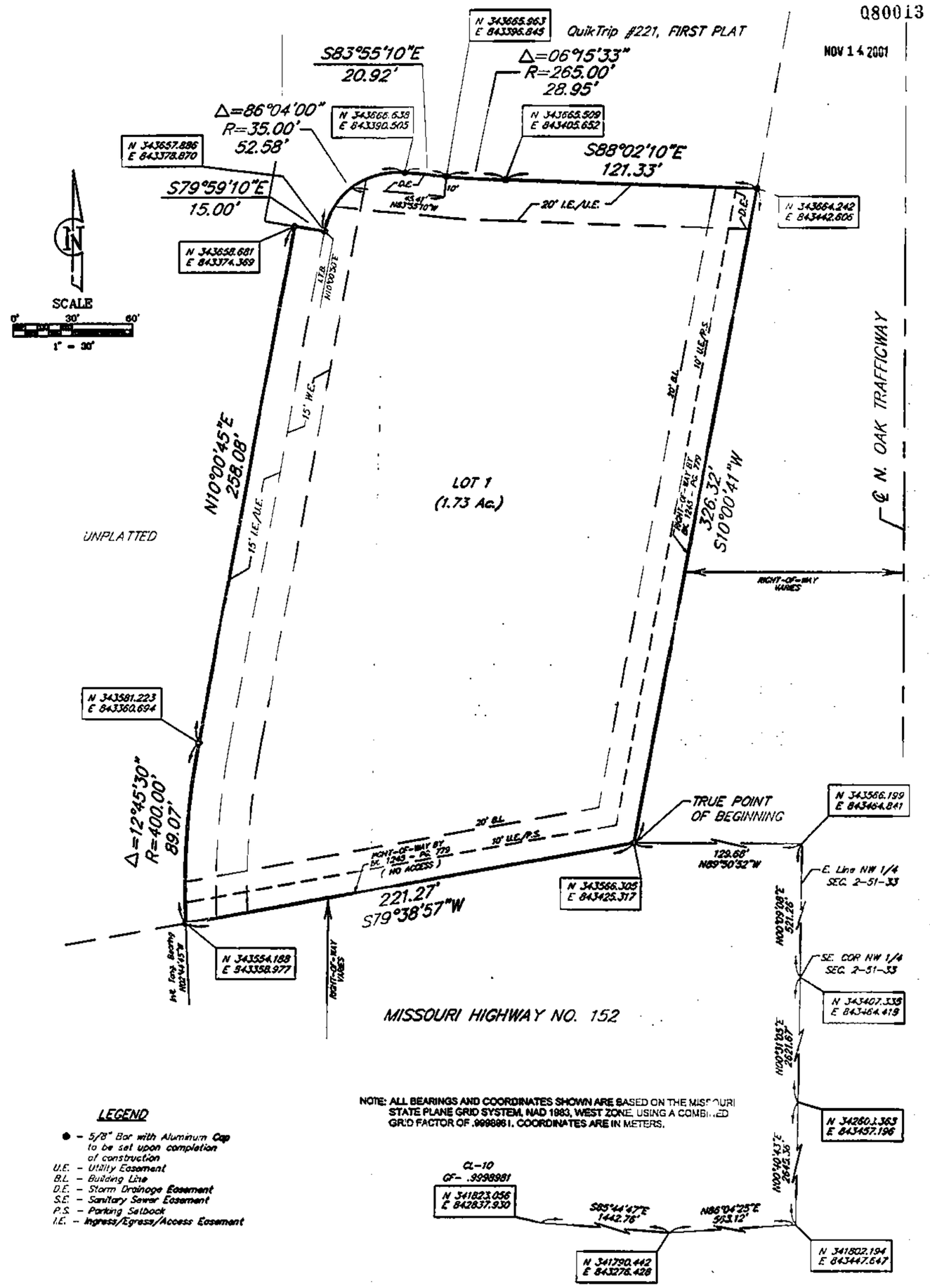
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

Q80013

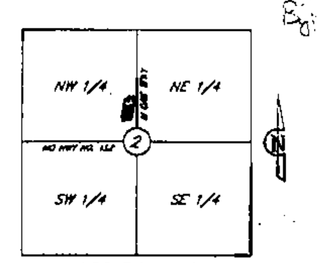
NOV 14 2001



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 .9998861. COORDINATES ARE IN METERS.

