

2007E013657

FINAL PLAT GALLERY OAK CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI

2844
August 2007
3:56 pm
07E013657
C. Waterfield
116.00

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 "GALLERY OAK CONDOMINIUM".

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 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 A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS AND/OR THE WRITTEN APPROVAL OF 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.

IN TESTIMONY WHEREOF, PROPERTIES PLUS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 31 DAY OF JULY, 2007.

DANIEL O. WEINDLING, MANAGING MEMBER

NOTARY CERTIFICATION

STATE OF MISSOURI)
) SS:
COUNTY OF JACKSON)

BE IT REMEMBERED THAT, ON THIS 31 DAY OF JULY, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, CAME DANIEL O. WEINDLING, MANAGING MEMBER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF PROPERTIES PLUS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME TO BE THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF:
I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 9-14-07 Amy L. Ghant

APPROVED BY:

CITY PLAN COMMISSION

APPROVED: NOVEMBER 7, 2006

CHAIRMAN - EVERT ASJES

ASSISTANT SECRETARY - VIRGINIA L. WALSH

CITY ENGINEER - GREGORY J. HOKOS, P.E.

DIRECTOR - STANLEY J. HARRIS, P.E.

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 NO. 661982, DULY AUTHENTICATED AS PASSED THIS 20th DAY OF JANUARY, 2007.

MAYOR - KAY BARNES

CITY CLERK - MILLIE M. CROSS

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREBY DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

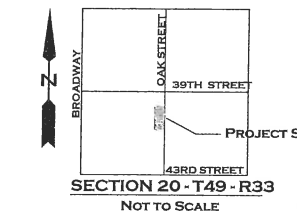
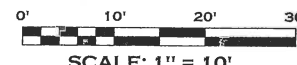
JOHN W. RENNER
MISSOURI PL# No. 2006

LEGAL DESCRIPTION

LOTS 30, 31 AND 32, AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING, BLOCK 2, UNION PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 32; THENCE SOUTH 02°36'34" WEST ALONG THE EAST LINE OF LOTS 30, 31 AND 32 150.25 FEET; THENCE NORTH 87°38'16" WEST ALONG THE SOUTH LINE OF LOT 30 136.10 FEET; THENCE NORTH 02°36'34" EAST ALONG THE CENTER OF THE VACATED ALLEY 150.25 FEET; THENCE SOUTH 87°38'16" EAST ALONG THE NORTH LINE OF LOT 32 136.10 FEET TO THE POINT OF BEGINNING, CONTAINING 20,449 SQUARE FEET, OR 0.47 ACRES MORE OR LESS.

LEGEND
● FOUND 1/2" IRON BAR
N 320334.681
E 842923.980

JOHN RENNER
LAND SURVEYOR
6247 BROOKSIDE BOULEVARD
SUITE NO. 204
KANSAS CITY, MO. 64113
816-333-8841



FINAL PLAT
FOR
GALLERY OAK CONDOMINIUM
A CONDOMINIUM SUBDIVISION IN
KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

RENNER SURVEYING

| | | | |
|-------------------------|-----------------------------------------------------------------------------|----------------------------------------|-----------|
| SUBMITTAL DATE: 8-30-06 | REV. 9-26-06 REV. 2-13-07 REV. 3-2-07 REV. 7-16-07 REV. 7-24-07 | Job No.: 4-05-065FF DWN:RAJ CHKD:JR | F1 |
|-------------------------|-----------------------------------------------------------------------------|----------------------------------------|-----------|

EAST 40TH STREET
(60' RIGHT OF WAY)

N:320442.997
E:842887.399

N:320441.287
E:842928.839

N 87°38'16" W 136.10'

121.04'

80.0'

17.7'

L=23.63'
R=15.00'

POINT OF BEGINNING

ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT

LOT 1

COMMON ELEMENT

S 02°36'34" W 150.25'

OAK STREET
(60' RIGHT OF WAY)

135.19'

UNION PARK
VACATED

S 02°36'34" W
150.25'

60' SEWER EASEMENT
VACATING ALLEY
BY ORDINANCE NO. 30015
JACKSON COUNTY
RECORDED IN BOOK 195003
PAGE 10
DATE PASSED: 7-10-1917

