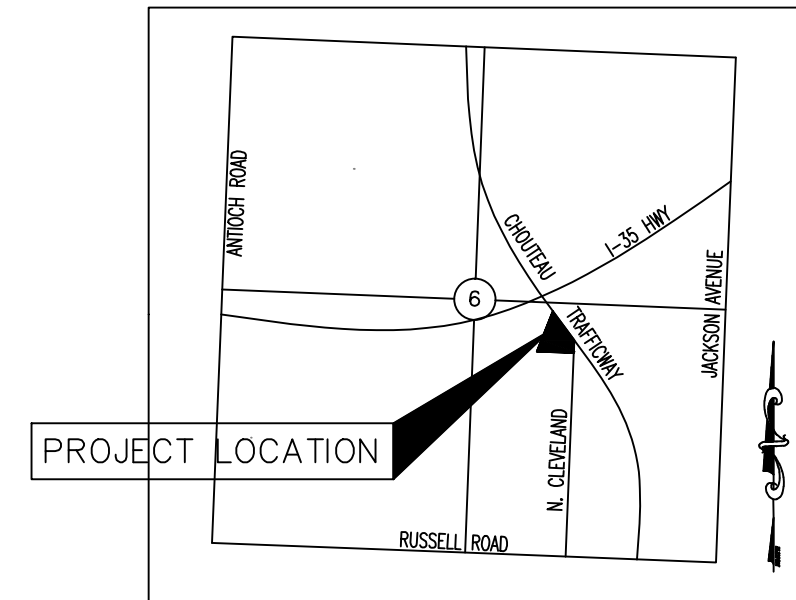


PRELIMINARY PLAT OF CHOUTEAU CROSSINGS WEST A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST

PROPERTY DESCRIPTION: A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N 89°12'42" W ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 50 NORTH, RANGE 32 WEST, A DISTANCE OF 366.61 FEET (MEASURED) 367.37 (DEEDED) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED KANSAS CITY, CLAY COUNTY AND ST. JOSEPH RAILROAD; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1960.08 FEET AND AN INITIAL TANGENT BEARING OF S 36°44'12" W, A DISTANCE OF 0.99 FEET; THENCE S 63°02'22" E (MEASURED) S 64°02'42" E (DEEDED), A DISTANCE OF 124.68 FEET (MEASURED); THENCE S 31°25'01" W (DEEDED), A DISTANCE OF 124.68 FEET (MEASURED); THENCE S 31°25'01" W (DEEDED), A DISTANCE OF 27.71 FEET (MEASURED) 28.15 FEET (DEEDED) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTHEAST CHOUTEAU TRAFFICWAY, AND TO THE POINT OF BEGINNING; THENCE S 45°20'19" E (MEASURED) S 46°13' E (DEEDED), ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.17 FEET (MEASURED) 222.63 FEET (DEEDED); THENCE N 00°36'13" W, A DISTANCE OF 48.70 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S 45°20'19" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 111.33 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CLEVELAND AVENUE; THENCE S 00°03'08" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 244.51 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CLEVELAND AVENUE (FORMERLY SPRING ROAD); THENCE N 87°40'13" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 154.56 FEET (MEASURED) 156.40 FEET (DEEDED), TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 51.62 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N 72°52'56" W, A DISTANCE OF 89.70 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N 72°52'56" W, A DISTANCE OF 89.70 FEET, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND ARC DISTANCE OF 68.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE N 89°11'59" W, A DISTANCE OF 119.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED KANSAS CITY, CLAY COUNTY AND ST. JOSEPH RAILROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.08 FEET AND AN INITIAL TANGENT BEARING OF N 22°34'53" E, AN ARC DISTANCE OF 228.06 FEET (MEASURED) 227.65 FEET (DEEDED); THENCE S 61°14'55" E (MEASURED) S 61°19" E (DEEDED), A DISTANCE OF 31.76 FEET (MEASURED) 31.87 FEET (DEEDED); THENCE N 31°25'01" E (MEASURED) N 30°41' E (DEEDED), A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.914 ACRES (126922 SQ. FT.) OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS OR COVENANTS, RECORDED OR UNRECORDED, IF ANY.



VICINITY MAP
SEC. 6-50-32
NOT TO SCALE

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS TO 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 KNOWN AS "OAK TREE INN".

BASIS OF BEARINGS: NORTH AS SHOWN AND THE BEARING SYSTEM USED IS GRID NORTH, MISSOURI WEST ZONE, NAD83, BASED ON GPS WORK HOLDING KANSAS CITY METRO MONUMENT JA-108.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

EASEMENT: 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 AND GRADING, 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 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 THERE OVER 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.

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.

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.

