the st. Av swat. 284. the st. Av swat. 280. the st. Av swat. 260. the st. Av swat. 260. the st. Av swat. 260. 2007E0113657 FINAL PLAT GALLERY OAK CONDOMINIUM HATCONS OF THE CONTROL OF T C. Waterfield KANSAS CITY, JACKSON COUNTY MISSOURI 11600 **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" POINT OF 121.04¹ **BEGINNING** 25.2 30.9 17.7 ADDTIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT LOT 1 COMMON ELEMENT N 50. COMMON ELEMENT STREET EXIST. APT. EXIST. APT. 35. BUILDING BUILDING 34" #4000 #4000 ∞ ∞ Ø ∞ ∞ 0 \sim \sim (1) m N N 0 8 0 0 S LOT 1 COMMON ELEMENT 30.9 25.2 30.0 80 N 87°38'16" W 136.10 LOT 29 BLOCK 2 N:320395.547 N:320397.256 E:842926.755 E:842885.314

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 "CALLERY OAK CONDOMINIUM".

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, CAS, ELECTRICITY SE YEAR DEPHONE, CABLE TY, AND SUFFACE DRAIMAGE, INCLUDING, BUT NOT LIMITED TO EPHONE, CABLE TY, AND SUFFACE DRAIMAGE, INCLUDING, BUT NOT LIMITED TO EPHONE, CABLE TY, AND SUFFACE DRAIMAGE, INCLUDING, BUT NOT LIMITED TO EPHONE, CABLE TY, AND SUFFACE DRAIMAGE, INCLUDING, BUT NOT LIMITED TO EPHONE, ORDER ALLO PTHEM UPON, OVER, UNDER AND ALLONG THE STRIPS OF LAND DESIGNATED ALLO PTHEM UPON, OVER, UNDER AND ALLONG THE STRIPS OF LAND DESIGNATED ASSEMBLYS (U.F.), PROVIDED THAT THE EASEMENT GRANTED HERRIN IS SUBJECT TO CASEMBLY SUBJECT TO SHARD THE LOCATION OF THE TAT THEY SHALL BE SUBDROINNATE TO SAID PUBLIC RIGHT OF WAY IN THE EYEM THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS AND EDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS AND EDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS AND EDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS AND EDICATED OVER THE LOCATION OF THE MUST ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS AND EDICATED OVER THE LOCATION OF THE MUST ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED TO THAT PURPOSE ONLY. ALL OF THE WAY IS DEDICATED TO THE PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE OWN OF THE RESONATE ON ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OF RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE FORESAUD 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 IT'S FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUY BE REASONABLY NECESSARY IN EXERCISING MUCH

STREET DEDICATION

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

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HERBEY GRANTED TO KARSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION MAINTENANCE OF MATER MAINS. SANITARY AND STORM SEWER LINES, COLLECTION OF GARBGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL. PROVIDED, HOWEVER, SUCH RIGHT OF OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET BY WITTUE 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 WIRTUE OF THE EXERCISE OF SUCH RIGHTS.

THIS PLAT, GALLERY OAK CONDOMINIUM, A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1986) AS ADDPTED BYTHE STATUES OF MISSOUR! IN SECTION 448.1-101ET.SEC, AND AS PROVIDED IN THE DECLARATION ON BYLAWS RECORDED CONCURRENTLY HEREWITH.

UNIT BOUNDARIES SHOWN ARE MEASURED TO THE UNDER SURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE UNTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS, PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE FORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELYTO THAT UNIT. THIS SHALLA ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS: GALLERY OAK CONDOMINIUM, A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS NOTED OTHERWISE.

THIS PROJECT CONSISTS OF ONE BUILDING WITH A TOTAL OF TWENTY UNITS, TWENTY OFF-SITE PARKING SPACES AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS HOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

PARKLAND DEDICATION (MONEY IN LIEU OF PARKLAND)

THE DEVELOPER ELECTS TO PAYTHE 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.

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 0.9999024.

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,

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:

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.

DANIEL O. WEINDLING, MANAGING MEMBER

NOTARY CERTIFICATION

STATE OF MISSOURI)

)SS: COUNTY OF JACKSON)

BE IT REMEMBERED THAT, ON THIS \$\frac{3}{2}\$ 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 SAYTHAT HE IS THE MANAGER OF PROPERTIES PLUS, LLC, 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 THE ACT AND DEED OF SAID COMPANY.

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

AMY L. GRANT Notaty Public-Notary Se STATE OF MISSOURI ACKSON COUNT

CITY PLAN COMMISSION

Dulle

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.

AUTHENTICATED AS PASSED THIS 15 DAY OF THE PROPERTY HERE

OF THE PROPERTY

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN 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



LEGAL DESCRIPTION

G.I.S. DEPT.

