FINAL PLAT OF

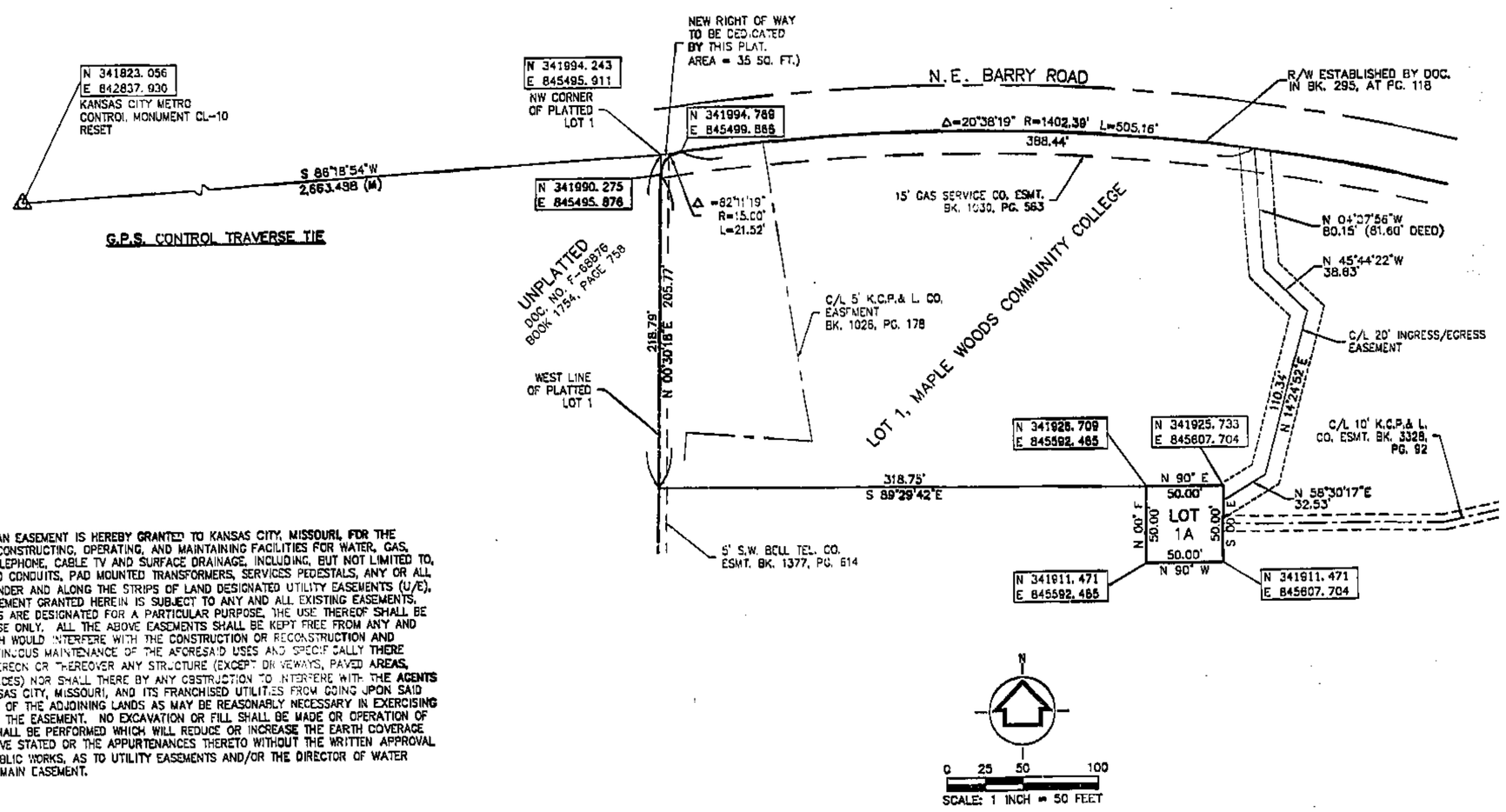
REPLAT OF LOT 1, MAPLE WOODS COMMUNITY COLLEGE

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

DEVELOPED BY JUNIOR COLLEGE DISTRICT OF METROPOLITAN KANSAS CITY, MISSOURI
3200 BROADWAY, KANSAS CITY, MISSOURI
SURVEYED AND PLATTED BY:

Crowley, Wade, Milstead, Inc.
ENGINEERS — ARCHITECTS — SURVEYORS
INDEPENDENCE, MISSOURI

2005



DETAIL OF LOT 1A

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, SERVICES 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 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 ON VIEWWAYS, PAVED AREAS, DRIVES, SIDEWALKS AND FENCES) NOR SHALL THERE BY 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 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 EASEMENT.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY AND TO ALL AREAS WITHIN THE BUILDING 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 SERVICE FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO THE BUILDING AND ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

CROSS ACCESS: THE RIGHT OF INGRESS-EGRESS BETWEEN LOT 1 AND TRACTS IX THRU XVII WAS GRANTED BY THE RECORDING OF THE PLAT OF "MAPLE WOODS COMMUNITY COLLEGE", FILED FOR RECORD 22 DECEMBER 1997.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT OF WAY ARE HEREBY DEDICATED.