EXIST. APT. BUILDING #4000

COMMON ELEMENT

EXIST. APT. BUILDING #4000

128.4'

128.4'

128.4'

128.4'

LOT 1

COMMON ELEMENT

25.2

12.2

17.7

80'

30.9

30.0

N 87°38'16" W 136.10'

N:320397.256
E:842885.314

N:320395.547
E:842926.755

LOT 29 BLOCK 2
UNION PARK

PARKLAND DEDICATION (MONEY IN LIEU OF PARKLAND)

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ 2390.79 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 20 MULTI-FAMILY UNITS PURSUANT TO SECTION 66-128 CODE OF ORDINANCES OF THE CITY OF KANSAS CITY, MISSOURI.

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED BY GPS OBSERVATION TO STATION JA-106-2 RESET HAVING A GRID FACTOR OF 0.99999024.

STATION JA-106-2 RESET COORDINATES:
N 320734.028
E 842760.027

THIS SURVEY IS "URBAN" CLASS.

STREET GRADES FOR OAK WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 29037 ON JUNE 15, 1905 AND FOR 40TH STREET: ORDINANCE NO. 28730 ON MAY 19, 1906.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER MJ75341, EFFECTIVE DATE AUGUST 3, 2006.

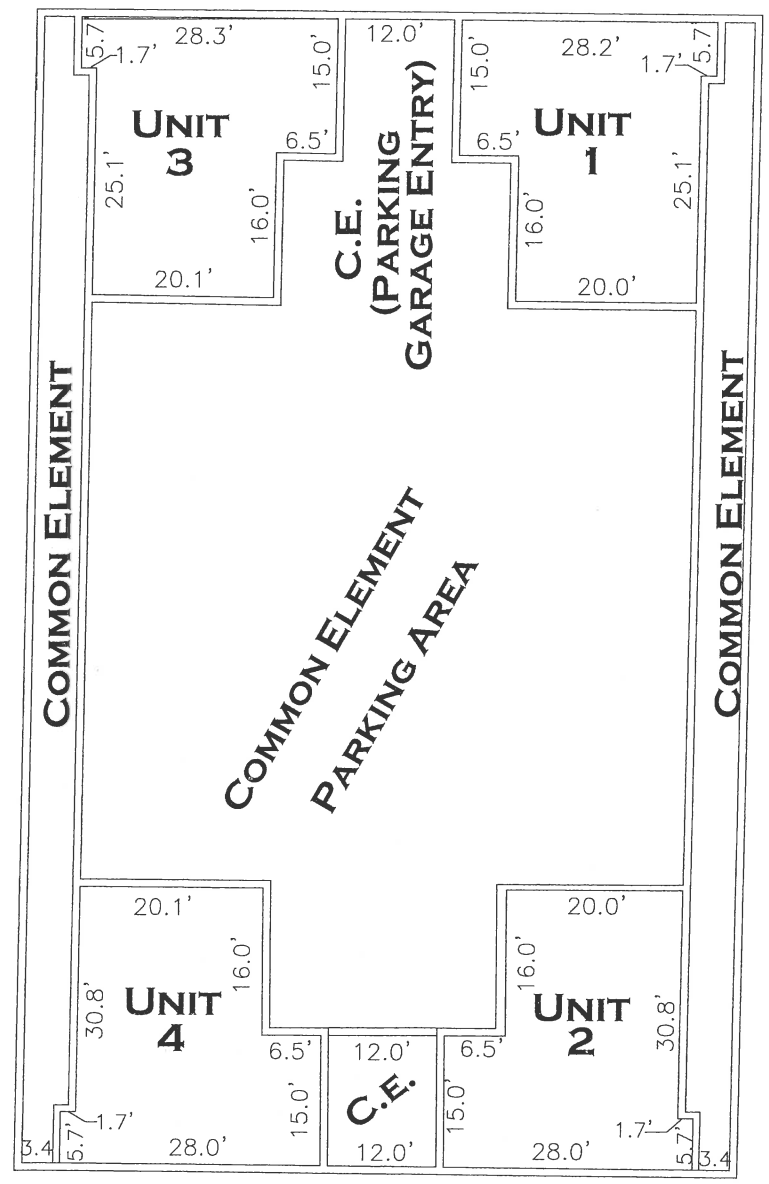
ELEVATIONS ARE BASED ON CITY OF KANSAS CITY DATUM. BENCHMARK IS KC METRO CONTROL STATION JA-106-2 RESET HAVING AN ELEVATION OF 201.90.

