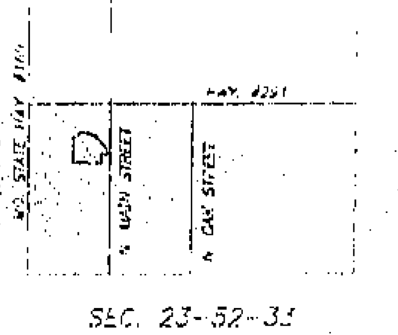
Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
Gladstone, Missouri

P 10190

FOUR SEASONS SELF STORAGE

FINAL PLAT
Clay County, Missouri

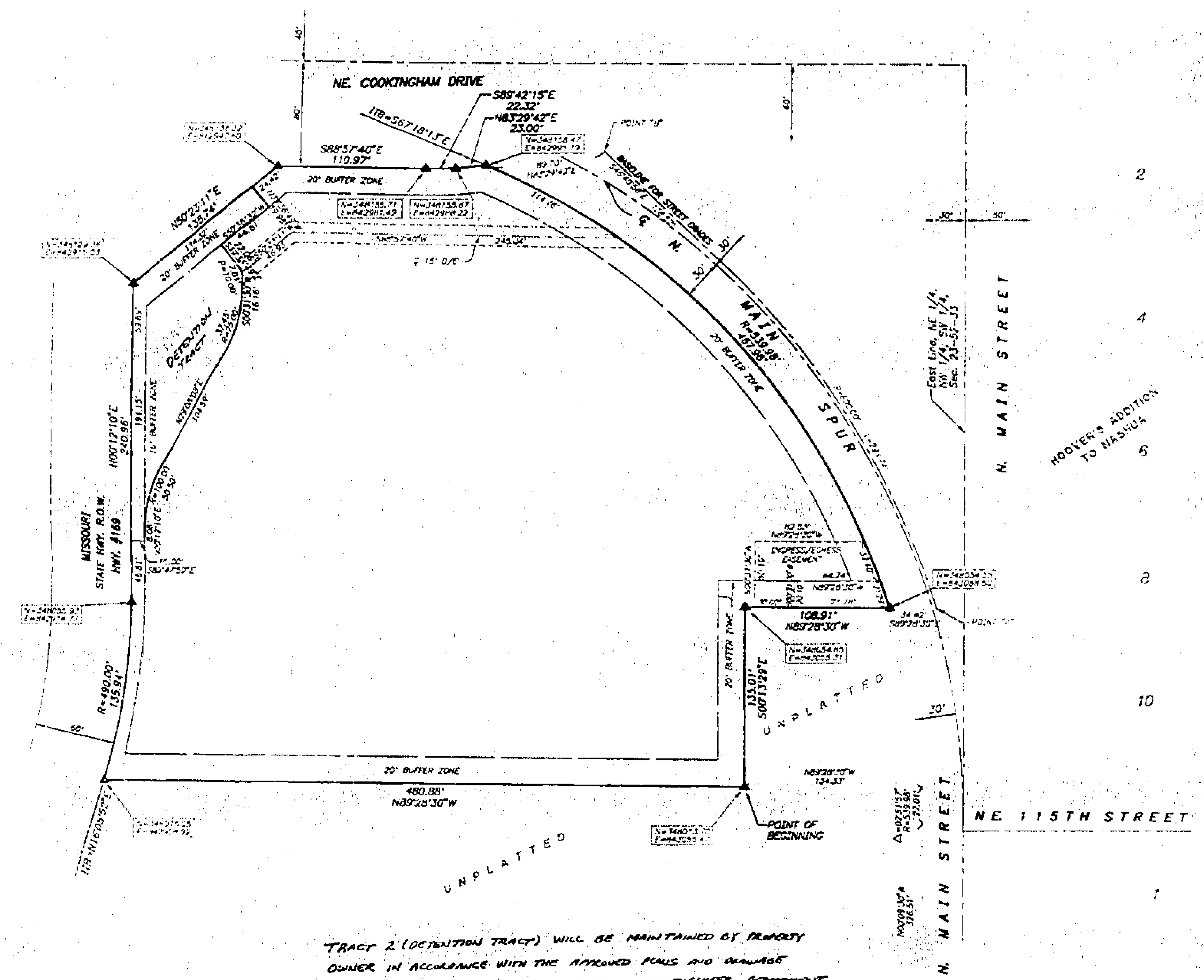


SEC. 23-52-33

Location Map

SCALE: 1" = 50'

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
Denotes Existing Monument
Denotes Monument to be set after construction of Utilities and Streets.
Denotes 1/2" Rebars to be Set with Plastic Caps #2074
Denotes Existing Bar



TRACT 2 (DETENTION TRACT) WILL BE MAINTAINED BY PROPERTY OWNER IN ACCORDANCE WITH THE APPROVED PLANS AND DRAINAGE STUDY ON FILE IN THE OFFICE OF THE CITY ENGINEER, DEPARTMENT OF PUBLIC WORKS.

