

FINAL PLAT OAK STREET CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI

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 "OAK STREET 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 COVERAGE OF 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.

STREET DEDICATION

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

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 RELIABLE 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 OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE OR ANY DAMAGE TO ANY PRIVATE STREET 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.

CONDOMINIUM LANGUAGE

THIS PLAT, OAK STREET 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 ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BY-LAWS 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 INTERSECTION 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 PORTIONS 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 LOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL 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: OAK STREET 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 THREE BUILDINGS WITH A TOTAL OF 24 UNITS, 24 ON-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 (L.C.E.). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS.

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 0.9999024.

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

THIS SURVEY IS "URBAN" CLASS.

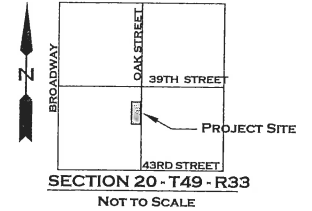
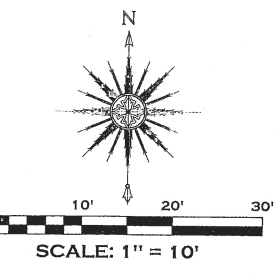
STREET GRADES FOR OAK WERE PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 29037 ON JUNE 15, 1905.

INFORMATION SHOWN HEREON IS BASED ON ASSURED QUALITY TITLE COMPANY COMMITMENT NUMBER M75346, 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.

LEGEND

- L.C.E. = LIMITED COMMON ELEMENT
- (C) = CENTERLINE
- (P) = PLAT
- (M) = MEASURED
- ▲ FOUND MAG NAIL / SHINER
- FOUND 3/8" IRON BAR
- FOUND 1/2" IRON BAR



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 June, 2007.

PROPERTIES PLUS, L.L.C.

DANIEL O. WEINBLING, MANAGING MEMBER
 P. Waterfield
 Director of Research

NOTARY CERTIFICATION

STATE OF MISSOURI
 COUNTY OF JACKSON SS:
 BE IT REMEMBERED THAT ON THIS 31 DAY OF June, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DANIEL O. WEINBLING, OF PROPERTIES PLUS, L.L.C., OWNER OF THE LANDS SHOWN HEREON, AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF:

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

MY COMMISSION EXPIRES:

AMY L. GRANT
 Notary Public-Notary Seal
 STATE OF MISSOURI
 JACKSON COUNTY
 My Commission Expires Sept. 14, 2007

APPROVED BY:

CITY PLAN COMMISSION PUBLIC WORKS
 APPROVED: NOVEMBER 7, 2006
 CHAIRMAN - EVERT ASHMAN
 ASSISTANT SECRETARY - VIRGINIA L. WALSH
 CITY ENGINEER - GREGORY J. ROKOS, 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. 970-206 DULY AUTHENTICATED AS PASSED THIS 14 DAY OF July, 2007.

MAYOR - MARK FUNKHOUSER

CITY CLERK - MILLIE M. GROSSLAND

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I 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 PROFESSIONALS, 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
 LAND SURVEYOR
 6247 BROOKSIDE BOULEVARD
 SUITE NO. 204
 KANSAS CITY, MO. 64113
 816-333-8841

LEGAL DESCRIPTION

LOTS 26, 27, 28 AND 29, 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 29; THENCE SOUTH 02°36'34" WEST ALONG THE EAST LINE OF LOTS 26, 27, 28 AND 29 200.00 FEET; THENCE NORTH 87°38'16" WEST ALONG THE SOUTH LINE OF LOT 26 136.10 FEET; THENCE NORTH 02°36'34" EAST ALONG THE CENTER OF THE VACATED ALLEY 200.00 FEET; THENCE SOUTH 87°38'16" EAST ALONG THE NORTH LINE OF LOT 29 136.10 FEET TO THE POINT OF BEGINNING, CONTAINING 27,220 SQUARE FEET, OR 0.62 ACRES MORE OR LESS.

