Recorded in Clay County, Missouri
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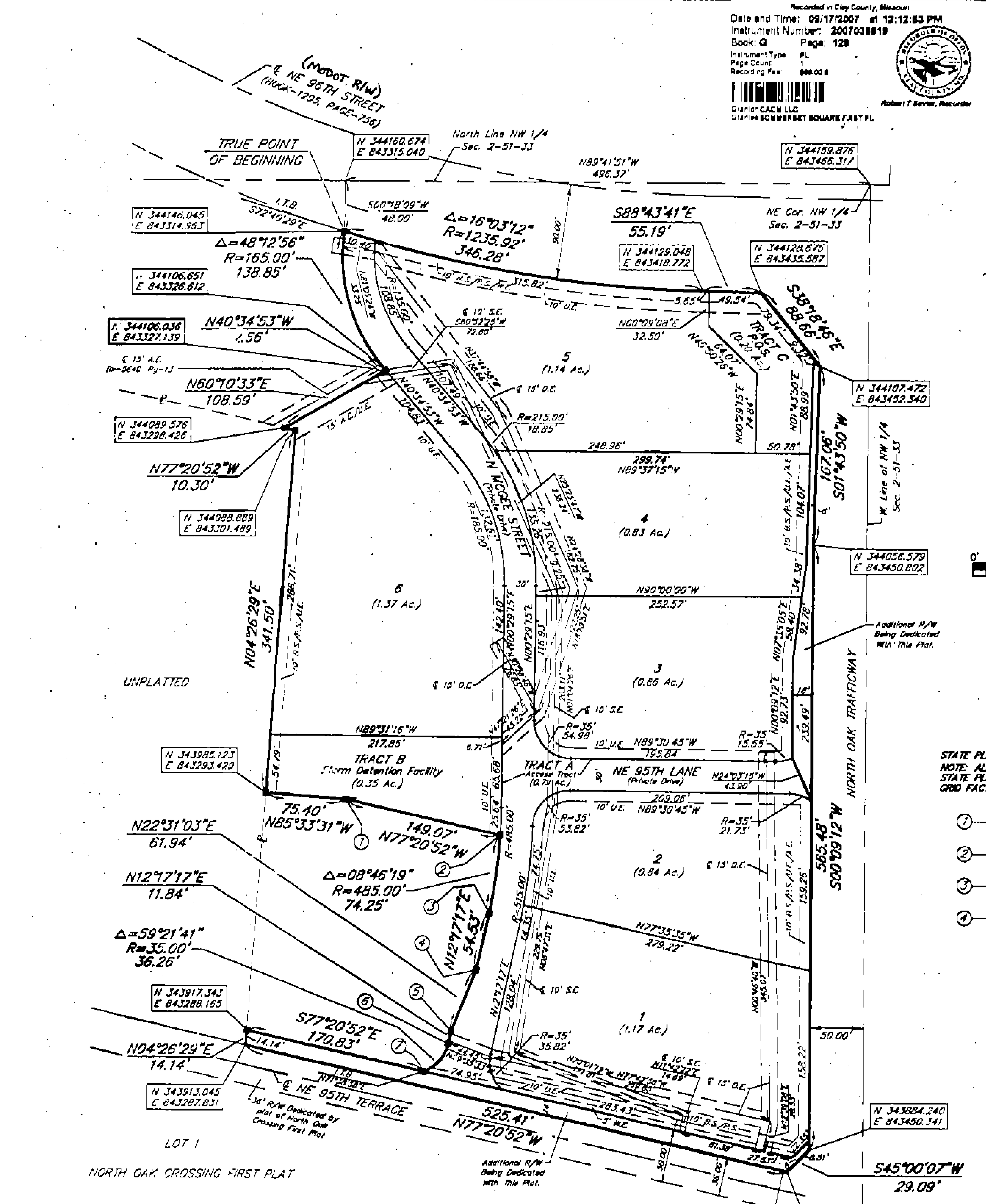

