

Clay County, Missouri Land Survey Document

FINAL PLAT OF
**NORTHGATE VILLAGE
APARTMENTS FIRST PLAT**
A SUBDIVISION IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 3 of 3)

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 14, Township 50 North, Range 33 West of the Fifth Principal Meridian in North Kansas City, Missouri, described as follows: Commencing at the Northwest Corner of the Northwest Quarter Thence South 0°23'24" West along the East line of said Northwest Quarter, 555.88 feet; thence North 89°07'26" West, 50.00 feet to the True Point of Beginning of the tract to be hereinafter described; said point also being on the West right-of-way line of West North 89°04'37" West, 555.13 feet to a monument in the form of a 4" diameter iron pipe set in concrete at the intersection of the East line of said Thence North 0°23'24" East, parallel with and 213.00 feet East of said East line, 1214.11 feet; thence South 89°05'49" East, 555.22 feet to the True Point of Beginning, Containing 15,734 acres, more or less.

NOTES:

1. Information for this survey was taken from Realty Title Company's Gen Agent for Commonwealth Land Title Insurance Company's Commitment for Title Insurance, Commitment No. 005058951, dated May 24, 2003 at 8:00 am.
2. The recorded Easements that cross the subject tract have been shown hereon.

The underlying 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:

**EDUCATION
NORTHGATE VILLAGE APARTMENTS FIRST PLAT**

EASEMENTS: An easement or license is also hereby granted to the City of North Kansas City, Missouri to locate, construct, install, maintain, and to authorize the location, construction, maintenance or use of conduits for all and any purposes, water, gas and sewer mains, poles, wires, anchors and appurtenances thereon, or any or all of them upon, under and along the strips of land outlined on this plat and designated "utility easement" or "U.E."

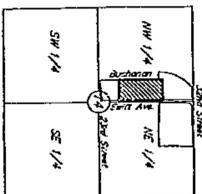
An easement or license is also hereby granted to the City of North Kansas City, Missouri to locate, construct, install, maintain, and to authorize the location, construction, maintenance or use of conduits for all and any sewer mains and appurtenances thereon, or any or all of them upon, under and along the strips of land outlined on this plat and designated "sanitary sewer easement" or "S.E."

DRAINAGE EASEMENTS: An easement or license is also hereby granted to the City of North Kansas City, Missouri to locate, construct, install, maintain, and to authorize the location, construction, maintenance, and use of surface, subsurface, and underground drains, conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "drainage easement". Streets shown on this plat and not hereafter dedicated to public use are hereby so dedicated.

STREETS: The streets shown on this plat and hereafter 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.

TRACT A, B, C and D, Tracts A, B, C and D are excluded from Street, R/W and are hereby designated as Open Green Space to be maintained by the owner of Lot 3.



LOCATION MAP
Sec. 14, Twp. 50 N., R. 33 W.
(N.T.S.)

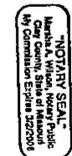
IN WITNESS WHEREOF, the CITY OF NORTH KANSAS CITY, MISSOURI has caused these presents to be executed this 25 day of August, 2003.

STATE OF Missouri)
COUNTY of Clay) SS

But I, remembered that on this 22 day of August, 2003 before me, the undersigned, a Notary Public in and for the County and State that he is Mayor of North Kansas City, and that said instrument was signed in behalf of said City and that said Gene P. Bruno acknowledged said instrument to be the free act and deed of said City.

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

Gene P. Bruno
Mayor Public



My Commission Expires: 12/20/04

CITY PLANNING AND ZONING COMMISSION
Approved by the Planning and Zoning Commission of the City of North Kansas City this 25 day of August, 2003.

Gene P. Bruno
Chairman

CITY COUNCIL
Approved by the City Council of the City of North Kansas City this 25 day of August, 2003.

Ordinance Number 7730

Gene P. Bruno
Gene P. Bruno
City Clerk
Reidno Spence

This plat and survey of NORTHGATE VILLAGE APARTMENTS FIRST PLAT were executed by John F. Litten & Associates Inc., 6350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I, HEREBY CERTIFY:
That the plat of NORTHGATE VILLAGE APARTMENTS 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 Department of Natural Resources, Architects, Professional Engineers and Land Surveyors, and that the plat is in accordance with the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

Signed: *John F. Litten*
W. James Scholten, R.S. #1988
Date: 8-25-03

(Sheet 3 of 3)

John F. Litten
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and Professional Architecture
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A Company/Inc.-State/Incorporation/LLC-Organization