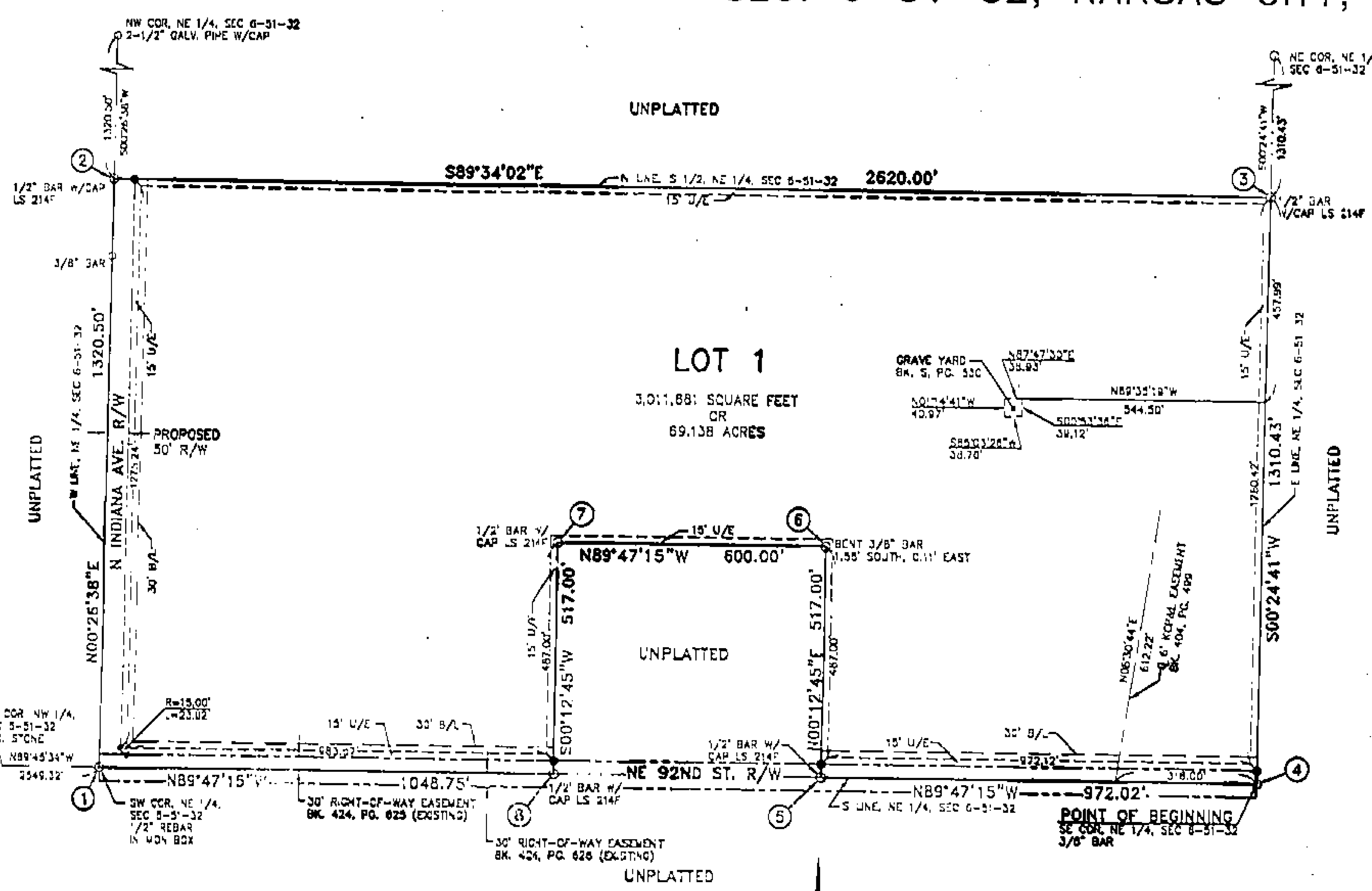
Clay County, Missouri
Land Survey Document

P 68897 SEP 16 1999

59 SEP 16 P 2:32
BK 6 PG 115
By [signature] Deputy

FINAL PLAT OF:
"GALLATIN GROUNDS"