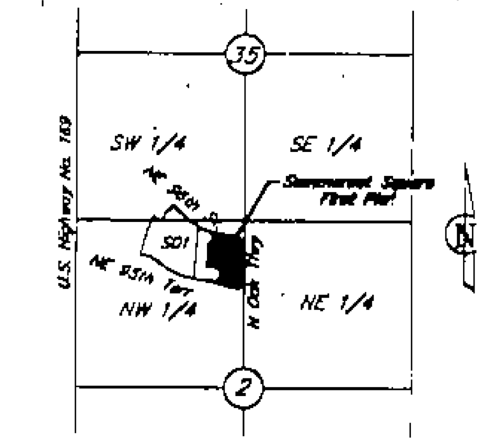

LOCATION MAP
Sec. 2, Twp. 51 N., Rge. 33 W.
(N.T.S.)

SCALE 1" = 60'

LEGEND

- FND 5/8" Bar
- 5/8" Bar with Aluminum Cap to be set upon completion of construction
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- U.E. – Utility Easement
- B.S. – Building SetBack
- W.E. – Water Easement
- T.E. – Temporary Easement
- P.S. – Parking SetBack
- A.E. – Access Easement
- P.O.S. – Private Open Space
- ℄ – Property Line

STATE PLANE TRAVERSE:
NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9998984. COORDINATES ARE IN METERS.

Point	Northing	Easting
1	N 343983.344	E 843316.341
2	N 343973.393	E 843360.670
3	N 343950.999	E 843357.562
4	N 343934.759	E 843354.025
5	N 343917.321	E 843346.795
6	N 343913.794	E 843346.027
7	N 343905.940	E 843338.963

SOMMERSET SQUARE–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Legal Description:

A subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North 89°41'51" West along the North line of said Northwest Quarter, 496.37 feet; thence South 0°18'09" West, 48.00 feet to a point on the South right-of-way line of Northeast 96th Street, as recorded in Book 1205 at Page 756 in the office of the Recorder of Deeds in said Clay County, said point being also the True Point of Beginning; thence Southeasterly along said South right-of-way line, on a curve to the left, having an initial tangent bearing of South 72°40'29" East, a radius of 1235.92 feet, a central angle of 16°03'12", an arc distance of 346.28 feet; thence South 88°43'41" East along said South right-of-way line, 55.19 feet; thence South 38°18'46" East along said South right-of-way line, 88.66 feet to the West right-of-way line of North Oak Trafficway, as now established; thence South 01°43'50" West along said West right-of-way line, 167.06 feet; thence South 00°09'12" West along said West right-of-way line, 565.48 feet; thence South 45°00'07" West along said West right-of-way line, 29.09 feet to the North right-of-way line of Northeast 95th Terrace, formerly Craig Road, as now established and the North line extended of North Oak Crossing – First Plat, a subdivision of land recorded in Book F at Page 49 in said office of the Recorder; thence North 77°20'52" West along said North right-of-way line and said North line of North Oak Crossing – First Plat, 525.41 feet to the Southeast corner of a tract of land recorded in Book 2279 at Page 963 in said office of the Recorder; thence North 04°26'29" East along the East line of said tract, 14.14 feet; thence South 77°20'52" East, 170.83 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 71°38'58" East, a radius of 35.00 feet, a central angle of 59°21'41", an arc distance of 36.26 feet; thence North 12°17'17" East, 11.84 feet; thence North 22°31'03" East, 61.94 feet; thence North 12°17'17" East, 54.53 feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 485.00 feet, a central angle of 08°46'19", an arc distance of 74.25 feet; thence North 77°20'52" West, 149.07 feet; thence North 85°33'31" West, 75.40 feet to a point on said East line of the aforementioned tract; thence North 04°26'29" East along said East line and its Northerly prolongation, 341.50 feet; thence North 77°20'52" West, 10.30 feet; thence North 60°10'33" East, 108.59 feet; thence North 40°34'53" West, 2.68 feet; thence Northerly on a curve to the right, tangent to the last described course, having a radius of 165.00 feet, a central angle of 48°12'56", an arc distance of 138.85 feet to the True Point of Beginning. Containing 7.85 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:

SOMMERSET SQUARE – 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 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.

