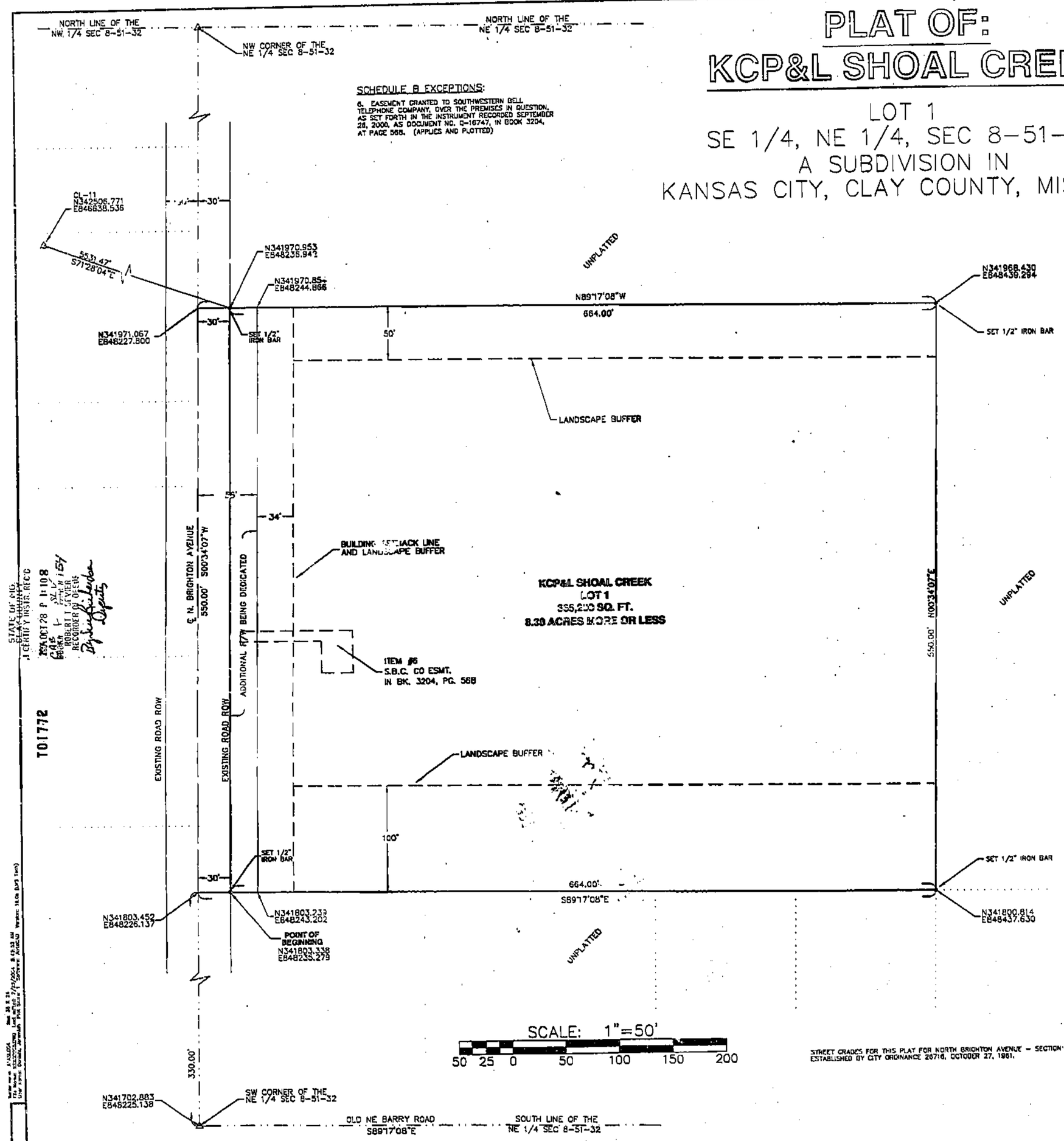
Clay County, Missouri
Land Survey Document

PLAT OF:
KCP&L SHOAL CREEK

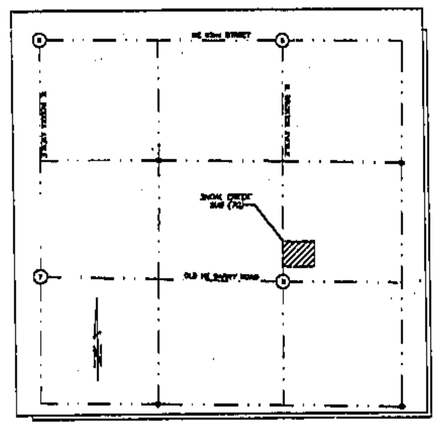
LOT 1
SE 1/4, NE 1/4, SEC 8-51-32
A SUBDIVISION IN
KANSAS CITY, CLAY COUNTY, MISSOURI



STREET GRADES FOR THIS PLAT FOR NORTH BRIGHTON AVENUE – SECTION 8-32-32 ESTABLISHED BY CITY ORDINANCE 26716, OCTOBER 27, 1981.