LEGEND

- ● – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- P.S. – Parking Setback
- I.E. – Ingress/Egress/Access Easement



LOCATION MAP
Sec. 2, Twp. 51 N., Rge. 33 W.
(N.T.S.)

HEATHERVIEW–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence North 00°09'08" East, along the East line of said Northwest Quarter, 521.26 feet; thence North 89°50'32" West, 129.68 feet to a point on the Northerly right-of-way line of said Missouri Highway No. 152, as now established, said point being the True Point of Beginning of the tract to be herein described; thence South 79°38'57" West, along said Northerly right-of-way line 221.27 feet; thence Northeasterly, on a curve to the right, having an initial tangent bearing of North 02°44'45" West, a radius of 400.00 feet, and a central angle of 12°45'30", an arc distance of 89.07 feet; thence North 10°00'45" East, 258.08 feet to a point on the Southerly line of QuikTrip #221, FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 79°59'10" East along said Southerly line, 15.00 feet; thence Northeasterly along said Southerly line, on a curve to the right, having an initial tangent bearing of North 10°00'50" East, a radius of 35.00 feet, a central angle of 86°04'00", an arc distance of 52.58 feet; thence South 83°55'10" East along said Southerly line, 20.92 feet; thence Easterly along said Southerly line, on a curve to the left, tangent to the last described course, having a radius of 265.00 feet, a central angle of 06°15'33", an arc distance of 28.95 feet; thence South 88°02'10" East along said Southerly line, 121.33 feet to a point on the Westerly right-of-way line of N. Oak Trafficway, as now established; thence South 10°00'41" West, along said right-of-way line, 326.32 feet to the True Point of Beginning. Containing 1.73 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:

HEATHERVIEW – FIRST 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 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.

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 this 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 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 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 Access Easement or "I.E."

STREET GRADES: Street Grades for N. Oak Trafficway were previously established by Ordinance No. 941568, passed October 12, 1995.

NOTE: There shall be no Direct Vehicular Access from Lot 1 onto Missouri Highway 152.

IN WITNESS WHEREOF: COMMUNITY AMERICA CREDIT UNION, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 1st day of August 2001

COMMUNITY AMERICA CREDIT UNION

Linda K. Boring
Linda K. Boring
Senior Vice President of Administrative Services

SEAL

STATE OF MISSOURI }
} SS:
COUNTY OF Clay }

Be it remembered that on this 1st day of August 2001 before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda K. Boring, to me personally known, who being by me first duly sworn, stated that she is Senior Vice President of Administrative Services of COMMUNITY AMERICA CREDIT UNION, a Missouri Corporation, and that she executed the same on behalf of said corporation with due authority, and said person acknowledged to me that she executed such instrument as 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: 6/23/03

Carol L. Murphy
Notary Public

CAROL S. MURPHY
NOTARY PUBLIC - State of Kansas
My Appt. Expires 6/23/03

CITY PLAN COMMISSION

Approved _____

Charles F. Myers
Chairman – Charles F. Myers

Virginia L. Walsh
Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

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

Director – George E. Wolf, Jr., P.E.

010327
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. 011322 duly authenticated as passed this 4 day of Oct 2001.

Mayor – Kay Barnes

City Clerk – Catherine T. Rochaun

This plat and survey of HEATHERVIEW – FIRST PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of HEATHERVIEW – FIRST 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.

7-30-01
Date

Signed W. James Schowe
W. James Schowe, RLS #1989

Cal. E
12/4/01 DM

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4330
Fax: 816-587-1985

DATE: 7-25-01 | Job No.– 00343 | File Name– BANKPLAT

(FOR CACU)