DEVELOPER:
DAN WEINDLING
4210 TROOST AVENUE
KANSAS CITY, MO. 64110

2007E0113657

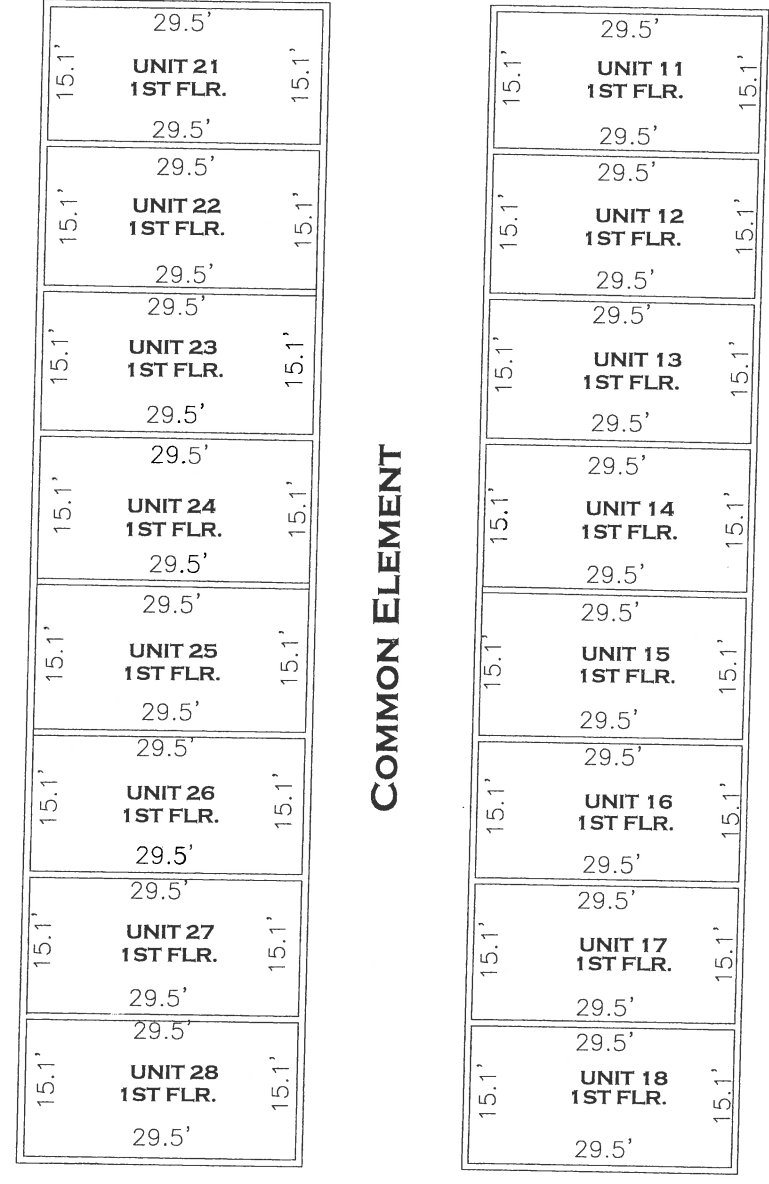
FINAL PLAT GALLERY OAK CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI



