Clay County, Missouri
Land Survey Document

PLAT OF
CHOUTEAU CROSSINGS REPLAT
A PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI

Q76309
OCT 25 2001
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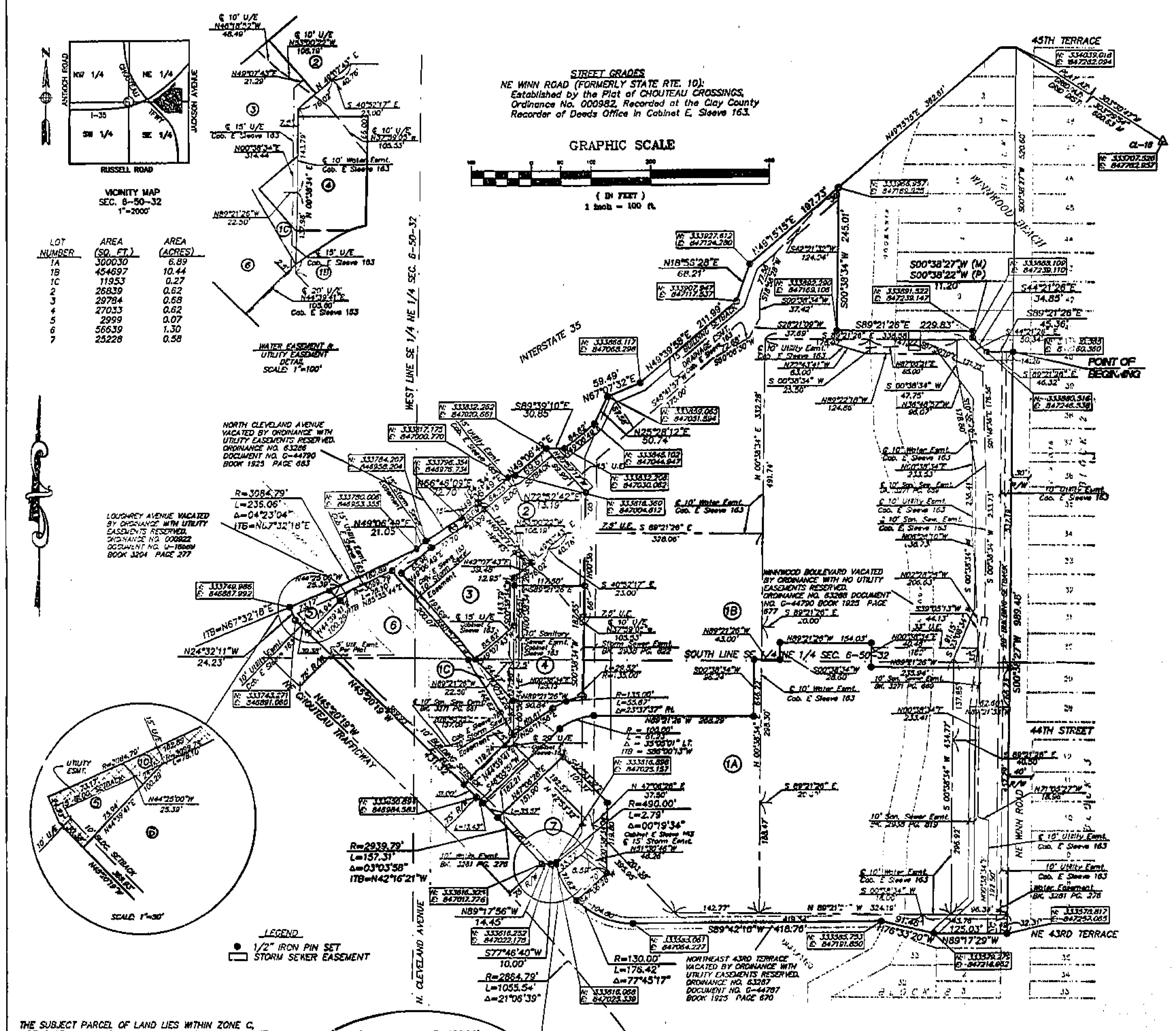
STREET GRADES
NE WINN ROAD (FORMERLY STATE RTE. 10): Established by the Plat of CHOUTEAU CROSSINGS, Ordinance No. 000982, Recorded at the Clay County Recorder of Deeds Office in Cabinet E, Sleeve 163.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

VICINITY MAP
SEC. 6-50-32
1"=2000'

LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
1A	300030	6.89
1B	454697	10.44
1C	11953	0.27
2	26839	0.62
3	29784	0.68
4	27033	0.62
5	2999	0.07
6	56639	1.30
7	25228	0.58



THE SUBJECT PARCEL OF LAND LIES WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 290173 0060 B, REVISION DATE AUGUST 5, 1986.

