PLEASE RETURN LEGIBLE RECORDED MAP TO THE CITY CLERK'S OFFICE

FINAL PLAT
NORTH OAK SAFETY STORAGE
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 51N, RANGE 33W
KANSAS CITY, CLAY COUNTY, MISSOURI

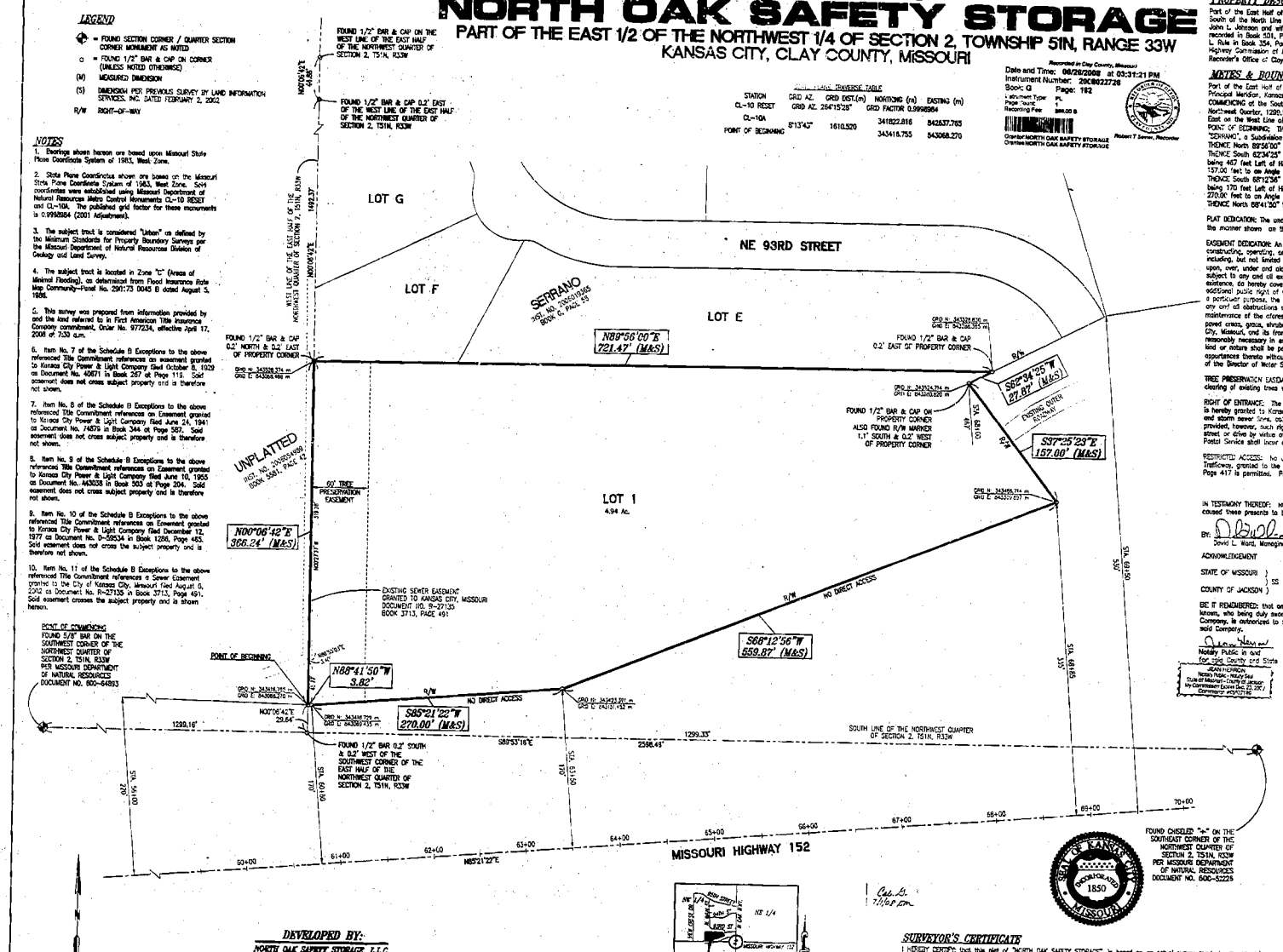
Recorded in Clay County, Missouri
Date and Time: 04/28/2008 at 03:31:21 PM
Instrument Number: 2008022726
Book: Q Page: 182
Instrument Type: PL
Page Count: 1
Recording Fee: $44.00 S
Grantor:NORTH OAK SAFETY STORAGE
Grantee:NORTH OAK SAFETY STORAGE
Robert T Spencer, Recorder

