Clay County, Missouri
Land Survey Document

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OCT 1 6 1998

P 15606

UNION PLAZA–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A replat and subdivision of part of Lot 2, OAKHILL PLAZA, a subdivision of land in the Northeast Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northeast Quarter; thence South 89°45'15" East, along the South line of said Northeast Quarter, 141.90 feet; thence North 01°14'47" East, 350.57 feet to the True Point of Beginning of said tract, said point being also the Southwest corner of said Lot 2; thence North 89°35'45" West, along the Westerly line of said Lot 2, said line being also the Easterly line of North Oak Street Trafficway, as now established, 248.28 feet; thence South 89°35'31" East, 249.91 feet; thence South 01°11'43" West, 226.46 feet to a point on the South line of said Lot 2, said point being also on the Northerly line of Missouri Route 152, as now established; thence South 85°20'51" West, along said South line, 212.72 feet to the True Point of Beginning. Containing 1.25 acres, more or less

DEDICATION

The undersigned owner(s) 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:

UNION 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.

STREET GRADES: The street grades for N. Oak Trafficway were previously established by Ordinance No. 941568 passed October 12, 1995.

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.

IN WITNESS WHEREOF, OAKHILL DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 9th day of December, 1997.

OAKHILL DEVELOPMENT, INC.
a Missouri Corporation

Jon Matthews, President

William T. Mann, Secretary

STATE OF Missouri
COUNTY OF Platte } SS:

Be it remembered that on this 9th day of December, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jon Matthews and William T. Mann, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of OAKHILL DEVELOPMENT, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Jon Matthews and William T. Mann 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.

JOHN E. KOST
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Dec. 28, 2000

My commission expires _____ Notary Public

IN WITNESS WHEREOF, UNION BANK, a Missouri Banking Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 19th day of December, 1997.

UNION BANK
a Missouri Banking Corporation

Robert H. Stratton, Jr., President

STATE OF MO
COUNTY OF Jackson } SS:

Be it remembered that on this 19th day of December, 1997, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert H. Stratton, Jr., to me personally known, who being by me duly sworn, did say that he is President of UNION BANK, a Missouri Banking Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Robert H. Stratton, Jr. 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.

JOYCE ANN STEWART
NOTARY PUBLIC STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXP. MAY 22, 1999

My commission expires _____ Notary Public

CITY PLAN COMMISSION

Approved _____

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved _____

Acting City Engineer -

Director - George E. Wolf, Jr., P.E.

Entry Number 970993

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 971796 duly authenticated as passed this 30 day of Dec, 1997.

