANFORA, PRESIDENT OF KANSAS CITY STATION CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITIES ABOVE INDICATED, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED IN THE CAPACITIES ABOVE INDICATED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

____
NOTARY PUBLIC
Jamie L. Jones
(PRINTED NAME)

MY COMMISSION EXPIRES:
JAMIE L. JONES, NOTARY PUBLIC
JACKSON COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 12-7-98

CITY PLAN COMMISSION
APPROVED ______________________
WHITNEY E. KEMPER, CHAIRMAN
VIRGINIA L. WALSH,
ASSISTANT SECRETARY
ENTRY NO. 960708

PUBLIC WORKS
APPROVED ______________________
FOR: CHARLES E. UNGLEY, CITY ENGINEER
APPROVED ______________________
GEORGE T. WOLF, DIRECTOR

SHEET 1 OF 4

http://www.ClayCoGov.com