PARKLAND DEDICATION: (MONEY IN LIEU OF PARKLAND)
 THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$ 2,868.94 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR TWENTY-FOUR MULTI FAMILY CONDOMINIUM UNITS, PURSUANT TO SECTION 66-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

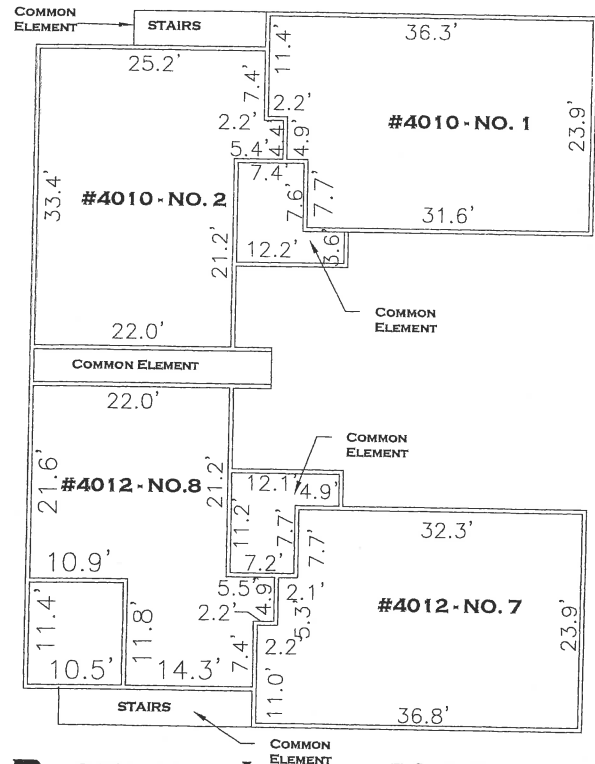
FINAL PLAT
 FOR
 OAK STREET CONDOMINIUM
 A CONDOMINIUM SUBDIVISION IN
 KANSAS CITY, JACKSON COUNTY MISSOURI

RENNER SURVEYING	
REVISION	DATE
REV. 1-12-07	REV. 3-22-07
REV. 3-22-07	REV. 5-18-07
REV. 5-18-07	
JOB NO.:	4-05-06FF
DWN:RAJ	CHKD:JR
F1	

