Clay County, Missouri
Land Survey Document

NORTH OAK CROSSING TOWNHOMES

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 to the True Point of Beginning of the tract to be herein described; thence North 0°06'08" East on said West line, 902.10 feet, more or less to the Centerline of Craig Road (NE 95th Terrace); thence South 52°48'52" East along said Centerline, 103.00 feet; thence South 57°25'52" East along said Centerline, 77.00 feet; thence South 62°13'52" East along said Centerline, 74.00 feet; thence South 68°36'52" East along said Centerline, 73.30 feet; thence South 71°03'52" East along said Centerline, 77.00 feet; thence South 75°14'41" East along said Centerline, 83.68 feet; thence South 78°09'39" East along said Centerline, 99.26 feet to the Northwest corner of North Oak Crossing First Plat, a subdivision in said Kansas City, Clay County, Missouri; thence South 13°40'47" West along the Westerly line of said plat, 313.01 feet; thence South 21°13'25" West along said Westerly plat line, 283.73 feet; thence South 02°28'22" East along said Westerly plat line, 80.18 feet; thence Westerly along a curve to the left, having an initial tangent bearing of South 87°31'38" West, a radius of 1030.00 feet, a central angle of 08°17'39" and an arc distance of 149.10 feet; thence Westerly along a curve to the right, having a common tangent with the last described course and a radius of 1285.00 feet, a central angle of 09°25'51" and an arc distance of 211.51 feet to the True Point of Beginning. Containing 7.659 acres, more or less. Subject to right-of-way for Craig Road (NE 95th Terrace), if any.

STREET GRADES

N MAIN STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta.10+00 N MAIN STREET = 6+20.60 C/L NE 95th STREET (Northerly end of Street, Stationing Increases Southerly)	—	POT	—
Sta. 10+12.29	263.51	POT	—
Sta. 12+25	269.69	PVC	250'
Sta. 12+80.25 = 10+00 NE 94th Terrace	271.26	POT	—
Sta. 13+50	273.64	PVI	—
Sta. 13+84.55	272.28	Crest	—
Sta. 14+75	271.52	PVT	250'
Sta. 15+49.74	270.25	PVC	50'
Sta. 15+74.74 = 10+00 NE 94th Place	269.74	PVI	—
Sta. 15+99.74	269.06	PVT	50'
Sta. 17+10	265.72	PVC	60'
Sta. 17+40	264.81	PVI	—
Sta. 17+45.53	265.15	Sag	—
Sta. 17+70	265.43	PVT	60'
Sta. 17+87.81 = 11+87.19 NE 94th Street	265.80	POT	—

NE 94TH TERRACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 NE 94th Terrace = 12+80.25 N Main Street (Westerly end of Street, Stationing Increases Easterly)	271.26	POT	—
Sta. 10+38	270.47	PVC	30'
Sta. 10+48.81	270.38	Sag	—
Sta. 10+53	270.18	PVI	—
Sta. 10+68	270.91	PVT	30'
Sta. 12+10.10 = Center of Cul de Sac	278.01	POT	—

NE 94TH PLACE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 NE 94th Place = 15+74.74 N Main Street (Westerly end of Street, Stationing Increases Easterly)	269.74	POT	—
Sta. 10+40	268.91	PVC	20'
Sta. 10+45.88	268.83	Sag	—
Sta. 10+50	268.70	PVI	—
Sta. 10+60	269.20	PVT	20'
Sta. 10+89.87 = Center of Cul de Sac	270.69	POT	—

NE 94TH STREET

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 8+75 (Westerly end of Street, Stationing Increases Easterly)	263.82	PVC	250'
Sta. 10+00 Section Line	260.20	PVI	—
Sta. 11+25.90 begin pavement and curbing	263.52	PVT	250'
Sta. 11+87.19 = 17+87.81 C/L N Main Street	265.80	POT	—
Sta. 12+00	267.58	PVC	100'
Sta. 12+50	270.29	PVI	—
Sta. 13+00	271.75	PVT	100'
Sta. 13+61.98 = West Line of North Oak Crossing First Plat	273.57	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 TOWNHOMES

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.

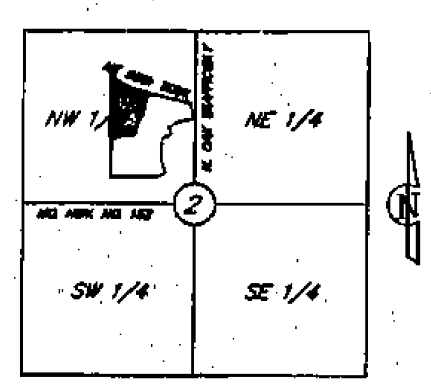
BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

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."

GRADING AND SLOPE EASEMENT: The area shown hereon and labeled as GSE is a Grading and Slope Easement that is to used for grading of the slope in this area and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the Covenants, Conditions and Restrictions recorded simultaneously herewith.

MONEY IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of $9293.47 in lieu of required parkland dedicating for two lots for sixty multi-family units pursuant to section 66-128 code of general ordinances, as amended.

SALE OF UNITS: The future sale of individual units within Lots 1 and 2, will require a Certificate of Survey to be prepared and approved the the City of Kansas City, Missouri.



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

IN WITNESS WHEREOF: JCRE, L.L.C., a Missouri limited liability company licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of June, 2004.

Shad Cunningham, President
JCRE, L.L.C.

State of Kansas)
) SS:
County of Johnson)

Be it remembered that on this 14th day of June 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shad Cunningham to me personally known, who being by me duly sworn, did say that he is President of JCRE L.L.C., and that said instrument was signed in behalf of said limited liability company and that said Shad Cunningham acknowledged said instrument to be the free act and deed of said limited liability company.

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

Cheryl A. Wheat
Notary Public

CHERYL A. WHEAT
Notary Public - State of Kansas
My Appt. Expires 9-10-05

My Commission Expires: 9-10-05

CITY PLAN COMMISSION

Approved Jan. 20, 2004

Charles F. Myers
Chairman
Charles F. Myers

Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

Acting Director of Public Works
Stanley J. Harris, P.E.

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. 040460 duly authenticated as passed this 24th day of June 2004.

Mayor
Kay Barnes

City Clerk
Millie M. Crossland

SEAL OF KANSAS CITY MISSOURI 1850

This plat and survey of NORTH OAK CROSSING TOWNHOMES 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 TOWNHOMES 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.

6-18-04
Date

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

ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151

http://www.ClayCoGov.com