

POINT	NORTHING	EASTING
A	349,518.052m	845,125.721m
B	349,549.751m	845,125.902m
C	349,728.361m	845,126.915m
D	349,727.525m	845,273.987m
E	349,625.620m	845,343.694m
F	349,625.621m	845,343.694m
STATION CL-04	350,717.747m	844,721.916m

CL-04 MISSOURI DNR CONTROL MONUMENT
BASIS OF BEARINGS, MISSOURI STATE PLANE COORDINATE
SYSTEM—WEST ZONE NAD 1983
Grid Factor .99998979
Convergence -00'02"20"

Point of Commencing:
POSITION OF CTR CRN
SEC 13, T 52N, R 33W
PER THE RECORDED
PLAT OF WOODLAND
CREEK FIRST PLAT
MO DOC 600-79701 TIES
NO LONGER EXISTS

FND 3" STEEL PIPE
FILLED WITH CONCRETE
EAST QTR CRN
SEC 13, T 52N, R 33W
MO DOC 600-54060

Point of Beginning:

30.00'
FROM
WOODLAND
CENTERLINE,
BASED ON
EXISTING
FENCELINES
TO
CENTERLINE
(POSSIBLE
PRESCRIPTIVE
R/W)
(NO
DOCUMENT
FOUND)

52.51' TO BE DEDICATED
WITH PLAT
(50' FROM CL
WOODLAND AVE)
R/W FROM
SECTION LINE

2.51' DIFFERENCE
BETWEEN CENTERLINE
N. WOODLAND AND
SECTION LINE
AS SHOWN ON
RECORDED PLAT OF
WOODLAND CREEK
FIRST PLAT

NE 123rd St

100.00'
PER RECORDED
PLAT OF WOODLAND
CREEK FIRST PLAT

5/8" REBAR W
156 CAP

R/W MARKER

POSITION OF S. QTR CRN
SEC 13, T 52N, R 33W
PER THE RECORDED
PLAT OF WOODLAND
CREEK FIRST PLAT

CUT+/- REFERENCED IN
DOC 600-76493
AT 20.00 FEET (19.93MEAS)

19.93'

FINAL PLAT WOODLAND AVENUE CHURCH SUBDIVISION

A Subdivision in Kansas City, Clay County, Missouri



9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (813) 642-6642
FAX (813) 642-6641
www.ccengineers.com

COA/Architecture:
000354
COA Engineering:
000657



Stamp:

LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 13, Township 52 North, Range 33 West, in the City of Kansas City, Clay County, Missouri and being more particularly described by Edward K. Dannewitz, PLS 2664, with Continental Consulting Engineers, Inc. as follows:

COMMENCING at the Center of said Section 13; thence South 00°19'31" West, along the West line of said Southeast Quarter, a distance of 149.41 feet to the POINT OF BEGINNING; thence South 89°40'29" East, a distance of 535.03 feet; thence South 34°22'27" East, a distance of 505.07 feet; thence South 55°37'33" West, a distance of 310.82 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 72°58'35" West, a Chord Distance of 328.04 feet, a Radius of 550.00 feet, an Arc Distance of 333.10 feet; thence North 89°40'24" West, a distance of 253.90 feet to the West line of said Southeast Quarter; thence North 00°19'31" East, along said West line, a distance of 690.00 feet to the Point of Beginning and containing 450,447.9 square feet or 10.34 acres more or less.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "WOODLAND AVENUE CHURCH SUBDIVISION".

UTILITY 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, 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 the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and property, safe and continuous maintenance of the aforesaid use and specifically there shall not be built thereon or thereover any structures (except driveways, paved area, 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 easements as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavating of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage of the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utilities easements and/or the Director of Water Services as to water main easements.

STREET DEDICATION

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

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.

MAINTENANCE OF TRACT A

Tract A is to be used for Storm Water Detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Maintenance Agreement recorded simultaneously with this plat.

STREET GRADES

Street Grades for existing N. Woodland Avenue and NE 123rd Street West of Woodland Avenue, are shown upon the Recorded Plat of Woodland Creek First Plat

Proposed Street Grades for NE 123rd Street East of Woodland Avenue are:

	Elevation(NAD88)	KCMO
Centerline of Woodland Avenue	988.80	265.89
88.18 feet East of the centerline of Woodland Avenue	PVC 993.52	270.61
409.66 feet East of the centerline of Woodland Avenue	PVI 996.68	273.77
554.21 feet East of the centerline of Woodland Avenue	PVT 998.76	275.85

CITY PLAN COMMISSION

PUBLIC WORKS

Approved Date: _____

Case Number: _____

Michael J. Shaw
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. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor
Quinton Lucas

City Clerk
Marilyn Sanders

Private Open Space Dedication: Insert Acres of Parkland to be Dedicated COUNTY RECORDING INFORMATION	Reserved for County Recording Stamp
Plat Dedication: "WOODLAND AVENUE CHURCH SUBDIVISION"	
Private Open Space Dedication: N/A	
Record As: Plat	

Vincent E. Brice
Jackson County Assessment Department

IN TESTIMONY WHEREOF: The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole

By: _____ Date: _____
Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, 20____, personally appeared before me _____ personally known to me to be an Authorized Agent of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole, who acknowledged before me that he/she signed the foregoing instrument as Authorized Agent for The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole, that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand.