SCHEDULE B EXCEPTIONS:

6. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, OVER THE PREMISES IN QUESTION, AS SET FORTH IN THE INSTRUMENT RECORDED SEPTEMBER 28, 2000, AS DOCUMENT NO. G-16747, IN BOOK 3204, AT PAGE 568. (APPLIES AND PLOTTED)



VICINITY MAP
SECTION 8-51-32
NO SCALE

LEGEND:

- ⊙ – SET 1/2" IRON BAR
- △ – SECTION CORNER
- —— – PLAT LINE

ALL COORDINATES SHOWN METERS ARE BASED ON THE "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A GRID FACTOR OF 0.9998358. ONE METER = 3.28083333 FEET (K.C. METRO MONUMENT CL-11)

NOTE:

ANY LIVESTOCK FENCE SHALL BE LOCATED A MINIMUM OF 50' FROM THE N. BRIGHTON AVENUE RIGHT OF WAY.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS STREET RIGHT-OF-WAY, ARE HEREBY SO DEDICATED.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN 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.

BUILDING SETBACK LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING, OR PORTION THEREOF, SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

OWNER:

KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION
1201 WALNUT
PO BOX 418679
KANSAS CITY, MISSOURI 64141-9679

PREPARED BY:

PAUL BEAULIEU
KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION
1201 WALNUT
PO BOX 418679
KANSAS CITY, MISSOURI 64141-9679

08/19/2004 — Paul S Beaulieu
DATE — ENGINEER

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF "KCP&L SHOAL CREEK", IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE ORDINANCES AND REGULATIONS OF THE STATE OF MISSOURI AND THE CITY OF KANSAS CITY GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7/27/04 — Victor R Jones
DATE — SURVEYOR

Return To: "OFFICE OF THE CITY CLERK"
25TH FLOOR, CITY HALL
414 EAST 12th ST.
KANSAS CITY, MO 64108

OWNERSHIP DESCRIPTION:

BEGINNING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 51, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, AT A POINT 330 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER, THENCE S89°17'08"E PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 694 FEET, THENCE N00°34'07"E PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 550 FEET THENCE N89°17'08"W PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 694 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION, THENCE S00°34'07"W ALONG THE WEST LINE OF SAID QUARTER SECTION 550 FEET TO THE POINT OF BEGINNING, CONTAINING 365,200.00 SQ. FT. OR 8.38 ACRES MORE OR LESS. END OF DESCRIPTION.

PLAT DESCRIPTION:

COMMENCING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 51, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, AT A POINT 330 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION, THENCE S89° 17'08"E, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 30 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH BRIGHTON AVENUE, AS NOW ESTABLISHED AND THE TRUE POINT OF BEGINNING, THENCE CONTINUING S89°17'08"E, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 664 FEET, THENCE N00°34'07"E, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 330 FEET, THENCE N89° 17'08"W, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 664 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID NORTH BRIGHTON AVENUE, THENCE S00°34'07"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING, CONTAINING 365,200.00 SQ. FT. OR 8.38 ACRES MORE OR LESS. END OF DESCRIPTION.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "KCP&L SHOAL CREEK".

EASEMENT DEDICATION:

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 EASEMENTS (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 NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY 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.

EXECUTION:

IN TESTIMONY THEREOF, KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION, PROPRIETOR OF THE PROPERTY DESCRIBED HEREIN HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND SECRETARY.

Richard A Spring
BY RICHARD A. SPRING, VICE-PRESIDENT
Jeanne S. Latz
BY JEANNE S. LATZ, EXECUTIVE VICE-PRESIDENT & SECRETARY

NO SEAL

ACKNOWLEDGMENT

STATE OF MISSOURI }
} SS
COUNTY OF JACKSON }

DENISE E. FARMING
Notary Public - Notary Seal
State of Missouri
Commissioned in Jackson County
My Commission Exp. Jan. 24, 2005

BE IT REMEMBERED, THAT ON THIS 20 DAY OF August, 2004 BEFORE ME CAME RICHARD A. SPRING AND JEANNE S. LATZ TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DO SAY THAT THEY ARE THE VICE-PRESIDENT AND SECRETARY OF KANSAS CITY POWER & LIGHT COMPANY, A MISSOURI CORPORATION, AUTHORIZED TO SIGN AND SEAL THIS INSTRUMENT AND THAT THIS INSTRUMENT HAS BEEN SIGNED AS THEIR FREE ACT AND DEED AND ON BEHALF OF SAID CORPORATION.

Denise E Farming
NOTARY PUBLIC

Denise E Farming — 1-24-05
PRINT NAME — MY COMMISSION EXPIRES

CITY PLAN COMMISSION:

APPROVED 16 MARCH 2004

Charles F. Myers
CHAIRMAN
CHARLES F. MYERS
Donna L. Walsh
ASST. SECRETARY-1
DONNA L. WALSH

PUBLIC WORKS:

CITY ENGINEER
STANLEY J. HARRIS, P.E.
ACTING DIRECTOR
STANLEY J. HARRIS, P.E.

COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 040774 DULY AUTHENTICATED AS PASSED THIS 19TH DAY OF October, 2004.

Kay Barnes
MAYOR
KAY BARNES

Millie M. Cross
CITY CLERK
MILLIE M. CROSSLAND

REV	DATE	DESCRIPTION	DR	CK	APV
2	03/29/04	PLAN REFILING	JAD	JAD	
1	03/15/00	REVISE TO DATE	JGR	JGR	PSB

DRAWN JAD — DATE — APPROVED
DRAFT. ENG. — DATE — SCALE 1 : 50
DSGN. ENG. — DATE — JOB NO.

KANSAS CITY POWER & LIGHT
SHOAL CREEK SUBSTATION (70)
PLAT
PLAN

KANSAS CITY
POWER & LIGHT COMPANY

DWG. NO. 100/70/D001J

http://www.ClayCoGov.com