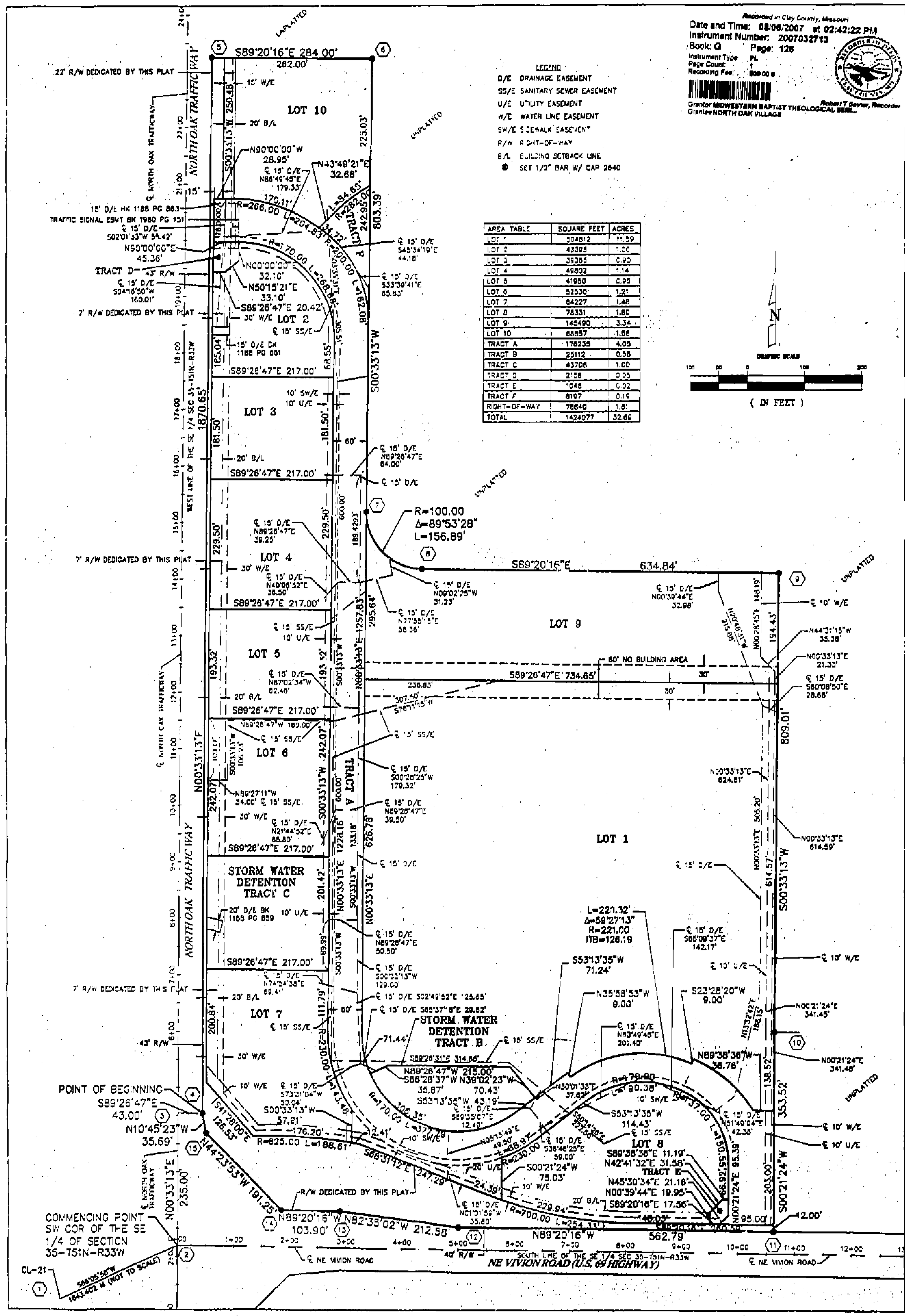
Clay County, Missouri
Land Survey Document



Recorded in Clay County, Missouri
Date and Time: 08/06/2007 at 02:42:22 PM
Instrument Number: 2007032713
Book: Q Page: 126
Instrument Type: PL
Page Count: 1
Grantor MIDWESTERN BAPTIST THEOLOGICAL SEM...
Grantee NORTH OAK VILLAGE
Robert T Sevier, Recorder

LEGEND
D/E DRAINAGE EASEMENT
SS/E SANITARY SEWER EASEMENT
U/E UTILITY EASEMENT
W/E WATER LINE EASEMENT
SW/E SIDEWALK EASEMENT
R/W RIGHT-OF-WAY
B/L BUILDING SETBACK LINE
● SET 1/2" BAR W/ CAP 2640