Notary Public for the
State of Utah

THEORY OF LOCATION

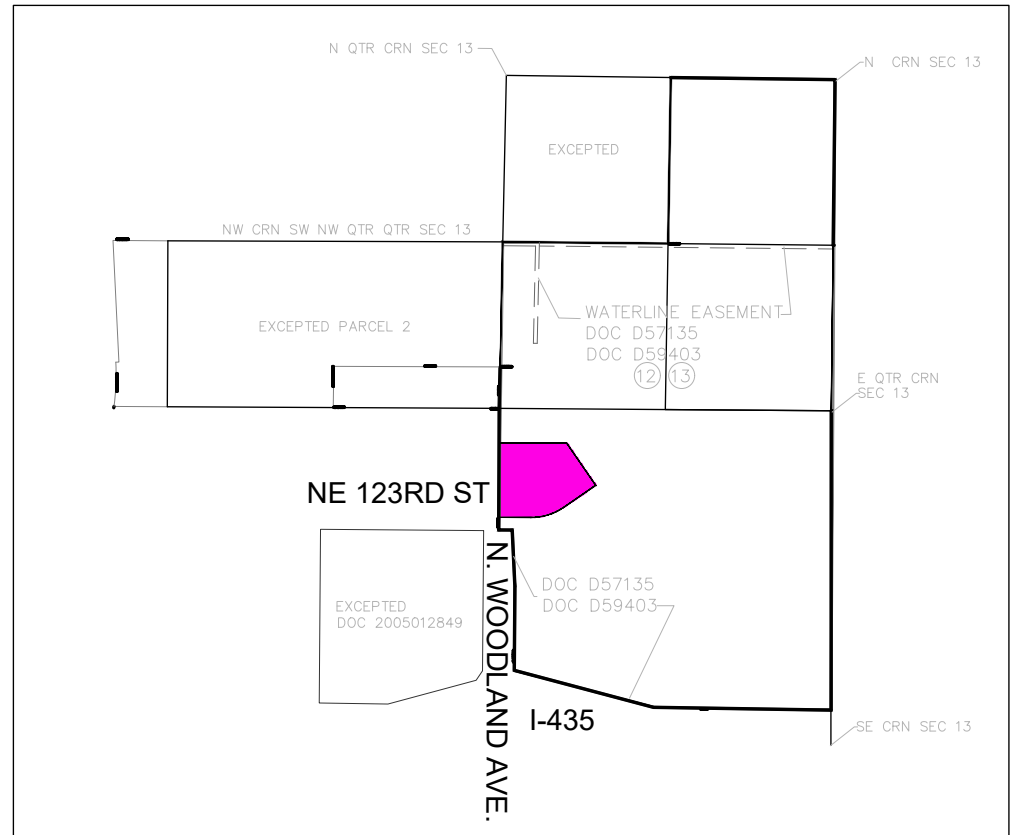
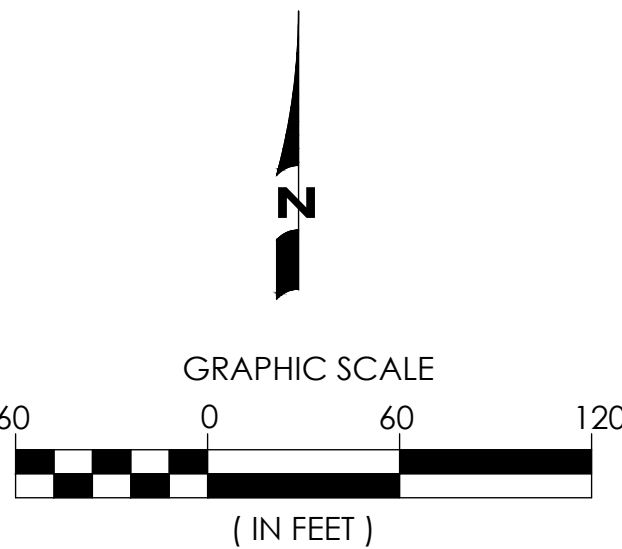
The Section lines were established from found monuments documented with reference ties held by the Missouri Department of Natural Resources recorded Section Corner Reports. Centerline of Woodland Avenue was reestablished base on the Recorded Plat of Woodland Creek First Plat.

BASIS OF BEARINGS:

Missouri State Plane Coordinate System, West Zone, NAD 83

FLOOD STATEMENT

Subject property is shown to be located in Zone X (No Soreen). Other Areas, "Areas of Minimal Flood Hazard", as shown on Flood Insurance Rate Map 29095C0058G effective January 20, 2017.



EXCEPTION AND VICINITY MAP
SECTION 13 -T 52 N- R 33 W