Clay County, Missouri
Land Survey Document

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# NORTH OAK CROSSING FIRST PLAT

## A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

**(Sheet 2 of 2)**

**LEGAL DESCRIPTION:**

A tract of land in the East One-Half of the Northwest Quarter of Section 2, Township 51 North, Range 33 West of the Fifth Principal Meridian, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of said East One-Half; thence North 0°06'08" East on the West line of said East One-Half, 1031.20 feet; thence Easterly on a curve to the left, having an initial tangent bearing of North 88°39'50" East, with a radius of 1285.00 feet, a central angle of 09°25'51", and an arc distance of 211.51 feet; thence Easterly on a curve to the right, having a common tangent with the last described course, with a radius of 1030.00 feet, a central angle of 08°17'39", and an arc distance of 149.10 feet to the True Point of Beginning of the tract to be herein described; thence North 02°28'22" West, 60.16 feet; thence North 21°13'25" East, 283.73 feet; thence North 13°40'47" East, 313.01 feet to the Centerline of Craig Road (NE 95th Terrace); thence South 77°06'52" East on said Centerline, 99.05 feet; thence South 77°20'52" East on said Centerline, 614.00 feet; thence South 12°39'08" West, 36.00 feet to the Westerly right-of-way line of North Oak Trafficway; thence South 23°46'01" East on said Westerly right-of-way line, 77.57; thence South 0°09'08" West on said Westerly right-of-way line, 140.26 feet to the Northerly right-of-way line of NE 94th Street as established by the Plat of QUIKTRIP #221, FIRST PLAT; thence Westerly on said Northerly right-of-way line, on a curve to the right, having an initial tangent bearing of South 03°53'18" West, with a radius of 15.00 feet, a central angle of 85°31'16", and an arc distance of 22.65 feet; thence North 89°35'26" West, on said Northerly right-of-way line, 48.37 feet; thence continuing Westerly on said Northerly right-of-way line, on a curve to the left, tangent to the last described course, with a radius of 350.00 feet, a central angle of 31°51'44", and an arc distance of 194.63 feet; thence South 58°32'50" West, on said Northerly right-of-way line, 148.16 feet; thence South 31°27'10" East, on said Northerly right-of-way line, 100.00 feet; thence South 58°32'50" West, 68.90 feet; thence Westerly on a curve to the right, tangent to the last described course, with a radius of 350.00 feet, a central angle of 15°02'21", and an arc distance of 91.87 feet; thence South 01°03'35" West, 298.70 feet; thence North 88°56'25" West, 136.98 feet; thence North 70°39'08" West, 82.61 feet; thence North 89°27'16" West, 174.37 feet; thence North 64°36'04" West, 82.99 feet; thence North 25°23'55" East, 26.43 feet; thence North 88°56'52" East, 221.32 feet; thence North 02°28'22" West, 64.61 feet to the Point of Beginning. Containing 12.507 acres or 544,819 square feet. Subject to right-of-way for Craig Road (NE 95th Terrace), if any.

**STREET GRADES**

**NE 94TH STREET**

| GRADE POINT | ELEV. | DESC. | V.C.T. |
|---|---|---|---|
| Sta. 13+61.93 (Intersection of C/L NE 94th Street and West Line of Plat) (Stationing Increases Easterly) | 273.57 | POT | — |
| Sta. 14+50 | 276.15 | PVC | 450' |
| Sta. 16+06.86 | 278.45 | Crest | — |
| Sta. 16+75 | 282.75 | PVI | — |
| Sta. 19+00 | 270.42 | PVT | 450' |
| Sta. 19+25.82 (End of Existing Pavment) | 269.05 | POT | — |
| Sta. 19+27.21 (Intersection of C/L NE 94th Street and East Line of Plat) | 268.93 | POT | — |

**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:

**NORTH OAK CROSSING 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.), provided that the easement granted herein is subject to any and all existing easements. 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 appurtenance 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.

**STREETS:** The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

**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.

**PARKLAND DEDICATION:** The developer elects to pay the City of Kansas City, Missouri, the sum of _____ ($ _____) in lieu of required parkland dedication for One Hundred and Ninety Two (192) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

**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 right of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

IN WITNESS WHEREOF: NORTH OAK CROSSING LIMITED PARTNERSHIP, an Ohio limited partnership licensed to do business in the State of Missouri, has caused these presents to be executed this 21st day of August, 2002.

TERRY B. SCHWARTZ
VICE PRESIDENT
NORTH OAK CROSSING LIMITED PARTNERSHIP

State of Ohio )
) SS:
County of Hamilton )

Be it remembered that on this 21st day of August 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Terry B. Schwartz to me personally known, who being by me duly sworn, did say that he is Vice President of North Oak Crossing Limited Partnership, and that said instrument was signed in behalf of said partnership and that said Terry B. Schwartz acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Notary Public

My Commission Expires: 11-19-05

NOTARIAL SEAL
STATE OF OHIO
FAYE E. WOEBKENBERG
Notary Public, State of Ohio
My Commission Expires 11-19-05

**CITY PLAN COMMISSION**

Approved November 6, 2001

Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

**PUBLIC WORKS**

City Engineer
Stanley G. Harris, P.E.

Director
George E. Wolf, Jr., P.E.

Entry Number 020021

**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. 021100 duly authenticated as passed this 19th day of Sept., 2002.

CITY OF FOUNTAINS
HEART OF THE NATION

Mayor
Kay Barnes

City Clerk
Catherine T. Rocha

KANSAS CITY
MISSOURI

This plat and survey of NORTH OAK CROSSING 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 NORTH OAK CROSSING 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.

8-26-01
Date

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

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers — Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-5280
Fax: 816-587-1280

DATE: 6-20-2002 | Job No.-01269 | City File: 32-0283

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