Clay County, Missouri
Land Survey Document

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WILSHIRE PLAZA–FIFTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

LEGAL DESCRIPTION:

A subdivision and replat of all of Lot O, WILSHIRE PLAZA - FIRST PLAT, all of Lot Q, R and S, WILSHIRE PLAZA – THIRD PLAT and all that part of the Northeast Quarter of Section 11, Township 51, Range 32, all being in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 11; thence North 89°18'51" West, along the South line of said Northeast Quarter, 1332.76 feet; thence North 0°41'09" East, 405.01 feet to the True Point of Beginning of the tract to be herein described; thence Northerly, along a curve to the right, having an initial tangent bearing of North 05°20'33" West, a radius of 1000.00 feet, a central angle of 05°20'33", an arc distance of 93.24 feet; thence North 0°00'00" East, 141.03 feet; thence North 89°34'05" West, 446.39 feet; thence South 0°25'55" West, 294.86 feet; thence North 89°34'05" West, 759.14 feet to a point on the Easterly right-of-way line of N. Flintlock Road, as now established; thence North 0°26'45" East, along said Easterly right-of-way line, 945.33 feet; thence South 89°08'22" East, 1554.77 feet to the Northwest corner of WILSHIRE PLAZA – FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 0°53'38" West, along said West line, 297.88 feet; thence Southerly, along said Westerly line, on a curve to the left, tangent to the last described course, having a radius of 1032.00 feet, a central angle of 10°00'50", an arc distance of 182.17 feet; thence Southerly, along said Westerly line, on a curve to the right, having a common tangent with the last described course, a radius of 860.00 feet, a central angle of 07°52'49", an arc distance of 133.14 feet; thence Southerly along said Westerly line and the Easterly line of said Lot O, on a curve to the left, having a common tangent with the last described course, a radius of 2,032.00 feet, a central angle of 02°50'36", an arc distance of 100.84 feet; thence South 04°10'58" East, along said East line, 104.70 feet; thence Southwesterly, along the Southerly line of said Lot O, on a curve to the right, tangent to the last described course, having a radius of 25.00 feet, a central angle of 89°28'12", an arc distance of 39.04 feet; thence South 85°17'13" West, along said Southerly line, 362.55 feet to the True Point of Beginning. Containing 30.25 acres, more or less.

DEDICATION

The undersigned owners 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:

WILSHIRE PLAZA – FIFTH 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 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 as to utility easements and/or the Director of Water Services as to water main easements.

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 the line and the street line.

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 line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such rights 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. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Ingress/Egress/Utility Easement or "I.E."

CROSS ACCESS: The right of ingress-egress between Lots 1 through 10 is hereby granted in accordance with _____ _____ recorded simultaneously herewith.

IN WITNESS WHEREOF: J.A. PETERSON ENTERPRISES, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 8th day of August, 2001.

J.A. PETERSON ENTERPRISES, INC.
a Missouri Corporation

Kenneth L. Riedemann, President — Roger H. Siegrist, Secretary

STATE OF KANSAS }
COUNTY OF JOHNSON } SS:

Be it remembered that on this 8th day of August, 2001 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of J.A. PETERSON ENTERPRISES, 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 Kenneth L. Riedemann and Roger H. Siegrist, 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.

My commission expires: 2-12-02

Notary Public — SHERI L. CHADDOX, My Appt. Exp. 2-12-02

IN WITNESS WHEREOF: PETERSON DEVELOPMENT COMPANY, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 8th day of August, 2001.

PETERSON DEVELOPMENT COMPANY, INC.
a Missouri Corporation

Kenneth L. Riedemann, President — Roger H. Siegrist, Secretary

STATE OF KANSAS }
COUNTY OF JOHNSON } SS:

Be it remembered that on this 8th day of August, 2001 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kenneth L. Riedemann and Roger H. Siegrist, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of PETERSON DEVELOPMENT COMPANY, 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 Kenneth L. Riedemann and Roger H. Siegrist, 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.

My commission expires: 2-12-02

Notary Public — SHERI L. CHADDOX, My Appt. Exp. 2-12-02

CITY PLAN COMMISSION

Approved _____

Vice-Chairman – Randy Endicott

Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

City Engineer – Shirley J. Harris, P.E.

Director – George E. Wolf, Jr., P.E.

010310
Entry Number

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. 011176 duly authenticated as passed this 2 day of July 2001.

Mayor – Kay Barnes

City Clerk – Catherine T. Rocha

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 0.9999032 COORDINATES ARE IN METERS.

This plat and survey of WILSHIRE PLAZA – FIFTH PLAT were executed by John F. Lutjen & Associates, Inc., 8320 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of WILSHIRE PLAZA – FIFTH 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

8-8-01
Date

Signed: W. James Schowe, RLS #1989

Clark E
11/9/01 EM

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8320 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-1320
Fax: 816-587-1323

DATE: 8-7-01 | JOB No. – 01177 | File Name – WPS-PLAT