ALL COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A GRID FACTOR OF 0.9999032, ONE METER = 3.28083333 FEET. TIE TO STATE PLANE COORDINATES OBTAINED FROM GPS OBSERVATIONS, NO TRAVERSE TABLE IS AVAILABLE.

DEVELOPER
Chouteau Development Company, L.L.C.
8600 West 110th Street, Suite 201
Overland Park, Kansas 66210

LAND SURVEYOR
P. Mark Lindenmeyer, LS-2518
Quad State Land Surveyors, Inc. LS-384-D
37605 East 50 Highway, Suite B
Lone Jack, Missouri 64070

STATE OF MISSOURI — P. MARK LINDENMEYER — LS-2518 — REGISTERED LAND SURVEYOR

I hereby certify that the plat of "CHOUTEAU CROSSINGS REPLAT" 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 Missouri Department of Natural Resources, Division of Geology and Land Survey, and that the results of said survey are represented on this drawing to the best of my professional knowledge and belief.

P. Mark Lindenmeyer, LS-2518
Quad State Land Surveyors, Inc., LS-384-D

28 Aug 01
Date

LEGAL DESCRIPTION:
All of Lots 1 thru 7, inclusive, of CHOUTEAU CROSSINGS, a subdivision of land in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

BEGINNING at the Northeast Corner of said CHOUTEAU CROSSINGS, thence along the East line of said CHOUTEAU CROSSINGS South 00°38'27" West, a distance of 989.48 feet, to a point on the centerline vacated Northeast 43rd Terrace; thence along said centerline North 89°17'29" West, a distance of 125.03 feet; thence continuing along said centerline North 76°33'20" West, a distance of 91.46 feet; thence continuing along said centerline South 89°42'10" West, a distance of 418.76 feet, to a point of curvature; thence continuing along said centerline and along a curve to the right having a radius of 130.00 feet and a central angle of 77°45'17" an arc distance of 176.42, to a point of compound curvature; thence continuing along said centerline and along a curve to the right having a radius of 490.00 feet and a central angle of 00°19'34" an arc distance of 2.79 feet; thence South 77°46'40" West, a distance of 10.00 feet; thence North 89°17'56" West, a distance of 14.45 feet, to the Northeasterly right-of-way line of Chouteau Trafficway; thence along said Northeasterly right-of-way line along a curve to the left having a radius of 2939.79 feet, a central angle of 03°03'58" and an initial tangent bearing of North 42°16'21" West, an arc distance of 157.31 feet; thence continuing along said Northeasterly right-of-way line North 45°20'19" West, a distance of 431.32 feet; thence continuing along said Northeasterly right-of-way line North 24°32'11" West, a distance of 24.23 feet, to a point on the southerly right-of-way line of Interstate Route No. 35; thence along said Southerly right-of-way line and a along a curve to the left having a radius of 3084.79 feet, a central angle of 04°23'04" and an initial tangent bearing of North 67°32'18" East, an arc distance of 236.06 feet; thence continuing along said Southerly right-of-way line North 49°06'49" East, a distance of 21.05 feet; thence continuing along said Southerly right-of-way line North 58°46'09" East, a distance of 72.70 feet; North 49°06'49" East, a distance of 104.34 feet; thence continuing along said Southerly right-of-way line North 72°52'42" East, a distance of 13.19 feet; thence continuing along said Southerly right-of-way line North 49°06'49" East, a distance of 69.67 feet; thence continuing along said Southerly right-of-way line South 89°39'10" East, a distance of 30.85 feet; thence continuing along said Southerly right-of-way line North 49°06'49" East, a distance of 64.62 feet; thence continuing along said Southerly right-of-way line North 25°28'12" East, a distance of 50.74 feet; thence continuing along said Southerly right-of-way line North 67°07'32" East, a distance of 59.49 feet; thence continuing along said Southerly right-of-way line North 49°35'58" East, a distance of 211.99 feet; thence continuing along said Southerly right-of-way line North 18°56'28" East, a distance of 68.21 feet; thence continuing along said Southerly right-of-way line North 49°15'15" East, a distance of 197.73 feet; thence South 00°38'34" West, a distance of 245.01 feet; thence South 89°21'26" East, a distance of 229.83 feet; thence South 00°38'27" West, a distance of 11.20 feet; thence South 44°21'26" East, a distance of 34.85 feet; thence South 89°21'26" East, a distance of 45.38 feet, to the POINT OF BEGINNING.

