Clay County, Missouri
Land Survey Document

OAK HILL PLAZA WEST – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 12/21/2006 at 03:00:46 PM
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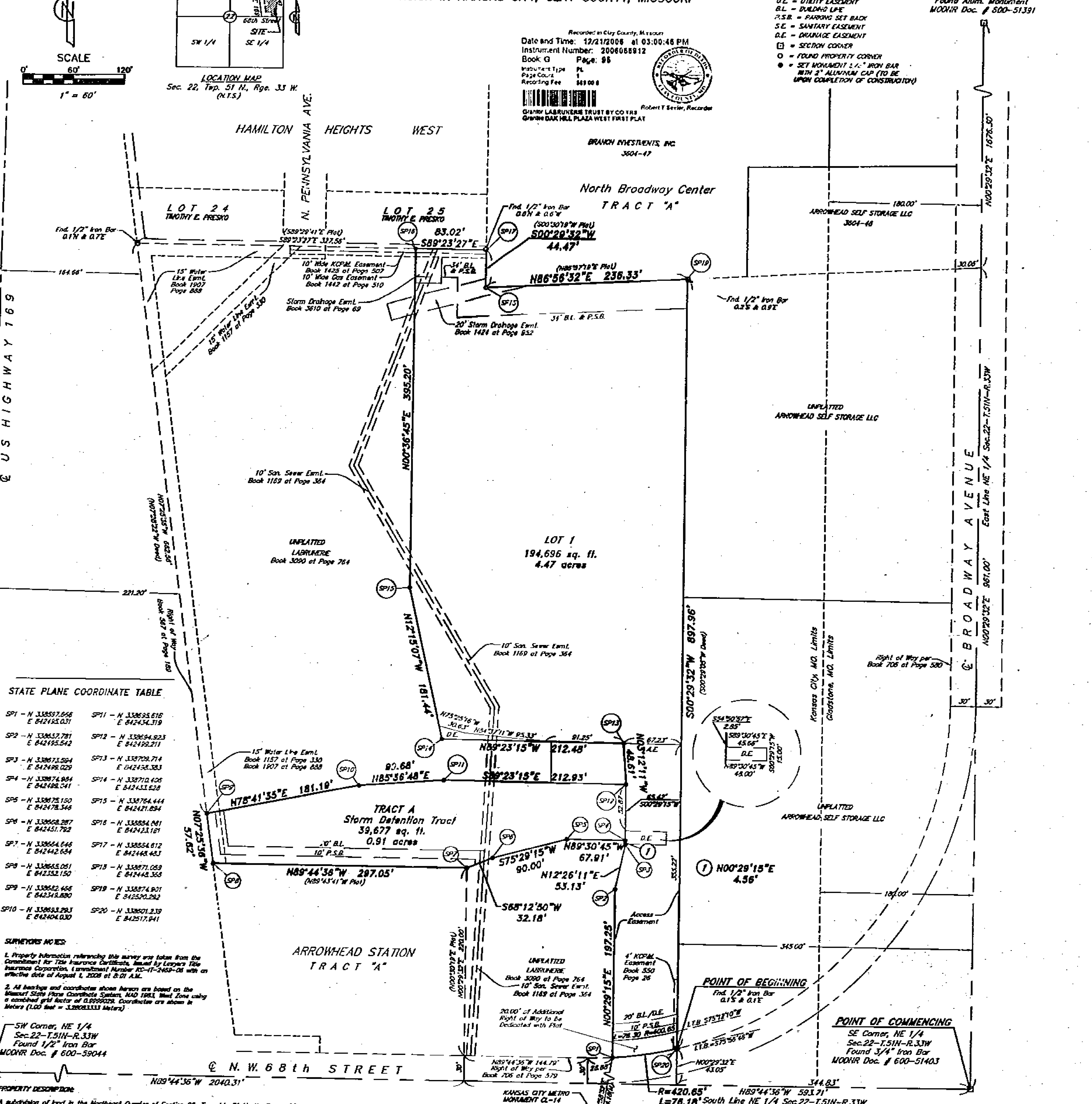
Recording Fee
Grantor LABRUNERIE TRUST BY CO TRS
Grantee OAK HILL PLAZA WEST FIRST PLAT
Robert T Sevier, Recorder