AREA TABLE	SQUARE FEET	ACRES
LOT 1	504812	11.59
LOT 2	43395	1.00
LOT 3	39385	0.90
LOT 4	49802	1.14
LOT 5	41950	0.96
LOT 6	52530	1.21
LOT 7	64227	1.48
LOT 8	78331	1.80
LOT 9	145490	3.34
LOT 10	68857	1.58
TRACT A	176235	4.05
TRACT B	25112	0.58
TRACT C	43708	1.00
TRACT D	2158	0.05
TRACT E	1048	0.02
TRACT F	8197	0.19
RIGHT-OF-WAY	78640	1.81
TOTAL	1424077	32.69

FINAL PLAT OF
NORTH OAK VILLAGE
KANSAS CITY, CLAY COUNTY, MISSOURI

LAND DESCRIPTION
All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particulary described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 235.00 feet; thence South 89 degrees 26 minutes 47 seconds East, and no longer with the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, with the east right-of-way of North Oak Trafficway, and parallel with the west line of the Southeast Quarter of said Section 35, a distance of 1870.65 feet; thence South 89 degrees 20 minutes 16 seconds East, parallel with the south line of the Southeast Quarter of said Section 35, and no longer with the east right-of-way of North Oak Trafficway, a distance of 284.00 feet; thence South 00 degrees 33 minutes 13 seconds West, and parallel with the west line of the Southeast Quarter of said Section 35, a distance of 803.39 feet to a point of curvature; thence on a curve to the left having a radius of 100.00 feet, a central angle of 89 degrees 53 minutes 28 seconds, an arc distance of 156.89 feet; thence South 89 degrees 20 minutes 16 seconds East, parallel with the south line of the Southeast Quarter of said Section 35, a distance of 634.84 feet; thence South 00 degrees 33 minutes 13 seconds West, and parallel with the west line of the Southeast Quarter of said Section 35, a distance of 809.01 feet; thence South 00 degrees 21 minutes 24 seconds West, a distance of 353.52 feet to a point on the north right-of-way of NE Vivion Road (U.S. 69 Highway); thence thence North 89 degrees 20 minutes 16 seconds West, and parallel with the south line of the Southeast Quarter of said Section 35, and parallel to the south line of the Southeast Quarter of said Section 35, a distance of 562.79 feet; thence North 82 degrees 35 minutes 02 seconds West, continuing with the north right-of-way of NE Vivion Road (U.S. 69 Highway), a distance of 212.50 feet; thence, continuing with the north right-of-way of NE Vivion Road (U.S. 69 Highway); North 89 degrees 20 minutes 16 seconds West, parallel with the south line of the Southeast Quarter of said Section 35, a distance of 103.90 feet; thence continuing with the north right-of-way of NE Vivion Road (U.S. 69 Highway), North 44 degrees 23 minutes 53 seconds West, a distance of 191.25 feet; thence continuing with the north right-of-way of NE Vivion Road (U.S. 69 Highway), North 10 degrees 45 minutes 23 seconds West, a distance of 35.69 feet to the point of beginning. The above described tract contains 1424077 square feet, 32.69 acres, more or less.

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 be hereafter known as "NORTH OAK VILLAGE".

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. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. 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 appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

STREET DEDICATION
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING LINES
Building lines or setbacks 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.

MAINTENANCE OF TRACTS
Tracts A, D, E, and F are to be used for common area and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat. Tracts B and C are to be used as detention facilities 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 North Oak Village, recorded simultaneously with this plat.

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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

STREET LIGHT MAINTENANCE
The street lights located within this plat shall be maintained by the owners of the lots, tracts, and parcels shown within this plat.

FLOODPLAIN
The subject property lies in Zone C, areas of minimal flooding, as as shown on Flood Insurance Rate Map 290173 0060B, dated August 5, 1986.

CROSS ACCESS
The right of ingress-egress between Lots 1 through 10 and Tract A, is hereby granted.

STREET GRADES
The street grades for North Oak Trafficway and NE Vivion Road have been established from existing topography. The stationing for the roads is on assumed center line stationing with the southwest corner of the Southeast Quarter of Section 35 being NE Vivion Road Station 0+00 and being station 2+19.55 for North Oak Trafficway.

RESTRICTED ACCESS
Lots 2 through 7, Lot 10, and Tracts C and D shall not have direct access to North Oak Trafficway. Lot 8 and Tract E shall not have direct access to NE Vivion Road.