PERPETUAL PARKING EASEMENT: A PERPETUAL EASEMENT FOR CROSS-LOT PARKING OVER AREAS DESIGNATED "PARKING EASEMENT" ON THIS PLAT IS HEREBY RESERVED TO THE UNDERSIGNED PROPRIETORS, ITS HEIRS, ASSIGNS, ETC., AND ADJOINING PROPERTY OWNERS, IN ORDER THAT THE CUSTOMERS, INVITEES, LICENSEES, AGENTS, AND EMPLOYEES OF ALL LOT(S) AND ADJOINING PROPERTIES SHALL PARK ANYWHERE WITHIN SAID EASEMENT.

PERPETUAL ACCESS EASEMENT: A PERPETUAL EASEMENT OF ACCESS GRANTING THE RIGHT OF ACCESS, INGRESS AND EGRESS OVER, ACROSS AND UPON ALL AREAS DESIGNATED AS "ACCESS EASEMENT" ON THIS PLAT IS HEREBY RESERVED TO THE UNDERSIGNED PROPRIETORS, ITS HEIRS, ASSIGNS, ETC., AND ADJOINING PROPERTY OWNERS, IN ORDER THAT THE CUSTOMERS, INVITEES, LICENSEES, AGENTS, AND EMPLOYEES OF ALL LOT(S) AND ADJOINING PROPERTIES SHALL PARK ANYWHERE WITHIN SAID PLAT.

FLOOD PLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE A" AREA OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS NOT DETERMINED, AND ZONE C, AREAS OF MINIMAL FLOODING ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 290173 0060 B, MAP REVISED DATE: AUGUST 5, 1986.

PRIVATE OPEN SPACE: THIS PLAT IS A PART OF A PHASED PROJECT. IT HAS 1.10 PRIVATE OPEN SPACE ACRES IN THE HONOR GARDEN, WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARK LAND DEDICATION FOR 195 MULTIFAMILY UNITS PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 2.34 PRIVATE OPEN SPACE ACRES IS REQUIRED. 1.24 ACRES WILL BE DEFERRED TO A FUTURE PHASE IN ACCORDANCE WITH THE APPROVED (URBAN REDEVELOPMENT PLAN) APPROVED BY ORDINANCE NO. 120742 PASSED SEPTEMBER 13, 2012.

DEVELOPER: O'NEILL HOTELS AND RESORTS LTD, #1690, 401 W. GEORGIA STREET, VANCOUVER, B.C. V6B 5A1.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED THEIR NAME.
OWNER - JEFFERY L. PETERSON AND JEANIE PETERSON (LOT 2B)

JEFFERY L. PETERSON }
STATE OF } SS
COUNTY OF }
ON THIS _____ DAY OF _____, 2015, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFERY L. PETERSON AND JEANIE PETERSON, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO BEING FIRST DULY SWORN, DID SAY THAT THEY ARE PARTIAL OWNER, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY THEM AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID OWNERS.

IN WITNESS THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

MY APPOINTMENT EXPIRES: _____

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED THEIR NAME.
OWNER - MCDONALD'S REAL ESTATE CO. (LOT 1)

STATE OF }
COUNTY OF } SS
ON THIS _____ DAY OF _____, 2015, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING FIRST DULY SWORN, DID SAY THAT HE OR SHE IS THE _____ OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE HIS OR HER FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

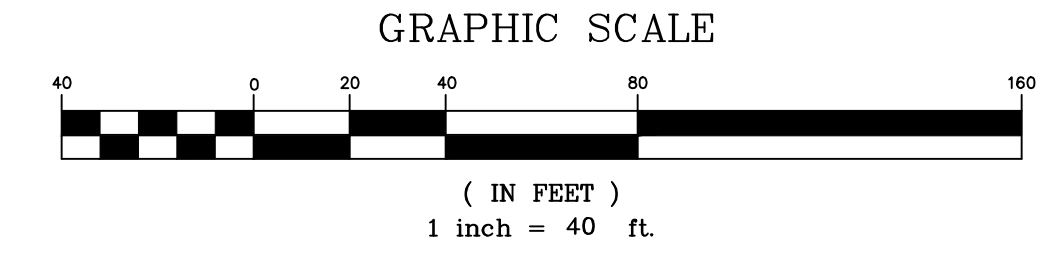
MY APPOINTMENT EXPIRES: _____

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED THEIR NAME.
OWNER - CHOUTEAU DEVELOPMENT COMPANY LLC; ANDY WILLIAMSON (LOT 2A)

STATE OF }
COUNTY OF } SS
ON THIS _____ DAY OF _____, 2015, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING FIRST DULY SWORN, DID SAY THAT HE OR SHE IS THE _____ OF MCDONALD'S CORPORATION, A DELAWARE CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE HIS OR HER FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