STATE PLANE COORDINATE TABLE

SP1	N 338597.666 E 842495.031	SP11	N 338695.616 E 842434.319
SP2	N 338637.781 E 842495.542	SP12	N 338694.923 E 842499.211
SP3	N 338673.594 E 842499.029	SP13	N 338709.714 E 842498.383
SP4	N 338674.984 E 842499.041	SP14	N 338710.406 E 842433.628
SP5	N 338675.150 E 842478.346	SP15	N 338784.444 E 842421.894
SP6	N 338668.287 E 842451.792	SP16	N 338884.981 E 842423.161
SP7	N 338664.646 E 842442.684	SP17	N 338854.612 E 842448.483
SP8	N 338665.051 E 842352.150	SP18	N 338871.059 E 842448.365
SP9	N 338682.466 E 842349.880	SP19	N 338874.901 E 842520.292
SP10	N 338693.293 E 842404.030	SP20	N 338501.239 E 842517.941

SURVEYORS NOTES:

1. Property information referencing this survey was taken from the Commitment for Title Insurance Certificate, issued by Lawyers Title Insurance Corporation, Commitment Number KC-IT-2469-06 with an effective date of August 1, 2006 at 8:01 A.M.

2. All bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using a combined grid factor of 0.9999029. Coordinates are shown in Meters (1.00 feet = 3.280833333 Meters)

PROPERTY DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 22, Township 51 North, Range 33 West of the Fifth Principal Meridian, all in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 89°44'36" West, along the South line of said Northeast Quarter, 344.83 feet; thence North 00°29'32" East, 43.05 feet to a point on the North right of way line of N.W. 68th Street, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence Southwesterly, along said North right of way line, on a curve to the right, having an initial tangent bearing of South 75°56'46" West, a radius of 420.65 feet, a central angle of 10°22'37" and an arc length of 76.18 feet; thence North 00°29'15" East, 197.25 feet; thence North 12°26'11" East, 53.13 feet; thence North 00°29'15" East, 4.56 feet; thence North 89°30'45" West, 67.91 feet; thence South 75°29'15" West, 90.00 feet; thence South 68°12'50" West, 32.18 feet to the Northeast corner of "ARROWHEAD STATION", a subdivision of land in Kansas City, Clay County, Missouri; thence North 89°44'36" West (North 89°43'41" West Plat), along the North line of said "ARROWHEAD STATION", 297.05 feet to the Northwest corner of said "ARROWHEAD STATION", said corner also being a point on the Easterly right of way line of U.S. Highway 169, as now established and recorded in Book 567 at Page 189, in the Office of the Recorder of Deeds in Clay County, Missouri; thence North 07°25'36" West (North 07°28'22" West Deed), along said Easterly right of way line, 57.62 feet; thence North 78°41'35" East, 181.19 feet; thence North 85°35'48" East, 99.68 feet; thence South 89°23'15" East, 212.93 feet; thence North 03°12'11" West, 48.61 feet; thence North 89°23'15" West, 212.48 feet; thence North 12°15'07" West, 181.44 feet; thence North 00°35'45" East, 395.20 feet to the South line of "HAMILTON HEIGHTS WEST", a subdivision of land in Kansas City, Clay County, Missouri; thence South 89°23'27" East, along said South line, 83.02 feet to the Southeast corner of said "HAMILTON HEIGHTS WEST", said corner also being a point on the West line of "NORTH BROADWAY CENTER", a subdivision of land in Kansas City, Clay County, Missouri; thence South 00°29'32", along said West line, 44.47 feet to the Southwest corner of said "NORTH BROADWAY CENTER"; thence North 86°56'32" East, along the South line of said "NORTH BROADWAY CENTER", 236.33 feet; thence South 00°29'32" West (South 00°29'05" West Deed), 345.00 feet West of and parallel with the East line of said Northeast Quarter, 897.96 feet to the Point of Beginning. Containing 234,373 square feet or 5.38 acres more or less.