2008E0002046

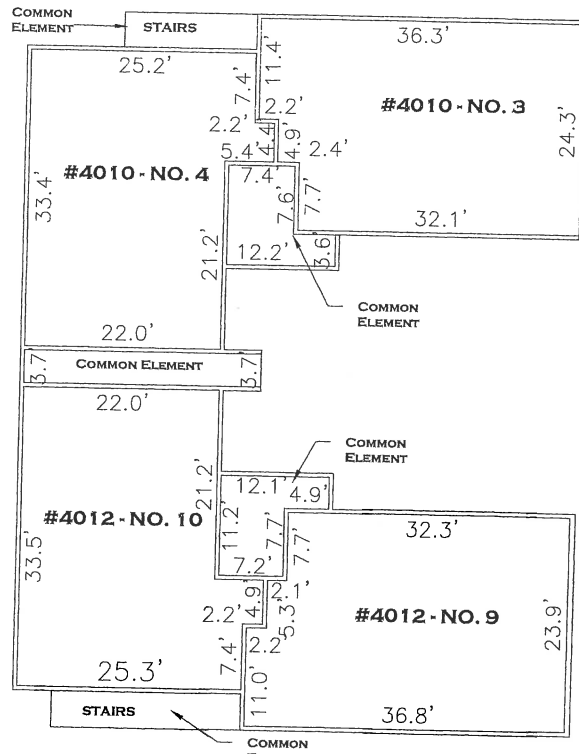
FINAL PLAT OAK STREET CONDOMINIUM

KANSAS CITY, JACKSON COUNTY MISSOURI



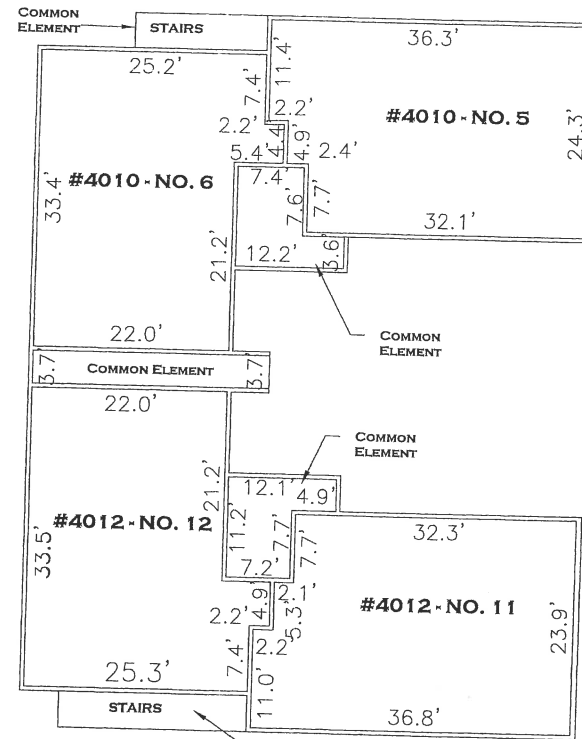
BASEMENT LEVEL 4010-4012

SCALE: 1" = 10'
FIN. FLR. ELEV: 192.29
CEILING ELEV: 200.29



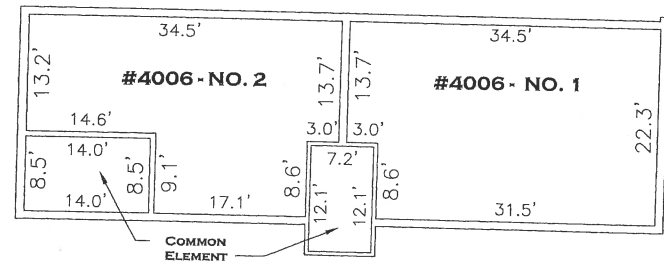
1ST FLOOR PLAN 4010-4012

SCALE: 1" = 10'
FIN. FLR. ELEV: 201.27
CEILING ELEV: 209.27



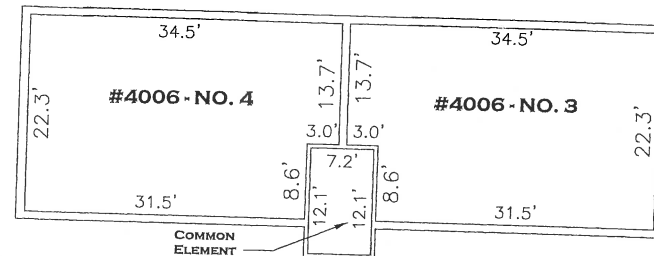
2ND FLOOR PLAN 4010-4012

SCALE: 1" = 10'
FIN. FLR. ELEV: 210.18
CEILING ELEV: 218.18



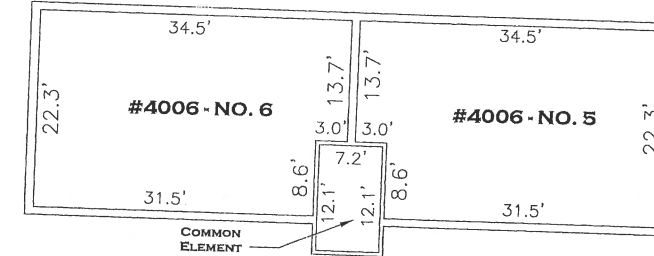
BASEMENT LEVEL 4006-4008

SCALE: 1" = 10'
FIN. FLR. ELEV: 192.83
CEILING ELEV: 200.93



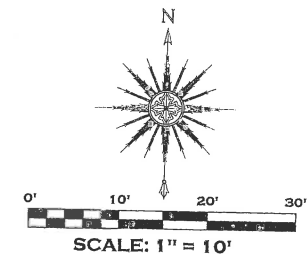
1ST FLOOR PLAN 4006 - 4008

SCALE: 1" = 10'
FIN. FLR. ELEV: 201.81
CEILING ELEV: 209.91



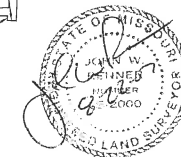
2ND FLOOR PLAN 4006 - 4008

SCALE: 1" = 10'
FIN. FLR. ELEV: 210.69
CEILING ELEV: 218.69



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

L.C.E. = LIMITED COMMON ELEMENT



FINAL PLAT FOR OAK STREET CONDOMINIUM			
A CONDOMINIUM SUBDIVISION IN KANSAS CITY, JACKSON COUNTY MISSOURI			
BUILDING LAYOUTS			
RENNER SURVEYING			
SUBMITTAL DATE: 8-30-06	REV. 1-12-07 REV. 5-18-07 REV. REV. REV. REV.	JOB No.: 405-066FP	F2
		DWN:RAJ CHKD:JR	