SCALE: 1" = 10"

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 SOUTH 87°38°16" WEST ALONG THE SOUTH LINE OF LOT 30 136,10 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.

Coul Stelles PAUL R. SHELTON 8/24/07

3RD STREET

SECTION 20 - T49 - R33

NOT TO SCALE

LEGEND FOUND 1/2" IRON BAR

N 320334.661 STATE PLANE COORDINATES (METERS

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

FINAL PLAT

GALLERY OAK CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI

GENERAL SITE PLAN

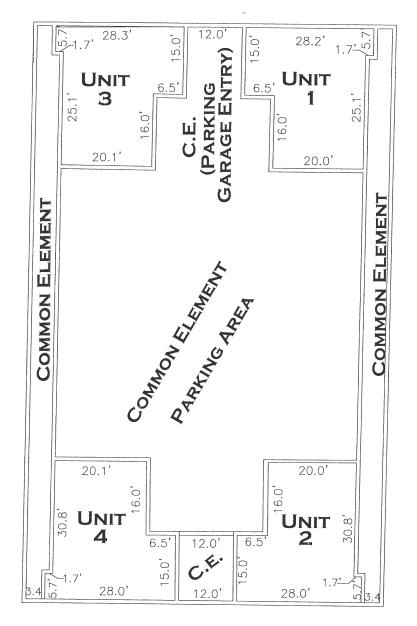
RENNER SURVEYING

REV. 9-26-06
SUBMITTAL
DATE: 8-30-06
REV. 7-16-07
REV. 7-24-07
REV. 7-24-07

DWN:RAJ CHKD:JR

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

29.5' 29.5' UNIT 24 1ST FLR. 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5'	15.1, 15.1,
29.5' 29.5' UNIT 22 1ST FLR. 29.5' 29.5' UNIT 23 1ST FLR. 29.5' 29.5' UNIT 24 1ST FLR. 29.5' 29.5' UNIT 25 1ST FLR. 29.5' 29.5' 29.5' 29.5'	15.1, 15.1,
29.5' UNIT 22 1ST FLR. 29.5' 29.5' UNIT 23 1ST FLR. 29.5' 29.5' UNIT 24 1ST FLR. 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5'	15.1
29.5' UNIT 22 1ST FLR. 29.5' 29.5' UNIT 23 1ST FLR. 29.5' 29.5' UNIT 24 1ST FLR. 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5'	15.1,
29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5' 29.5'	15.1,
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UNIT 23 1ST FLR. 29.5' 29.5' UNIT 24 1ST FLR. 29.5' 29.5' UNIT 25 1ST FLR. 29.5'	_
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UNIT 24 1ST FLR. 29.5' 29.5' UNIT 25 1ST FLR. 29.5'	
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UNIT 25 1ST FLR. 29.5'	
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UNIT 26	-
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UNIT 27 TO STATE TO S	
29.5'	
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UNIT 28 TO STATE THE STATE OF T	
29.5'	

29.5 29.5 UNIT 12 1ST FLR. 29.5 29.5 **UNIT 13** 1ST FLR. 29.5 ELEMENT 29.5 UNIT 14 1ST FLR. 29.5' 29.5 COMMON **UNIT 15** 1ST FLR. 29.5' 29.5 **UNIT 16** 1ST FLR. 29.5 29.5 UNIT 17 1ST FLR. 29.5 29.5 UNIT 18 1ST FLR. 29.5'

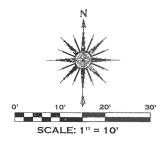
29.5

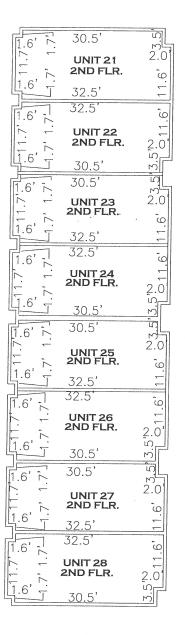
UNIT 11

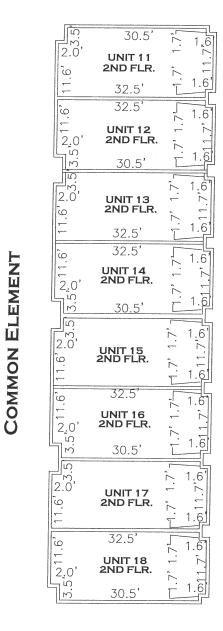
1ST FLR.

1ST FLOOR PLAN 4000

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







2ND FLOOR PLAN 4000

COMMON

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



LCE = LIMITED COMMON ELEMENT CE = COMMON ELEMENT



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

FINAL PLAT

GALLERY OAK CONDOMINIUM

A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI **BUILDING LAYOUTS**

RENNER SURVEYING

DATE: 8-30-06 WN:RAJ CHKD:JR