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:

OAK HILL PLAZA WEST – FIRST PLAT

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 T.V. 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 obstruction 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 of 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.

BUILDING 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 lot line nearest thereto.

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 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 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.

FLOODPLAIN:
The lands herein platted according to the Flood Insurance Rate Map, Community Panel No. 290173 0060 B, map revised August 5, 1985, as published by the Federal Emergency Management Agency. The subject property lies within Flood Zone "C" ie. "areas of minimal flooding". This information is subject to the restrictions of Chapter 28, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X – Federal Insurance Administration, subchapter B – National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

CROSS ACCESS:
The right of ingress-egress between Tract "A", Lot 1 and the Unplatted Tracts described in Book 3090 at Page 764 as recorded in the Recorder of Deeds office, Clay County, Missouri, is hereby granted with the recording of this plat.

STREET GRADES:
The Street Grades for NW 68th Street were established on the Final Plat of Arrowhead Station as recorded in the Office of the Recorder of Deeds, Clay County, Missouri. Ordinance Number 55572 passed September 22, 1983.

MAINTENANCE OF TRACTS:

TRACT A: Tract A (0.91 acres) is hereby reserved as a Storm Water Detention Tract and shall be maintained by the Owners of the lots, tracts and parcels shown within this Plat pursuant to the Covenant to Maintain Storm Water Detention Facility of the "OAK HILL PLAZA WEST – FIRST PLAT", recorded simultaneously with this plat.

IN WITNESS WHEREOF, LABRUNERIE TRUST has caused these presents to be executed this 19th day of October, 2006.

LABRUNERIE TRUST:

BY: Claire LaBrunerie
Claire LaBrunerie, Co-Trustee for the LaBrunerie Trust

STATE OF Missouri)
COUNTY OF Clay) SS

On this 19th day of October, 2006, before me appeared Claire LaBrunerie, Co-Trustee for the LABRUNERIE TRUST to me known to be the person described in and who executed the foregoing instrument, and acknowledge that she executed the same as their free act and deed.

NOTARY PUBLIC
My Commission Expires

"NOTARY SEAL"
Cheryl M. Parker, Notary Public
Clay County, State of Missouri
My Commission Expires 7/4/2010
Commission Number 06431478

IN WITNESS WHEREOF, LABRUNERIE TRUST has caused these presents to be executed this 19th day of October, 2006.

LABRUNERIE TRUST:

BY:
Shane M. Donner, Co-Trustee for the LaBrunerie Trust

STATE OF Missouri)
COUNTY OF Clay) SS

On this 19th day of October, 2006, before me appeared Shane M. Donner, Co-Trustee for the LABRUNERIE TRUST to me known to be the person described in and who executed the foregoing instrument, and acknowledge that he executed the same as their free act and deed.

NOTARY PUBLIC
My Commission Expires

"NOTARY SEAL"
Cheryl M. Parker, Notary Public
Clay County, State of Missouri
My Commission Expires 7/4/2010
Commission Number 06431478

CITY PLAN COMMISSION:

Approved: September 19, 2006

Charles F. Myers
Chairman

Virginia L. Walsh
Asst. Secretary

PUBLIC WORKS DEPARTMENT:

Gregory J. Rokos, P.E.
City Engineer

Stanley J. Harris
Director

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. 060606 duly authenticated as passed this 5th day of October 2006.

Kay Barnes
Mayor

Millie M. Crossland
City Clerk

This plat and survey of "OAK HILL PLAZA WEST – FIRST PLAT" were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151

I HEREBY CERTIFY: that the plat of "OAK HILL PLAZA WEST– 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, Professional Surveyors and Landscape Architects 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.

10-10-06
Jason S. Roudebush MO PLS 2002014092

OWNER'S INFORMATION
Labrunerie Trust
P.O. Box 9203
Riverside, Missouri 64150

Lutjen, Inc.
8350 N. Saint Clair Ave.
Kansas City, MO 64151
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816.587.1393 fax
www.lutjen.com
surveying
planning
engineering
landscape architecture

LUTJEN

Date: 10-10-06	Job No. 06143	Oak Hill Plaza West

http://www.ClayCoGov.com