STREET GRADES: STREET GRADES FOR NORTH AGNES AVENUE WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NUMBER 971026 PASSED ON 24 NOVEMBER 1997.

SURVEYOR'S NOTES:

BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, USING EXISTING PLAT CONTROL FOR "MAPLE WOODS COMMUNITY COLLEGE". THE EXISTING PLAT CONTROL WAS VERIFIED BY GPS SURVEYING METHODS USING KANSAS CITY METRO CONTROL MONUMENTS CL-10, RESET AND CL-22 AND A COMBINED GRID FACTOR OF 0.9998998. COORDINATES SHOWN ARE IN METERS. (NOTE: 1 METER = 3.28083333 FEET)

1/2" BARS WITH PLASTIC CAPS STAMPED "CWM LC 123" WILL BE SET AT THE CORNERS OF LOT 1A WITHIN 60 DAYS OF RECORDING OF THE FINAL PLAT.

THE "TRACTS" SHOWN HEREON ARE LOCATIONS OF THE COLLEGE BUILDINGS AND ARE MAINTAINED BY "THE KANSAS CITY METROPOLITAN COMMUNITY COLLEGE BUILDING CORPORATION".

I HEREBY CERTIFY: THAT THE ABOVE URBAN SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS; THAT THE SECTION CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT OF SURVEY; THAT THE BOUNDARY CORNER MONUMENTS HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT OF SURVEY; THAT I HAVE COMPLIED WITH ALL STATE, COUNTY AND CITY STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICES OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

PAUL WAYNE HAWKINS
MISSOURI PROFESSIONAL LAND
SURVEYOR NUMBER LS-1803

PROPERTY DESCRIPTION, REPLAT OF LOT 1, MAPLE WOODS COMMUNITY COLLEGE:

ALL THAT PART OF THE WEST HALF (1/2) OF SECTION 7, TOWNSHIP 51, RANGE 32, AND ALL THAT PART OF THE EAST HALF (1/2) OF SECTION 12, TOWNSHIP 51, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°21'30" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 12, A DISTANCE OF 24.42 FEET TO THE SOUTH-EAST CORNER THEREOF; THENCE NORTH 87°35'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (1/4) A DISTANCE OF 1,316.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 12; THENCE NORTH 00°22'14" EAST ALONG THE WEST LINE OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 12, BEING ALSO THE EAST LINE OF "DENISE ESTATES", "BRIDGEPOINTE 4TH PLAT" AND "BRIDGEPOINTE 5TH PLAT", ALL BEING SUBDIVISIONS OF LAND IN SAID CITY, COUNTY AND STATE, A DISTANCE OF 2,630.75 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 12; THENCE NORTH 00°30'16" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 12, A DISTANCE OF 484.13 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED LIBERTY TO BARRY ROAD AND ON THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 1754 AT PAGE 758 AS DOCUMENT NO. F-68876; THENCE NORTH 77°09'17" EAST ALONG SAID CENTERLINE AND SAID SOUTHERLY LINE, A DISTANCE OF 163.92 FEET TO A POINT THAT IS 159.48 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER OF SAID SECTION 12, AS MEASURED AT RIGHT ANGLES THERETO, SAID POINT BEING ON THE WEST LINE OF LOT 1, "MAPLE WOODS COMMUNITY COLLEGE", A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE AND SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, SAID TRACT BEING KNOWN AS THE "REPLAT OF LOT 1, MAPLE WOODS COMMUNITY COLLEGE" A SUBDIVISION OF LAND IN SAID CITY, COUNTY AND STATE; THENCE NORTH 00°30'16" EAST, AND PARALLEL WITH THE LAST SAID WEST LINE AND ALONG THE EAST LINE OF THE TRACT DESCRIBED IN SAID DOCUMENT NO. F-68876, A DISTANCE OF 257.15 FEET; THENCE NORTHEASTERLY BEING ON A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 82°11'19", AN ARC DISTANCE OF 21.52 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST BARRY ROAD, AS ESTABLISHED BY THE INSTRUMENT RECORDED IN BOOK 295 AT PAGE 118; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE BEING ON A CURVE TO THE RIGHT, TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 1,402.39 FEET AND CENTRAL ANGLE OF 20°38'19", AN ARC DISTANCE OF 505.16 FEET; THENCE SOUTH 76°40'04" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 482.55 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING ON A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2,694.93 FEET AND A CENTRAL ANGLE OF 03°27'29", AN ARC DISTANCE OF 174.72 FEET; THENCE SOUTH 09°52'27" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A RADIAL LINE TO THE LAST SAID CURVE, A DISTANCE OF 5.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT HAVING THE LAST DESCRIBED COURSE AS A RADIAL LINE, A RADIUS OF 2,699.93 FEET AND A CENTRAL ANGLE OF 03°34'09", AN ARC DISTANCE OF 180.85 FEET; THENCE SOUTH 83°41'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 540.20 FEET; THENCE SOUTH 06°15'18" WEST, ALONG A JOG IN SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 83°41'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 85.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH AGNES STREET RELOCATION; THENCE SOUTH 53°19'22" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 158.40 FEET TO A POINT OPPOSITE AND 100.00 FEET SOUTHWESTERLY OF SAID CENTERLINE STATION 104+00 OF SAID NORTH AGNES STREET RELOCATION; THENCE SOUTH 35°52'59" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 408.64 FEET TO A POINT OPPOSITE AND 60.00 FEET SOUTHWESTERLY OF CENTERLINE STATION 14+68.51 OF SAID NORTH AGNES STREET RELOCATION; THENCE SOUTH 19°10'30" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 212.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH AGNES AVENUE AS DEDICATED BY THE SUBDIVISION PLAT OF SAID "MAPLE WOODS COMMUNITY COLLEGE"; THENCE SOUTH 00°30'07" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 950.72 FEET; THENCE SOUTH 89°34'46" WEST ALONG A JOG IN SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 8.70 FEET; THENCE WESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT HAVING THE LAST DESCRIBED COURSE AS A TANGENT LINE, A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 02°14'43", AN ARC DISTANCE OF 18.42 FEET; THENCE SOUTH 02°09'29" WEST ALONG A JOG IN SAID RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET; THENCE EASTERLY ALONG A JOG IN SAID WEST RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING THE LAST DESCRIBED COURSE AS A RADIAL LINE, A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 02°02'18", AN ARC DISTANCE OF 18.86 FEET; THENCE SOUTH 00°30'07" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1062.38 FEET; THENCE SOUTH 09°24'05" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 104.75 FEET; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING THE LAST DESCRIBED COURSE AS A RADIAL LINE, A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 105°49'26", AN ARC DISTANCE OF 27.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED MAPLE WOODS PARKWAY AS DEDICATED BY THE SUBDIVISION PLAT OF SAID "MAPLE WOODS COMMUNITY COLLEGE"; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING THE LAST DESCRIBED COURSE AS A TANGENT LINE, A RADIUS 2744.79 FEET AND A CENTRAL ANGLE OF 02°29'01" (03°06'50" PLAT), AN ARC DISTANCE OF 118.98 FEET; THENCE NORTH 62°17'23" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 694.48 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING THE LAST DESCRIBED COURSE AS A RADIAL LINE, A TANGENT OF 2744.79 FEET AND A CENTRAL ANGLE OF 05°37'21", AN ARC DISTANCE OF 235.32 FEET; THENCE NORTH 55°20'07" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 421.75 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING THE LAST DESCRIBED COURSE AS A TANGENT LINE, A RADIUS OF 1789.86 FEET AND A CENTRAL ANGLE OF 18°04'36", AN ARC DISTANCE OF 564.70 FEET; THENCE NORTH 42°00'43" EAST ALONG A JOG IN SAID RIGHT-OF-WAY LINE A DISTANCE OF 24.45 FEET; THENCE NORTH 32°25'14" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 543.00 FEET; THENCE NORTH 13°51'43" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 140.09 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 14°30'04" WEST, A RADIUS OF 1789.86 FEET AND A CENTRAL ANGLE OF 03°51'25", AN ARC DISTANCE OF 120.48 FEET; THENCE NORTH 10°38'39" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 335.52 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE LEFT HAVING THE LAST DESCRIBED COURSE AS A TANGENT LINE, A RADIUS OF 1882.85 FEET AND A CENTRAL ANGLE OF 09°20'32", AN ARC DISTANCE OF 307.02 FEET; THENCE NORTH 19°59'11" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 310.64 FEET TO THE CENTERLINE OF ABANDONED LIBERTY TO BARRY ROAD; THENCE NORTH 77°09'17" EAST ALONG LAST SAID CENTERLINE A DISTANCE OF 8.65 FEET TO THE TRUE POINT OF BEGINNING. SAID LOT CONTAINS 4,993,040 SQUARE FEET (114.624 ACRES±).

Cab. F
12/05 LDX

SHEET NO. 2 OF 2

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com