NASHUA ACRES
LOT 7

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northeming	Easting
CL-2 Sighting CL-24	N 04°13'12" E		343179.07	842654.76
CL-2 To Point A	S 19°29'03" E	1296.69	347549.30	843045.87
Point A to Point of Beginning	N 08°28'30" E	65.12	348013.70	843055.47

Note: The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998971. All coordinates are in meters.

I hereby certify, that the plat of FOUR SEASONS SELF STORAGE 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 Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri 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 the platting of subdivisions to the best of my professional knowledge and belief.

DATE: 7-13-98 Sam A. Aylett, LS-2074

STREET GRADES

		ELEV.	VCT
N. MAIN SPUR			
South Plat Line (Point "A")		318.18	
50.00 feet North of the South Plat Line	PVC	316.42	
75.00 feet North of the South Plat Line	PVI	315.65	25.00 feet
100.00 feet North of the South Plat Line	PVT	314.52	
112.75 feet North of the South Plat Line	PVC	314.38	
262.75 feet North of the South Plat Line	PVI	308.78	150.00 feet
412.75 feet North of the South Plat Line	PVT	307.41	
433.26 feet North of the South Plat Line (Point "B")	North Plat Line	307.30	

JOB NUMBER
309*5

CAG-E
19693

DESCRIPTION:

All that part of the West one-half of the Southwest Quarter of Section 23, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of Lot 7, NASHUA ACRES, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 00 degrees 09 minutes 30 seconds West, along the Westerly right-of-way line of North Main Street, a distance of 326.51 feet; thence continuing along said right-of-way, along a curve to the left, having a radius of 539.98 feet, an arc distance of 27.01 feet; thence North 89 degrees 28 minutes 30 seconds West, a distance of 134.33 feet to Point of Beginning of the tract of land herein to be described; thence continuing North 89 degrees 28 minutes 30 seconds West, a distance of 480.88 feet to a point on the Easterly right-of-way line of U.S. Route No. 169; thence Northeasterly along said right-of-way, along a curve to the left, having an initial tangent bearing of North 16 degrees 05 minutes 52 seconds East, and a radius of 490.00 feet, an arc distance of 135.94 feet; thence continuing along said right-of-way, North 00 degrees 12 minutes 10 seconds East, a distance of 240.96 feet; thence continuing along said right-of-way, North 50 degrees 23 minutes 11 seconds East, a distance of 138.74 feet to a point on the Southerly right-of-way line of Mo. Route 291; thence South 88 degrees 57 minutes 40 second East along said right-of-way, a distance of 110.97 feet; thence continuing along said right-of-way South 89 degrees 42 minutes 15 seconds East, a distance of 22.32 feet; thence continuing along said right-of-way North 83 degrees 29 minutes 42 seconds East, a distance of 23.00 feet to a point on the Westerly right-of-way line of North Main Street; thence Southeasterly along said right-of-way, along on a curve to the right, having an initial tangent bearing of South 67 degrees 18 minutes 13 seconds East, and a radius of 539.98 feet, an arc distance of 467.96 feet; thence North 89 degrees 28 minutes 30 seconds West, a distance of 108.91 feet; thence South 00 degrees 13 minutes 29 seconds East, a distance of 135.01 feet to the Point of Beginning, containing 4.85 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "FOUR SEASONS SELF STORAGE".

RIGHT OF ENTRANCE: The right of entrance and egress in 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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

EASEMENT DEDICATION: 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 easements (U/E). Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All 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 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 Director of Public Works, as to utility easements and/or the Director of Water Services as to water main easements.

BUFFER ZONE: This strip reserved for the planting of trees or shrubs by the owner or developer. The building of structures hereon is prohibited.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: PARKWAY PROPERTY CO., L.L.C., a Kansas Limited Liability Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its Manager this 6th day of July, 1998.

PARKWAY PROPERTY CO., L.L.C.

Richard Lashbrook, Manager

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 6th day of July, 1998, before me appeared Richard Lashbrook to me personally known who being by me duly sworn did say that he is Manager of PARKWAY PROPERTY CO., L.L.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Richard Lashbrook acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: March 27, 2000

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:
CHAIRMAN: Charles F. Myers, Chairman
ACTING ASSISTANT SECRETARY:

PUBLIC WORKS

APPROVED:
CITY ENGINEER: Stanley J. Harris, P.E.

APPROVED:
DIRECTOR: George L. Wolf, Jr., P.E.

ENTRY NO. 980330

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. 980913 duly authenticated as passed this 13 day of August, 1998.

MAYOR: Emanuel Cleaver II

CITY CLERK: Catherine T. Rocha

Prepared For:
RICHARD LASHBROOK
6333 LONG, SUITE 301
SHAWNEE, KANSAS 66216
DATE 07/01/98

http://www.ClayCoGov.com