SEC. 6-51-32, KANSAS CITY, CLAY COUNTY, MISSOURI

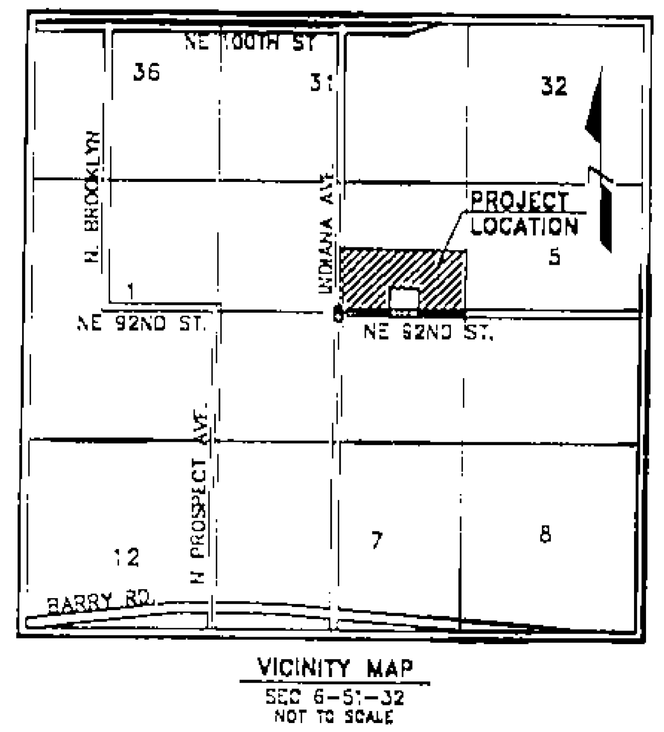


LEGEND:

○ MONUMENT FOUND

● 1/2" BAR W/CAP LS 214F SET

1 inch = 200 ft.



VICINITY MAP
SEC 6-51-32
NOT TO SCALE

STREET GRADES

GRADE POINT	ELEV.	V.C.T.	GRD. BRK.
N. INDIANA AVE.			
NORTH END OF SUBDIVISION	297.29		
567.38' S. OF N. END OF SUBDIVISION	290.71	250.00	
1157.38' S. OF N. END OF SUBDIVISION	277.81		
1217.38' S. OF N. END OF SUBDIVISION	267.81	200.00	
AT THE INTERSECTION OF N.E. 92ND ST.	267.69		
N.E. 92ND STREET			
AT THE INTERSECTION OF N. INDIANA AVE.	267.69		
35.12' E. OF ℄ N. INDIANA AVE.	266.96		
39.01' E. OF ℄ N. INDIANA AVE.	266.93		
55.51' E. OF ℄ N. INDIANA AVE.	268.47	57.50	
154.01' E. OF ℄ N. INDIANA AVE.	267.62		
240.00' E. OF ℄ N. INDIANA AVE.	269.34		
290.00' E. OF ℄ N. INDIANA AVE.	270.34	50.00	
340.00' E. OF ℄ N. INDIANA AVE.	270.96		
586.88' E. OF ℄ N. INDIANA AVE.	273.80		
641.86' E. OF ℄ N. INDIANA AVE.	274.74	75.00	
716.86' E. OF ℄ N. INDIANA AVE.	278.30		
937.94' E. OF ℄ N. INDIANA AVE.	283.80		
1097.94' E. OF ℄ N. INDIANA AVE.	285.93	150.00	
1237.94' E. OF ℄ N. INDIANA AVE.	293.68		
1405.06' E. OF ℄ N. INDIANA AVE.	291.11		
1484.06' E. OF ℄ N. INDIANA AVE.	289.98	75.00	
1559.06' E. OF ℄ N. INDIANA AVE.	291.48		
1650.00' E. OF ℄ N. INDIANA AVE.	293.30		
1800.00' E. OF ℄ N. INDIANA AVE.	296.30	150.00	
1950.00' E. OF ℄ N. INDIANA AVE.	288.80		
2110.81' E. OF ℄ N. INDIANA AVE.	280.76		
2210.81' E. OF ℄ N. INDIANA AVE.	275.76	100.00	
2310.81' E. OF ℄ N. INDIANA AVE.	273.76		
2421.63' E. OF ℄ N. INDIANA AVE.	271.55		
2511.63' E. OF ℄ N. INDIANA AVE.	269.75	50.00	
2601.53' E. OF ℄ N. INDIANA AVE.	271.19		
EAST END OF SUBDIVISION	271.49		

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE*	NORTHING	EASTING
CL-1	N 00°02'40" E	817.18	342,506.771	846,638.328
1	N 00°28'38" E	402.44	343,323.9564	846,639.1588
2	S 89°34'02" E	798.457	343,726.3988	846,842.277
3	S 00°24'41" W	399.377	343,720.3654	847,440.751
4	N 89°47'15" W	296.242	343,320.9883	847,437.8843
5	N 00°12'45" E	157.58	343,322.0985	847,141.6443
6	N 89°47'15" W	182.661	343,478.6613	847,142.2288
7	S 00°12'45" W	157.58	343,480.3392	846,959.3684
8			343,322.7748	846,958.7841