MY APPOINTMENT EXPIRES: _____



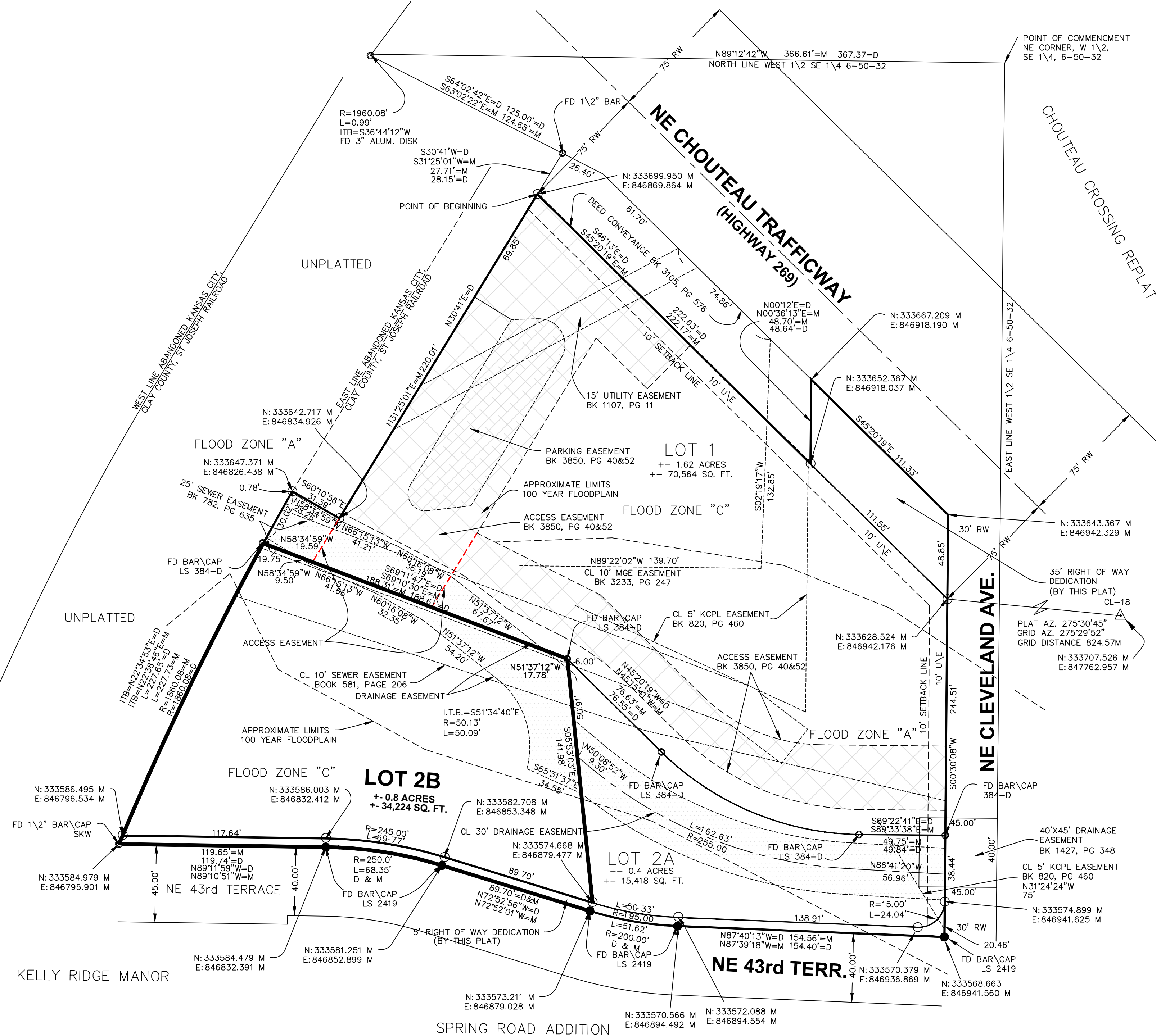
STREET	ORD. NO.	DATE
NORTH CLEVELAND AVE.	15789	AUG. 4, 1952
NE 43RD. TERRACE	15791	AUG. 4, 1952

LEGEND

- =FOUND MONUMENT AS SHOWN
- =FOUND BAR\CAP LS 2518
- =BAR\CAP LS 2419 SET
- =PROPERTY LINE
- =MEASURED
- =PROPERTY LINE
- =PLATTED LOT LINE
- =OWNERSHIP LINE
- =CALCULATED
- =DEED
- =PROPERTY LINE
- =MEASURED

MISSOURI STATE PLANE COORDINATES, WEST ZONE, (NAD 83)
COORDINATES ARE IN METERS (METERS TO FEET=3.28083333)

- ▨=PARKING EASEMENT BK 3850, PG 40&52
- ▨=ACCESS EASEMENT BK 3850, PG 40&52
- ▨=DRAINAGE EASEMENT



CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: _____

BABETTE MACY, CHAIRMAN RALPH S. DAVIS, P.E. CITY ENGINEER

DIANE M. BINCKLEY, ASSISTANT SECRETARY SHERRI K. McINTYRE, P.E. DIRECTOR OF PUBLIC WORKS

CITY COUNCIL: THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NUMBER _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2015.

SYLVESTER "SLV" JAMES JR., MAYOR MARILYN SANDERS, CITY CLERK

4600 College Boulevard,
Suite 100
Overland Park, Kansas
66211
913-451-1818
Fax 913-451-7599

SHEET 1
OF 1