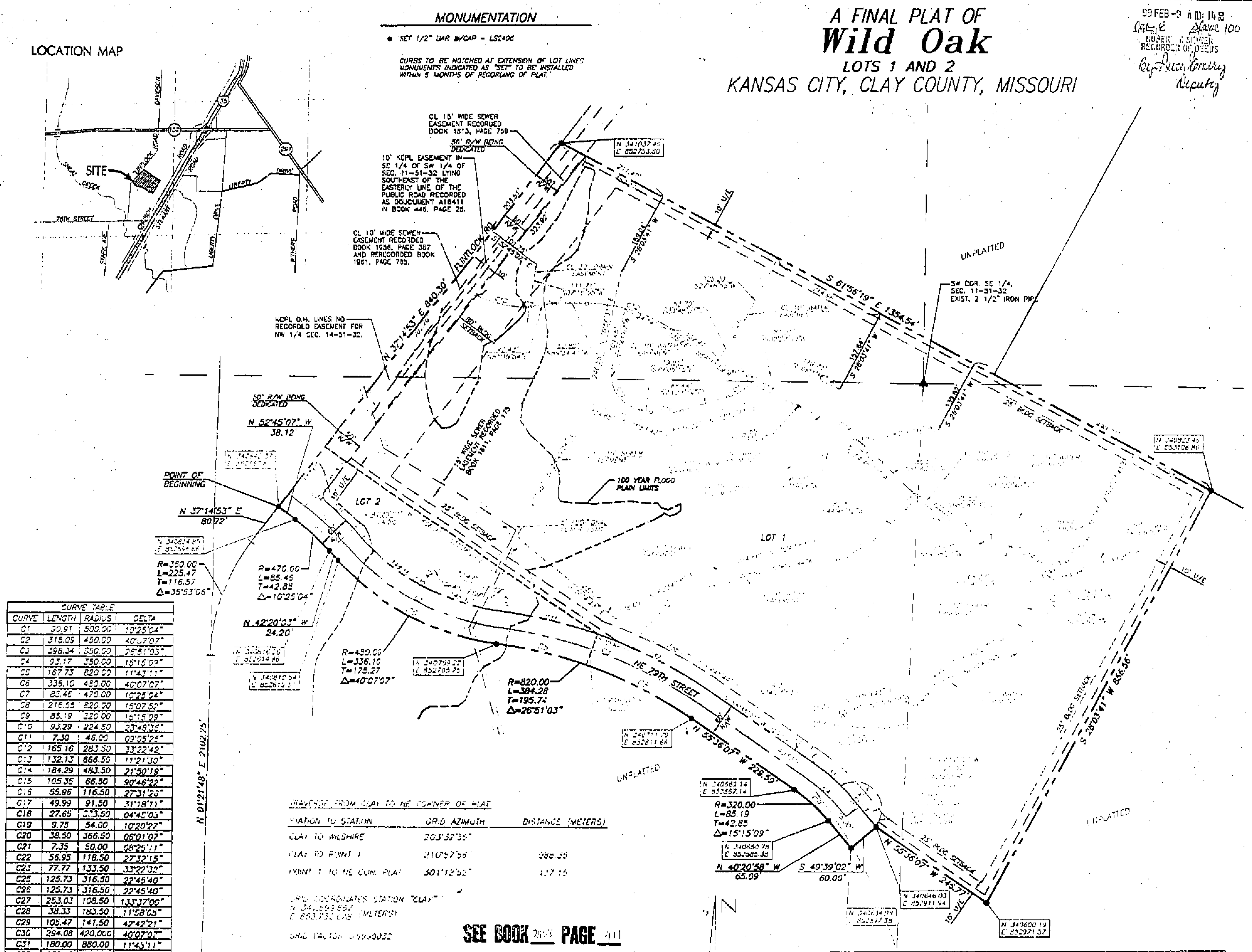
P 34096

A FINAL PLAT OF
Wild Oak
LOTS 1 AND 2
KANSAS CITY, CLAY COUNTY, MISSOURI

99 FEB -9 AM 10:48

RECORDER OF DEEDS

Deputy



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	90.91	500.00	10°25'04"
C2	315.09	450.00	40°07'07"
C3	398.34	850.00	26°51'03"
C4	93.17	350.00	15°15'09"
C5	167.73	820.00	11°43'11"
C6	336.10	480.00	40°07'07"
C7	85.45	470.00	10°25'04"
C8	216.55	820.00	15°07'52"
C9	85.19	320.00	15°15'09"
C10	93.29	224.50	23°48'35"
C11	7.30	46.00	09°05'25"
C12	165.16	283.50	33°22'42"
C13	132.13	666.50	11°21'30"
C14	184.29	483.50	21°50'19"
C15	105.35	66.50	90°46'22"
C16	55.96	116.50	27°31'26"
C17	49.99	91.50	31°18'11"
C18	27.65	[illegible]3.50	04°45'03"
C19	9.75	54.00	10°20'27"
C20	38.50	366.50	06°01'07"
C21	7.35	50.00	08°25'11"
C22	56.95	118.50	27°32'15"
C23	77.77	133.50	33°22'32"
C25	125.73	316.50	22°45'40"
C26	125.73	316.50	22°45'40"
C27	253.03	108.50	133°37'00"
C28	38.33	183.50	11°58'05"
C29	105.47	141.50	42°42'21"
C30	294.08	420.000	40°07'07"
C31	180.00	880.00	11°43'11"
C32	232.40	880.00	15°07'52"
C33	101.16	380.00	15°15'09"
C34	22.82	15.00	87°10'23"
C35	70.22	530.00	7°35'28"

TRAVERSE FROM CLAY TO NE CORNER OF PLAT

STATION TO STATION	GRID AZIMUTH	DISTANCE (METERS)
CLAY TO WILSHIRE	203°32'35"	
CLAY TO POINT 1	210°57'56"	986.35
POINT 1 TO NE COR. PLAT	301°12'52"	137.15

GRID COORDINATES STATION "CLAY"
N 341,559.867
E 853,732.678 (METERS)

GRID FACTOR 0.9990032

SEE BOOK ___ PAGE ___

STREET GRADES			
	GRADE POINT	ELEV.	V.C.T.
	NE 79TH STREET		
	CENTERLINE OF FLINTLOCK ROAD	94.7	
515.40	FEET EAST OF THE CENTERLINE OF FLINTLOCK ROAD	88.50	125
892.79	FEET EAST OF THE CENTERLINE OF FLINTLOCK ROAD	105.60	125