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9998958
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE N 89° 47'15" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 972.02 FEET; THENCE N 00°12'45" E A DISTANCE OF 517.00 FEET; THENCE N 89°47'15" W A DISTANCE OF 600.00 FEET; THENCE S 00°12'45" W A DISTANCE OF 517.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE N 89°47'15" W ALONG SAID SOUTH LINE A DISTANCE OF 1048.75 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE N 00°26'38" E ALONG SAID WEST LINE A DISTANCE OF 1320.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE S 89°34'02" E ALONG SAID NORTH LINE A DISTANCE OF 2620.00 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S 00°24'41" W ALONG SAID EAST LINE A DISTANCE OF 1310.43 FEET TO THE POINT OF BEGINNING. CONTAINS 3,136,816 SQUARE FEET OR 72.01 ACRES MORE OR LESS.
END OF DESCRIPTION.

BASIS OF BEARING:

MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE

SURVEY REFERENCE:

TITLE COMMITMENT FILE NO. 97-609127
EFFECTIVE DATE: APRIL 3, 1997
CLAY COUNTY TITLE CORPORATION
112 NORTH WATER
P.O. BOX 318
LIBERTY, MISSOURI 64068

PREPARED FOR:

NORTH KANSAS CITY SCHOOL DISTRICT
2000 NE 46TH STREET
KANSAS CITY, MISSOURI 64116

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF "GALLATIN GROUNDS", 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 BELIEF.

[signature] 10-30-98
JOHN L. SHEETS, RLS #2253 DATE

BUILDING HEIGHT RESTRICTIONS:

THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHT ZONE MAP, DOCUMENT N138-27, DATED MARCH 1982 AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (USGS DATUM).

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:

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 THERE OF 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 OR 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 ADJOINING LAND 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 AND DIRECTOR OF WATER SERVICES DEPARTMENT, AS APPLICABLE.

BUILDING LINES:

BUILDING LINES (B/L) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

GALLATIN GROUNDS

IN TESTIMONY WHEREOF: NORTH KANSAS CITY SCHOOL DISTRICT NO. 74 OF CLAY COUNTY, MISSOURI BOARD OF EDUCATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 17 DAY OF November 1998.

BY [signature]
PRESIDENT, ~~TERRANCE R. WARD~~ IDA MAY WILLHAUS

STATE OF Missouri }
COUNTY OF Clay } SS:

ON THIS 17 DAY OF November 1998 BEFORE ME PERSONALLY APPEARED ~~TERRANCE R. WARD~~ IDA MAY WILLHAUS, WHO BEING BY ME SWORN DID SAY HE IS THE PRESIDENT OF NORTH KANSAS CITY SCHOOL DISTRICT NO. 74 OF CLAY COUNTY, MISSOURI, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID NORTH KANSAS CITY SCHOOL DISTRICT NO. 74 OF CLAY COUNTY, MISSOURI BY AUTHORITY OF ITS BOARD OF EDUCATION AND TO BE THE FREE ACT AND DEED OF SAID NORTH KANSAS CITY SCHOOL DISTRICT NO. 74 OF CLAY COUNTY, MISSOURI.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

[signature] MY COMMISSION EXPIRES 2/4/2001
NOTARY PUBLIC

CITY PLAN COMMISSION:
APPROVED: [signature]
CHARLES F. MYERS CHAIRMAN
[signature]
~~JOHN EDWARDS~~ VIRGINIA WALSH ASST. SECRETARY

PUBLIC WORKS:
APPROVED: [signature]
~~STAN HARRIS~~ STANLEY J. ... CITY ENGINEER
[signature]
GEORGE F. WOLF, JR., P.E. DIRECTOR
ENTRY NO. 980534

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. ___ DULY AUTHENTICATED AS PASSED THIS ___ DAY OF December 1998.

[signature] [signature]
(KAY) BARNES CLEAVER MAYOR CATHERINE T. ROCHA CITY CLERK

THIS PLAT AND THE SURVEY OF GALLATIN GROUNDS WERE EXECUTED BY KAW VALLEY ENGINEERING, INC., 122 N.W. PARKWAY, RIVERSIDE, MISSOURI 64150.

FINAL PLAT OF: "GALLATIN GROUNDS"		
KAW VALLEY ENGINEERING 122 N.W. PARKWAY RIVERSIDE, MISSOURI 64150 (816) 587-3033 FAX 816-587-0236	KAW VALLEY ENGINEERING	PROJ. # 97-11.522
		DATE: 10-20-98
		CAD BY: JDM
		CHECKED BY: JLS
		C.F.N. 522PLAT
		SHEET 1 OF 1

PC-E

http://www.ClayCoGov.com