Mayor - Emanuel Cleaver, II

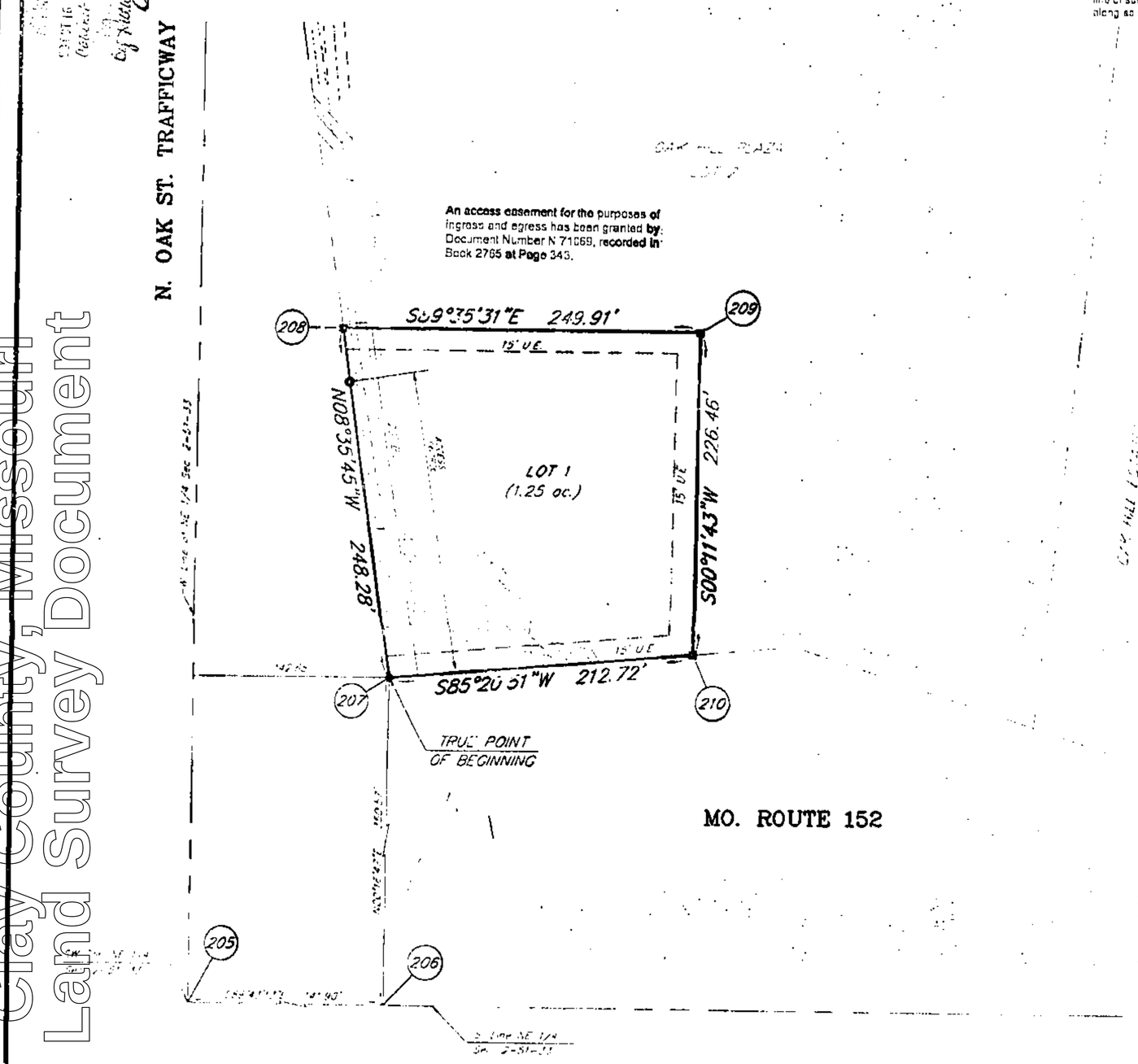
City Clerk - Catherine T. Rocha

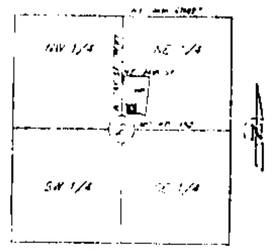
CITY CLERK

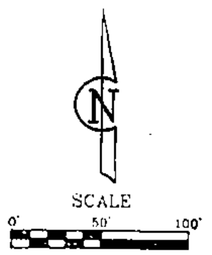
STATE PLANE TRAVERSE TABLE

Station		Bearing (Grid Meters)	Dist.	Northing	Easting
201	CL-10			341833.056	842837.930
202	TP-1	S85°44'47"E	439.720	341750.443	843276.428
203	SW Cor NE 1/4, Sec. 11	N86°04'25"E	171.622	341862.194	843447.647
204	SW Cor SE 1/4, Sec. 2	N0°40'43"E	506.225	342368.363	843457.196
205	SW Cor NE 1/4, Sec. 2	N0°31'05"E	759.005	343457.335	843464.418
206		S89°43'13"E	43.249	343457.123	843507.668
207	TPOB	N0°16'47"E	109.844	343513.966	843509.186
208		N89°35'45"W	75.668	343588.785	843466.872
209		S89°35'31"E	76.165	343588.242	843573.041
210		S0°11'43"W	69.016	343519.225	843572.806
207	TPOB	S85°20'51"W	64.632	343503.966	843503.188

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 .9998681. COORDINATES ARE IN METERS.







LEGEND
- Iron Rod Set
- 1/2" Pipe with Aluminum Cap to be set upon completion of construction
U/E – Utility Easement
B.L. – Building Line
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
A.E. – Access Easement

This plat and survey of UNION PLAZA - FIRST PLAT were executed by John F. Lutjen & Associates, Inc., 5577 NW Barry Road, Kansas City, Missouri 64153.

I HEREBY CERTIFY that the plat of UNION 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 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 platting of subdivisions to the best of my professional knowledge and belief.

12-18-97
Date

Signed W. James Schowe
W. James Schowe, RLS #1935

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64153
(816) 587-4220 FAX (816) 587-1393

DATE: 12-15-97 | Job No – 97279 | File Name– UPFPLAT