1204.43	FEET EAST OF THE CENTERLINE OF FLINTLOCK ROAD (CENTER OF CUL-DE-SAC)	97.82	

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

AREA TABLE		
LOT NO.	AREA S.F.	AREA ACRES
1	1,119,887	25.71
2	84,751	1.95

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 51, RANGE 32, CLAY COUNTY, MISSOURI; THENCE SOUTH 89°18'55" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1247.62 FEET; THENCE NORTH 01°21'48" EAST A DISTANCE OF 2102.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°53'06", A RADIUS OF 360.00 FEET, FOR A LENGTH OF 225.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°14'53" EAST A DISTANCE OF 80.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37°14'53" EAST A DISTANCE OF 840.30 FEET; THENCE SOUTH 61°56'19" EAST A DISTANCE OF 1354.54 FEET; THENCE SOUTH 28°03'41" WEST A DISTANCE OF 856.56 FEET; THENCE NORTH 55°36'07" WEST A DISTANCE OF 246.77 FEET; THENCE SOUTH 49°39'02" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 40°20'58" WEST A DISTANCE OF 65.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°15'09", A RADIUS OF 320.00 FEET FOR A LENGTH OF 85.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°36'07" WEST A DISTANCE OF 229.59 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°51'03", A RADIUS OF 820.00 FEET, FOR A LENGTH OF 384.28 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°07'07", A RADIUS OF 480.00 FEET, FOR A LENGTH OF 336.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°20'03" WEST A DISTANCE OF 24.20 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°25'04", A RADIUS OF 470.00 FEET, FOR A LENGTH OF 85.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°45'07" WEST A DISTANCE OF 38.12 FEET TO THE POINT OF BEGINNING; CONTAINING 27.65 ACRES MORE OF LESS.