LEGEND

- ✚ = FOUND SECTION CORNER / QUARTER SECTION CORNER MONUMENT AS NOTED
- ○ = FOUND 1/2" BAR & CAP ON CORNER (UNLESS NOTED OTHERWISE)
- (M) MEASURED DIMENSION
- (S) DIMENSION PER PREVIOUS SURVEY BY LAND INFORMATION SERVICES, INC. DATED FEBRUARY 2, 2002
- R/W RIGHT-OF-WAY

NOTES

1. Bearings shown hereon are based upon Missouri State Plane Coordinate System of 1983, West Zone.
2. State Plane Coordinates shown are based on the Missouri State Plane Coordinate System of 1983, West Zone. Grid coordinates were established using Missouri Department of Natural Resources Metro Control Monuments CL-10 RESET and CL-10A. The published grid factor for these monuments is 0.9998964 (2001 Adjustment).
3. The subject tract is considered "Urban" as defined by the Minimum Standards for Property Boundary Surveys per the Missouri Department of Natural Resources Division of Geology and Land Survey.
4. The subject tract is located in Zone "C" (Areas of Minimal Flooding), as determined from Flood Insurance Rate Map Community-Panel No. 290173 0045 B dated August 5, 1986.
5. This survey was prepared from information provided by and the land referred to in First American Title Insurance Company commitment, Order No. 977234, effective April 17, 2006 at 7:30 a.m.
6. Item No. 7 of the Schedule B Exceptions to the above referenced Title Commitment references an easement granted to Kansas City Power & Light Company filed October 8, 1929 as Document No. 40671 in Book 267 at Page 119. Said easement does not cross subject property and is therefore not shown.
7. Item No. 8 of the Schedule B Exceptions to the above referenced Title Commitment references an Easement granted to Kansas City Power & Light Company filed June 24, 1941 as Document No. 74879 in Book 344 at Page 587. Said easement does not cross subject property and is therefore not shown.
8. Item No. 9 of the Schedule B Exceptions to the above referenced Title Commitment references an Easement granted to Kansas City Power & Light Company filed June 10, 1953 as Document No. 463038 in Book 503 at Page 204. Said easement does not cross subject property and is therefore not shown.
9. Item No. 10 of the Schedule B Exceptions to the above referenced Title Commitment references an Easement granted to Kansas City Power & Light Company filed December 12, 1977 as Document No. D-59534 in Book 1288, Page 483. Said easement does not cross the subject property and is therefore not shown.
10. Item No. 11 of the Schedule B Exceptions to the above referenced Title Commitment references a Sewer Easement granted to the City of Kansas City, Missouri filed August 6, 2002 as Document No. R-27135 in Book 3713, Page 491. Said easement crosses the subject property and is shown hereon.


FOUND 1/2" BAR & CAP ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, T51N, R33W
FOUND 1/2" BAR & CAP 0.2' EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, T51N, R33W
N00°06'42"E 14.85'
WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, T51N, R33W
N00°06'42"E 1492.37'
LOT G
NE 93RD STREET
LOT F
SERRANO
PCL. NO. 2060015365
BOOK C, PAGE 58
LOT E
N89°56'00"E 721.47' (M&S)
FOUND 1/2" BAR & CAP 0.2' NORTH & 0.2' EAST OF PROPERTY CORNER
GRID N: 343326.374 m
GRID E: 843268.486 m
FOUND 1/2" BAR & CAP 0.2' EAST OF PROPERTY CORNER
S62°34'25"W 27.87' (M&S)
EXISTING SUPER ELEVATION
S37°25'23"E 157.00' (M&S)
FOUND 1/2" BAR & CAP ON PROPERTY CORNER ALSO FOUND R/W MARKER 1.1' SOUTH & 0.2' WEST OF PROPERTY CORNER
UNPLATTED
PCL. NO. 2060954008
BOOK 5861, PAGE 42
60' TREE PRESERVATION EASEMENT
LOT 1
4.94 Ac.
N00°06'42"E 366.24' (M&S)
EXISTING SEWER EASEMENT GRANTED TO KANSAS CITY, MISSOURI DOCUMENT NO. R-27135 BOOK 3713, PAGE 491
R/W NO DIRECT ACCESS
S68°12'56"W 659.87' (M&S)
POINT OF COMMENCING FOUND 5/8" BAR ON THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, T51N, R33W PER MISSOURI DEPARTMENT OF NATURAL RESOURCES DOCUMENT NO. 600-64893
POINT OF BEGINNING
N88°41'50"W 3.82'
S85°21'22"W 270.00' (M&S)
NO DIRECT ACCESS
N00°06'42"E 29.64'
1299.16'
S89°53'16"E
2598.49'
1299.33'
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T51N, R33W
FOUND 1/2" BAR 0.2' SOUTH & 0.2' WEST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, T51N, R33W
S1°49'00"E 1310.00'
S1°49'00"E 207.00'
S1°49'00"E 1103.00'
S1°49'00"E 1310.00'
S1°49'00"E 1310.00'
S1°49'00"E 1310