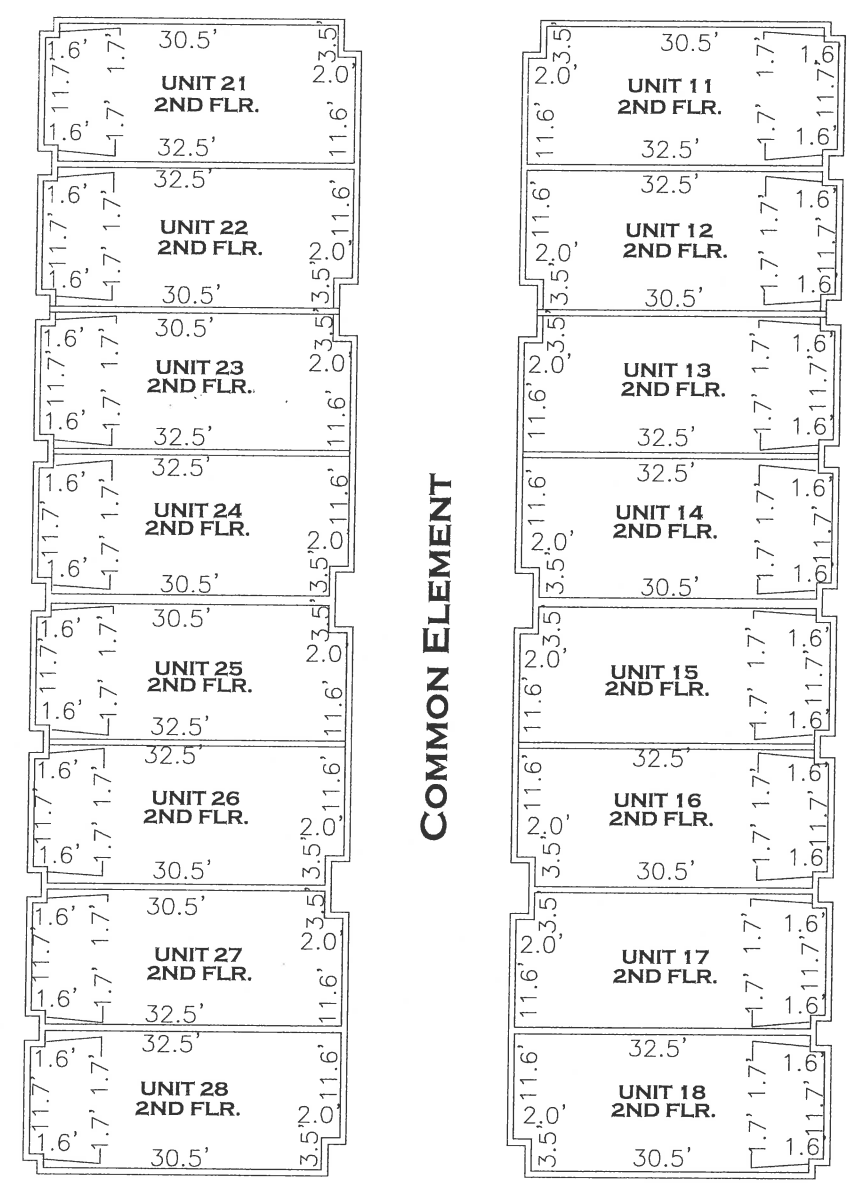
BASEMENT LEVEL 4000

SCALE: 1" = 10'
FIN. FLR. ELEV: 186.84
CEILING ELEV: 194.84



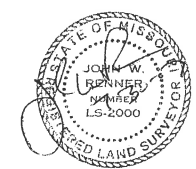
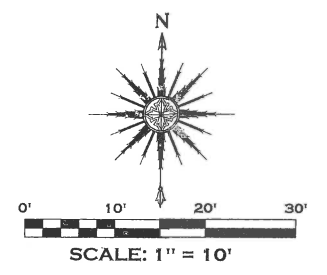
1ST FLOOR PLAN 4000

SCALE: 1" = 10'
FIN. FLR. ELEV: 195.67
CEILING ELEV: 203.67



2ND FLOOR PLAN 4000

SCALE: 1" = 10'
FIN. FLR. ELEV: 204.55
CEILING ELEV: 212.55



LCE = LIMITED COMMON ELEMENT
CE = COMMON ELEMENT



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| FOR | | | |
| GALLERY OAK CONDOMINIUM | | | |
| A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI | | | |
| BUILDING LAYOUTS | | | |
| RENNER SURVEYING | | | |
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