Clay County, Missouri
Land Survey Document

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By Mindy Metcalf, Deputy

KIMCO SHOPPING CENTER

A Subdivision in Kansas City, Clay County, Missouri

This is a survey and subdivision of all that part of the Southwest Quarter of Section 35, Township 51 North, Range 33 West in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence North 89°20'01" West along the Southerly line of said Southwest Quarter, a distance of 210.40 feet; thence North 0°33'11" East, parallel with the Easterly line of said Southwest Quarter, a distance of 50 feet to a point on the Northerly right-of-way line of U.S. Highway Route No. 69 (NE. Vivion Road), as now established and the Point of Beginning of the tract of land to be herein described; thence the following courses and distances along said Northerly right-of-way line; thence North 89°20'01" West along a line 50 feet North of and parallel with the Southerly line of said Southwest Quarter, a distance of 345.19 feet; thence Westerly and Southwesterly along a curve to the left, tangent to the last described course, having a radius of 5,729.65 feet and a central angle of 3°03'51", an arc distance of 306.42 feet to a point on a line that is 125 feet East of and normally distant of the Easterly line of Tract A, OLD PIKE ACRES, a subdivision in said City, County and State, according to the recorded plat thereof; thence North 0°33'11" East and no longer along said Northerly right-of-way line, along a line that is 125 feet East of and parallel with the Easterly line of said Tract "A", also being parallel with the Easterly line of said Southwest Quarter, a distance of 341.54 feet; thence North 89°20'01" West, parallel with the Southerly line of said Southwest Quarter, a distance of 125 feet to a point on the Easterly line of said Tract "A"; thence North 0°33'11" East along the Easterly line of said Tract "A" OLD PIKE ACRES and along the Easterly line of Lot 1, HOME DEPOT – GLADSTONE (North 0°32'50" East, Plat of OLD PIKE ACRES and North 0°31'35" East, Plat of HOME DEPOT – GLADSTONE) parallel with the East line of said Southwest Quarter, a distance of 591.27 feet to a point on the Southerly line of a tract of land described in the Certificate of Survey recorded as Document Number M-42431, filed December 19, 1994 in said City, County and State; thence the following courses and distances along the Southerly line of said recorded Certificate of Survey; thence South 53°12'56" East, 1.08 feet; thence South 65°20'01" East, 355 feet; thence South 89°20'01" East and parallel with the Southerly line of said Southwest Quarter, a distance of 612 feet to the Southeast corner of said recorded Certificate of Survey, being also a point on the Westerly right-of-way line of North Oak Street Trafficway, as now established; thence South 0°33'11" West along said Westerly right-of-way line, 50 feet West of and parallel with the Westerly line of said Southwest Quarter, a distance of 680 feet; thence North 89°20'01" West, parallel with the Southerly line of said Southwest Quarter and no longer along said Westerly right-of-way line, a distance of 160.40 feet; thence South 0°33'11" West, parallel with the Easterly line of said Southwest Quarter, a distance of 100 feet to the Point of Beginning. Containing 16 acres, more or less.

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, which subdivision and plat shall hereafter be known as "KIMCO SHOPPING CENTER".

The streets as shown hereon and not previously dedicated as public thoroughfares are so hereby dedicated.

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 designated 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, trees, 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 substantially 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.

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.

In testimony whereof, the undersigned have caused these presents to be signed by their respective officers duly authorized so to do.

By: KRCV Corp., a Kansas Corp.

By: Michael J. Flynn
Michael J. Flynn
President

(No Seal)

STATE of NY
COUNTY of Nassau } SS.

Be it remembered that on this 22 day of Feb, 2001, before me, the undersigned, a Notary Public, in and for said County and State personally appeared Michael J. Flynn, to me personally known to be the person described in and who executed the foregoing instrument, who being by me duly sworn, stated that he is the Pres of KRCV Corp., a Kansas corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Michael J. Flynn 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 official seal the day and year last above written.

ANN L VILLELLA
Notary Public, State of New York
No. 30-4907531
Qualified in Nassau County
Commission Expires Oct. 19, 2001

My Commission Expires: ________

Notary Public: Ann L Villella
Printed Name: Ann L. Villella
Notary Public in and for said county and state

CITY PLAN COMMISSION

Approved By:

Charles F. Myers
Chairman – Charles F. Myers

Virginia L. Walsh
Ass't. Secretary – Virginia L. Walsh

PUBLIC WORKS DEPARTMENT

Approved By:

Stanley L. Harris
City Engineer – Stanley L. Harris, P.E.

Approved By:

George E. Wolf
Director – George E. Wolf, P.E.

Entry No. 010169

COUNCIL

That this this plat was submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. 010363 duly authenticated as passed this 15 day of March, 2001.

Kay Barnes
Mayor – Kay Barnes

Catherine T. Rocha
City Clerk – Catherine T. Rocha

General Notes

1. All bearings and coordinates shown are based on the Missouri State Plane Plane Coordinate System, using a combined grid factor of 0.999897929. This combined grid factor has been derived from the published latitude, longitude and elevation of CL-21, 1988, by using Corpscon with the result being NAVD 88.
2. Azimuths are shown clockwise from North.
3. 5/8" Iron Bars with Aluminum Caps will be set at the plat boundary corners upon completion of construction, unless shown and noted otherwise.
4. This proposed platted parcel of land does not lie within a Floodway Boundary as per Community Panel 290173 0050 B, last revised August 5, 1986.

Traverse Table

CL-21, 1988 to the Southeast Corner of the Southwest Quarter of Section 35-51-33	N66°05'58"E	5,392.31'
Grid Coordinates of CL-21, 1988	N. 333,900.628 E. 841,876.076	Meters

Street Grades

The street grades for U.S. Highway Route No. 69 (NE Vivion Road) have been established by the Missouri State highway right-of-way plans Numbered I-748(4).

The street grades for North Oak Street Trafficway have been previously established by Missouri State Highway Plans Numbered 169F-6

I hereby certify that as the Surveyor of "KIMCO SHOPPING CENTER" Plat, I have surveyed the described property and subdivided it as shown on the plat, in accordance with the current statutes of the state of Missouri and the Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board For Architects, Professional Engineers and Professional Land Surveyors. I further certify that this plat meets or exceeds all County ordinances and standards. I further certify that the bearings shown on this plat are grid bearings, based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983, that the section and sectional subdivision corner monuments and survey boundary corner monuments were either found or set as indicated on this plat with permanent monumentation. I further certify that all of the information contained within this plat is true and accurate to the best of my professional knowledge and belief.

By: ________ Surveyor Date: ________

SHAFER, KLINE & WARREN, INC.
2940 Main St., Kansas City, MO 64108
816/756-0444 FAX: 816/756-1763
OTHER OFFICE LOCATIONS:
Iola, KS
Overland Park, KS
Chillicothe, MO
Macon, MO
CIVIL ENGINEERS ELECTRICAL ENGINEERS MECHANICAL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS LAND PLANNERS

Sheet No. 1 of 2
102834.1
(35-51-33)
Clay County, Missouri
02834FPA.DWG (SURVEY CD 2000)(VIEW 1)SRW

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5/2/01

THOMPSON TITLE CORP.
(816) 792-0077