NORTH OAK TRAFFICWAY

Station	Elevation
STA. 2+19.55	Elev. = 201.63 SW cor SE 1/4 Section 35
STA. 3+90.32	Elev. = 194.69
STA. 6+83.77	Elev. = 176.36
STA. 8+33.77 PVI	Elev. = 167.74 Length = 350.00'
STA. 10+08.77	Elev. = 178.27
STA. 13+29.52	Elev. = 177.55
STA. 15+04.52 PVI	Elev. = 238.08 Length = 350.00'
STA. 16+79.52	Elev. = 203.78
STA. 17+81.14	Elev. = 201.28
STA. 18+68.64 PVI	Elev. = 199.13 Length = 175.00'
STA. 19+56.14	Elev. = 203.01
STA. 23+22.20	Elev. = 219.37

NE VIVION ROAD

Station	Elevation
STA. 0+00	Elev. = 201.63 SW cor SE 1/4 Section 35
STA. 0+22.28	Elev. = 201.80
STA. 0+72.28 PVI	Elev. = 202.12 Length = 100.00'
STA. 1+22.28	Elev. = 202.04
STA. 4+28.68	Elev. = 201.51
STA. 6+32.68 PVI	Elev. = 201.29 Length = 300.00'
STA. 7+82.68	Elev. = 204.81
STA. 10+56.25	Elev. = 211.17
STA. 12+31.25 PVI	Elev. = 215.25 Length = 350.00'
STA. 14+06.25	Elev. = 209.21

The boundaries of all easements shown by centerline location on this plat shall be extended or truncated to make a closed figure with no gaps or overlaps.

Centerline of easement.
Exterior limits of easement truncated to leave no overlap.
Exterior limits of easement extended to leave no gap.

SETBACK INFORMATION

PARKING SETBACK 10' Adjacent to right-of-way
0' Adjacent to interior lot lines

BUILDING SETBACK 20' Adjacent to right-of-way and lot lines

NW ENGLEWOOD RD
TRAFFICWAY
NORTH OAK
PROJECT LOACTION
TROOST AVENUE
NE VIVION ROAD

MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	BEARING	DISTANCE	NORTHING	EASTING	
CL-21			334900.626	841876.176	MONR MONUMENT CL-21
2	N68°05'36"E	1643.402	334506.463	843378.932	SOUTH 1/4 COR SEC 35-T51N-R33W
3	N00°33'13"E	71.524	334508.084	843379.244	WEST LINE SE 1/4 SEC 35-T51N-R33W SW COR SW 1/4 SEC 11-T51N-R32W SECTION LINE
4	S89°26'47"E	13.106	334637.856	843392.349	
5	N00°33'13"E	570.142	335208.070	843397.817	POINT OF BEGINNING
6	S89°20'16"E	58.936	335207.070	843464.409	
7	S00°33'13"W	244.859	334952.222	843462.044	
8	R=30.478	47.817	334931.149	843512.152	
9	S89°20'16"E	193.463	334929.215	843570.642	
10	S00°33'13"W	246.603	334602.035	843703.361	
11	S00°21'24"W	107.747	334574.806	843702.081	
12	N89°20'16"W	171.529	334576.892	843531.074	
13	N82°35'02"W	64.781	334565.325	843466.826	
14	N89°20'16"W	31.667	334565.63	843435.182	
15	N44°23'53"W	58.290	334627.720	843394.379	
4	N10°45'23"W	10.878	334637.856	843392.349	POINT OF BEGINNING

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined grid factor of 0.9999417. All distances are grid distances, and all distances and coordinates are in meters.

CITY COUNCIL
This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance number 061162 duly authenticated as passed this 30 day of November 2006.

Mayor — Mark Funkhouser

City Clerk — Millie M. Crossland

CITY PLAN COMMISSION

Approved November 07, 2006

Chairman — Evert Asjes

Asst. Secretary — Virginia L. Walsh

PUBLIC WORKS

City Engineer — Gregory J. Roscoe, P.E.

Director — Stanley ... P.E.

DEVELOPER
HJ, LLC
8300 NE Underground Drive
Kansas City, MO 64161
Doug Coleman

LAND USE	SQUARE FEET	ACRES
LOTS 1 – 10 RETAIL – COMMERCIAL	1066673	24.49
TRACTS B AND C – DETENTION/COMMON AREA	68820	1.58
TRACTS A, D, E, & F – COMMON AREA	189744	4.35
STREET RIGHT-OF-WAY	78640	1.81
TOTAL	1424077	32.69

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "NORTH OAK VILLAGE" 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 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.

7-9-07
Date

Gary S. Smith
Missouri R.L.S. No. 2640

STATE OF MISSOURI GARY S. SMITH Number LS-2640 7-9-07 REGISTERED LAND SURVEYOR

IN TESTIMONY WHEREOF, R. Philip Roberts, has caused these present to be signed this 9th day of July 2007

R. Philip Roberts
President of Midwestern Baptist Theological Seminary, Inc.

STATE OF: Missouri
ss
COUNTY OF: Clay

Be it remembered, that on this 9th day of July, 2007 before me a Notary Public, in and for said County and State, came R. Philip Roberts, President of Midwestern Baptist Theological Seminary, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my seal the day and year last written above.

Name of Notary

10-08-09
My Commission Expires:

CAROL A. SAULSBURY Notary Public, State of Missouri Clay County My Commission Expires October 08, 2009

Cu. H. 9/6/07 Dn

http://www.ClayCoGov.com