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 line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such rights 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 rights of ingress and egress is also hereby granted to the public for access to adjacent property through Tract A (Access Tract).

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.

TRACT A: Tract A (0.79 acres) is hereby reserved as an ingress/egress/access tract and utility easement and shall be maintained by the Developer as described in the Declaration of Restrictions recorded with this plat.

TRACT B: Tract B (0.35 acres) is hereby reserved as a Storm Detention Facility and shall be maintained by the Developer as described in the Declaration of Restrictions recorded with this plat.

TRACT C: Tract C (0.20 acres) is hereby reserved as private open space for the purpose of landscaping and monumentation and shall be maintained by the Developer as described in the Declaration of Restrictions recorded with this plat.

MAINTENANCE OF TRACTS: Tract B within this plat is to be used as a detention facility 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 Sommerset Square–First Plat, recorded simultaneously with this plat.

NO ACCESS: There shall be no direct access from any lot or tract, except Tract A, onto NE 96th Street, N Oak Trafficway or NE 95th Terrace. There shall be no direct access from Lots 2 and 3 onto the east-west portion (NE 95th Lane) of Tract A.

CROSS ACCESS: The right of ingress-egress between Lot 5 and Tract C, Lots 3 and 4 and Lot 6 with any future lots is hereby granted in accordance with the Declaration of Conditions, Covenants, Easements and Restrictions recorded with this plat.

IN TESTIMONY WHEREOF: CACM, 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 3rd day of May, 2007.

CACM, L.L.C.
Shane M. Donner Manager

STATE OF MISSOURI }
} SS
COUNTY OF Platte }

Be it remembered that on this 3rd day of May, 2007, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Donner, to me personally known, who being by me duly sworn, did say that he is Manager of CACM, L.L.C., and that said instrument was signed in behalf of said company and that said Shane M. Donner acknowledged said instrument to be the free act and deed of said company.

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

My Commission Expires: April 4, 2009

Angela J. Witt
Notary Public

CITY PLAN COMMISSION

Approved: February 20, 2007

Charles F. Myers
Chairman

Virginia L. Walsh
Asst. Secretary

PUBLIC WORKS

City Engineer
Gregory J. Rokos, P.E.

Director
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. 070315 duly authenticated as passed this 24 day of May, 2007.

Mark Funkhouser
Mayor

Millie M. Crossland
City Clerk

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 95TH TERRACE		
Centerline of N Oak Trafficway	987.38	
85.00 Feet Westerly of the Centerline of N Oak Trafficway	983.81	50.00'
270.00 Feet Westerly of the Centerline of N Oak Trafficway	987.64	135.00'
600.05 Feet Westerly of the Centerline of N Oak Trafficway	1013.40	

STREET GRADES: Street Grades for N Oak Trafficway were previously established by Ordinance No. 941569 on October 12, 1995. Street Grades for NE 96th Street were previously established by Ordinance No. 080570 on June 6, 2008.

DEVELOPER: CACM, L.L.C.
Shane Donner, Manager
201 NE 85TH TERRACE
Kansas City, Missouri 64155
(816) 587-0800

This plat and survey of SOMMERSET SQUARE – FIRST PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY, that the plat of SOMMERSET SQUARE – 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 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.

5/02/07
Date

Signed: W. James Schaeffer PLS #1969

LUTJEN
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Kansas City, MO 64151
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surveying
planning
engineering
landscape architecture

DATE: 04-30-07 | Job No. – 06026 | File Name–SS1–PLAT

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