Clay County, Missouri
Land Survey Document

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FINAL PLAT OF

NORTHGATE VILLAGE RETAIL CENTER FIRST PLAT

A SUBDIVISION IN NORTH KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

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, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 0°52'34" West along the East line of said Northwest Quarter, 856.68 feet; thence North 89°07'25" West, 50.00 feet to the intersection of the West right-of-way line of Swift Avenue, as now established and the South right-of-way line of 25th Avenue, as established by the plat of "Northgate Village Senior Housing", a subdivision of land in said North Kansas City; Said point also being the Northeast corner of the plat of "Northgate Village Apartments First Plat", a subdivision of land in said North Kansas City; thence North 88°5'49" West along said South right-of-way line and along the North line of said "Northgate Village Apartments First Plat", 565.22 feet to the Northwest corner thereof, said point also being on the West right-of-way line of Buchanan Street, as now established, said point also being 213.00 feet East of the East line of U.S. Highway No. 71, also known as Burlington Avenue, as now established; Said point also being the True Point of Beginning of the tract to be herein described; thence South 0°52'17" West along the West right-of-way line of said Buchanan Street along a line that is 213.00 feet East of the East right-of-way line of said U.S. Highway No. 71, 113.79 feet to the South right-of-way line of 29th Avenue, as now established, said right-of-way line being 556.16 feet South of the North line of said Northwest Quarter; thence North 89°8'50" West along said South right-of-way line, 213.00 feet to the East right-of-way line of said US Highway No. 71; thence North 0°52'17" East along said East right-of-way line, 40.35 feet; thence Northeasterly along said East right-of-way line, on a curve to the right, tangent to the last described course, having a radius of 1096.25 feet, a central angle of 17°39'24", and an arc distance of 337.84 feet; thence South 71°28'19" East, 36.50 feet; thence South 18°41'13" West, 10.77 feet; thence South 69°31'50" East, 52.76 feet; thence North 29°48'01" East, 12.00 feet; thence South 60°31'59" East, 66.72 feet to the Northwesterly right-of-way line of Buchanan Street, as now established by said plat of "Northgate Village Senior Housing"; thence Southerly along said Northwesterly right-of-way line along a curve to the left having an initial tangent bearing of South 24°59'45" West, with a radius of 150.00 feet; a central angle of 24°03'28" and an arc distance of 75.58 feet; thence South 0°52'17" West along said Northwestery right-of-way line, 97.10 feet to the Point of Beginning. Containing 1.542 acres, more or less.

NOTES:

1. Information for this survey was taken from Realty Title Company's (an Agent for Commonwealth Land Title Insurance Company) Commitment for Title Insurance, Commitment No. 03310322, dated October 22, 2003 at 8:00 a.m.
2. According to said Title Commitment there are no recorded easements that cross the subject tract.
3. No record could be found dedicating that portion of Buchanan Street that crosses the subject tract for public Street right of way and the above referred commitment does not reflect any recorded document for this Street. However, this part of Buchanan Street is being vacated in connection with this plat.

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:

NORTHGATE VILLAGE RETAIL CENTER FIRST PLAT

EASEMENTS: An easement or license is also hereby granted to the City of North Kansas City, Missouri to locate construct and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any purpose, water, gas and sewer mains, poles, wires, anchors and appurtenances thereto, 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 and maintain, and to authorize the location, construction, maintenance or use of conduits, for all and any sewer mains and appurtenances thereto, 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.".

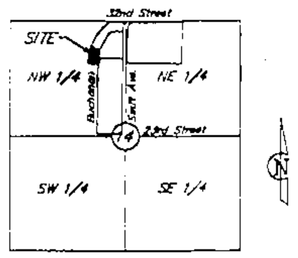
DRAINAGE EASEMENTS: An easement or license is also hereby granted to the City of North Kansas City, Missouri to locate, construct and maintain, and to authorize the location, construction, maintenance, and use of surface drainageways and installations, and underground drainage conduits and appurtenances for drainage purposes on, under and along the strips of land outlined on this plat designated "drainage easement".

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.

CROSS ACCESS: The right of ingress and Egress between Lot 1 and any future development situated Northerly of and adjoining said Lot 1 is hereby granted by this plat.

CONTINUOUS THROUGH LANE ACCESS: At least one continuous through lane shall be constructed and maintained connecting Lot 1 and any future development Northerly of and adjoining Lot 1 as shown hereon.



LOCATION MAP
Sec. 14, Twp. 50 N., Rge. 32 W.
(N.T.S.)

IN WITNESS WHEREOF: The CITY OF NORTH KANSAS CITY, MISSOURI has caused these presents to be executed this 9th day of December, 2003.

STATE OF Missouri)
) SS:
COUNTY OF Clay)

Be it remembered that on this 9th day of December 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Gene P. Bruns, to me personally known, who being by me duly sworn, did say that he is MAYOR of NORTH KANSAS CITY, and that said instrument was signed in behalf of said City and that said Gene P. Bruns 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 herein last above written.

Natalie A. Wilson
Notary Public

NOTARY SEAL
Natalie A. Wilson, Notary Public
Clay County, State of Missouri
My Commission Expires 3/2/2006

My Commission Expires: 3/2/2006

CITY PLANNING AND ZONING COMMISSION

Approved by the Planning and Zoning Commission of the City of North Kansas City this 4th day of December, 2003.

Chairman

CITY COUNCIL

Approved by the City Council of the City of North Kansas City this 9th day of December, 2003.

Ordinance Number 7798

Mayor
Gene P. Bruns

City Clerk
Rosina Sparks

This plat and survey of NORTHGATE VILLAGE RETAIL CENTER 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 NORTHGATE VILLAGE RETAIL CENTER 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.

12-12-03
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: 816-587-4300
Fax: 816-587-1309

DATE: 12-4-2003 | Job No.-021159

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