Containing 21.47 acres of land, more or less.

The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "CHOUTEAU CROSSINGS REPLAT."

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 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.

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 the the United States Postal Services for the delivery 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.

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

A perpetual easement for cross-lot parking over all lots and parcels on this plat is hereby reserved to the undersigned proprietors, its heirs, assigns, etc., in order that the customers, invitees, licensees, agents, and employees of all lot(s) shall park anywhere within said plat.

A perpetual easement of access granting the right of access, ingress and egress over, across and upon all lots and parcels on this plat is hereby reserved to the undersigned proprietors, its heirs, assigns, etc., in order that the customers, invitees, licensees, agents, and employees of all lot(s) shall have access within said plat.

All thoroughfares shown on this plat and not heretofore dedicated to public use, are hereby so dedicated.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed their name.
OWNER— CHOUTEAU DEVELOPMENT COMPANY, L.L.C., AN OKLAHOMA LIMITED LIABILTY COMPANY (LOTS 1A, 1C, 2, 3, 4, 5, 6 & 7)

Manager, Jeffrey L. Peterson

NO CORPORATE SEAL

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this 28th day of August, 2001, before me a Notary Public within and for said County and State, personally appeared Jeffrey L. Peterson, to me personally known, who being first duly sworn, did say that he is the Manager of Chouteau Development Company, L.L.C., an Oklahoma Limited Liability Company, and that the foregoing instrument was signed by him and said Jeffrey L. Peterson acknowledged said instrument to be his free act and deed and the free act and deed of said owners.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Theresa D. Sword — My appointment expires: 02/27/05

THERESA D. SWORD
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
Commission Expires Feb. 27, 2005

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed their name.
OWNER— TARGET CORPORATION, A MINNESOTA CORPORATION (Lot 1B)

By: Scott A. Nelson
Its: Vice President - Target Stores

NO CORPORATE SEAL

STATE OF MINNESOTA)
} SS
COUNTY OF HENNEPIN)

On this 30th day of August, 2001, before me a Notary Public within and for said County and State, personally appeared Scott A. Nelson, to me personally known, who being first duly sworn, did say that he or she is the Vice President - Target Stores, a division of Target Corporation, a Minnesota Corporation, and that the foregoing instrument was signed by him or her on behalf of said corporation by authority of its Board of Directors and said Scott A. Nelson acknowledged said instrument to be his or her free act and deed and the free act and deed of said corporation.

In witness whereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

My appointment expires: 1-31-05

JOHN A. CORNELL
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

CITY PLAN COMMISSION
Approved
Chairman, Charles F. Myers
Asst. Secretary, Virginia L. Walsh

PUBLIC WORKS
City Engineer, Stanley J. Harris, P.E.
Director, George E. Wolf, Jr., P.E.

ENTRY #: 010317

CITY COUNCIL
This is to certify that the within plat was submitted to and approved by the City Council of the City of Kansas City, Missouri, by Ordinance No. 011180 duly authenticated as passed this 4 day of October, 2001.

Mayor, Kay Barnes
City Clerk, Catherine T. Rocha

Cab. E
12/4/01

07/11/01

CHOUTEAU CROSSINGS REPLAT

Quad State Land Surveyors, Inc.
Land Surveyors & Civil Engineers
459 SW Ward Road
Lee's Summit, Missouri 64081
Tel: (816) 347-0033 Fax: (816) 347-1633
www.quadstatelandsurveyors.com
Registered: Missouri, Kansas, Arkansas, Oklahoma

http://www.ClayCoGov.com