Flood Plain:
The lands herein platted lie partially within the limits of a regulatory flood plain, as designated on the official flood plain 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 flood plain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri or the Federal Emergency Management Administration.

SURVEYOR'S CERTIFICATION:

I hereby certify that the within plat of WILD OAK, is based on an actual class A survey made by me or under my direct supervision and said survey was performed in accordance with the requirements of the current minimum standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors; I further certify that the survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners were monumented as indicated on this plat; that I have complied with all State, Clay County, and City statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

By: ___
John E. Selk, R.E., P.L.S. 2406

LANDPLAN ENGINEERING, PA
LIVESTOCK EXCHANGE BUILDING
1600 GENESSEE, SUITE 400
KANSAS CITY, MISSOURI 64102

STATE OF MISSOURI – JOHN E. SELK – NUMBER LS-2406 – REGISTERED LAND SURVEYOR

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 hereafter be known as WILD OAK.

EASEMENTS:

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, construction, 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 by limited to that purpose only. All the above easements shall be kept free form 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.

BUILDING LINES:

The Building Line as shown on the accompanying plat is hereby established. The building line is the line between which and the street line or lot line no building or other structure or portion thereof, except as provided in the city code, may be erected above the grade level. The building line is considered a vertical surface intersecting the ground on such line.

STREETS:

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

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.

PARKLAND DEDICATION:

The developer elects to pay the City of Kansas City, Missouri, a sum of $44,807.44 in lieu of required parkland dedicating for 348 multi-family units, pursuant to Section 66.128 Code of General Ordinances, as amended.

In testimony whereof: Wild Oak, L.L.C., and DESC Land Holdings, L.L.C. both are Kansas Limited Liability Companies, have caused these presents to be signed by its manager and its corporate seal affixed this 15th day of Oct, 1998.

By: ___
William R. Newsome – Managing Member of Southwind Capital, L.L.C., Manager

State of Kansas)
) SS
County of Douglas)

On this 15th day of OCT, 1998, before me personally appeared William R. Newsome, who being by me sworn did say that he is the Managing Member of Southwind Capital, L.L.C., Manager of Wild Oak, L.L.C., and DESC Land Holdings, L.L.C., both are Kansas Corporations, located at 411 N. Iowa St., Lawrence, Kansas 66044, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and to be the free act and deed of said Corporation.

In witness whereof: I have hereunto set my hand and affixed by Notarial Seal at my office the day and year last above written.

June 1 2002 — My Commission Expires
Notary Public in and for the State of Kansas

PHYLLIS B. WOLF
NOTARY PUBLIC
STATE OF KANSAS

This is to certify that the within plat of WILD OAK was submitted to and duly approved by the Mayor and City Council of the City of Kansas City, Missouri this ___ day of ___, 1998, by Ordinance No. ___

CITY PLAN COMMISSION:

APPROVED:
CHARLES F. MYERS, CHAIRMAN
VIRGINIA WALSH, ASST. SECRETARY

PUBLIC WORKS:

APPROVED:
STANLEY H. HARRIS, P.E., CITY ENGINEER
GEORGE E. WOLF, JR., P.E., DIRECTOR

ENTRY No. 980493

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. 981274 DULY AUTHENTICATED AS PASSED THIS 29 DAY OF OCT 1998.

EMANUEL CLEAVER, MAYOR
CATHERINE ROCHA, CITY CLERK

APPROVED BY CLAY COUNTY ASSESSOR:

By: ___
Date: ___

Plat Cab E
3/24/99 CP

Clay County, Missouri Land Survey Document
http://www.ClayCoGov.com