

STANDARDIZED LEGAL DESCRIPTIONS AND EXHIBITS



Public Works Department, Engineering Division

June 14, 2004

**UNIFIED GOVERNMENT STANDARDIZED LEGAL
DESCRIPTIONS AND EXHIBITS**

**For: Roads, Bridges, Short Span Structures,
and Sewers**

**Public Works Department, Engineering Division
Surveying Section**

Approved:

**Frederick A. Backus, P.E.
County Engineer**

Date

**L. Allen Greenwood, P.L.S.
Unified Government Surveyor**

Date

GENERAL REQUIREMENTS FOR RIGHT-OF-WAY PLANS, EXHIBITS AND DESCRIPTIONS

I. Right-of-Way Plans (Strip Maps) - Sheet Size = 24" x 36".

- A. Cover Sheet
 - 1. Project Title, City Project Number, City File Number, and Federal Aid Project Number
 - 2. Location Map showing Section, Township, Range and Major Street Names or Numbers.
 - 3. Sheet index, general notes, legend, horizontal & vertical control, etc.
 - 4. Signature and seal of a Professional Surveyor in the State of Kansas.
- B. Plan Sheets
 - 1. Scale shall be the same as the construction plans or any legible scale.
 - 2. Provide colors for various acquisitions:
 - a. Red = Right-of-Ways Required
 - b. Blue = Permanent Easements
 - c. Green = Temporary Construction Easements
 - 3. Orientation of drawing shall be either West to East or South to North.
 - 4. Numbering of Tracts shall be in numerical order and continuous throughout project.
 - 5. Location Map showing Section, Township, Range and Major Street Names or Numbers.
 - 6. Title block shall show the Project Title, City Project Number, Tract Number & Owners Name.
 - 7. North Arrow, Bar Scale, Legend

II. Ownership Exhibits – Sheet Size to be 11" x 17" and Scale Convenient to Depict Required Information.

- A. Show total ownership boundary and sufficient information to follow the ownership description including, but not limited to: POC and the POB; dimensions (measured and platted / recorded if different); bearings; curved data used to define the size and shape of the property.
- B. Provide tract numbers, e.g. 1, 2, 3, 4...; ownership names and address; County parcel number.
- C. Show easement boundaries and sufficient information to follow the easement descriptions including, but not limited to: POC and the POB; dimensions (measured and platted / recorded if different); bearings; curved data used to define the size and shape of the easement.
- D. Information recited in the easement description needs to be shown on the exhibit.
- E. Shade and/or screen easement in a manner that easily differentiates one easement from another and allows text to be easily read and reproduced.
- F. Show easement legend.
- G. Provide an ownership legend showing tract number, property owner name(s), areas of right-of-way/easements, total ownership, and remainder area.
- H. Exhibit shall generally be prepared in accordance with Kansas Minimum Standards for the Preparation of Plats or Certificates of Survey.
- I. Signature and seal of a Professional Land Surveyor in the State of Kansas responsible for the preparation of the Exhibit.
- J. Provide a vicinity map showing parcel in relation to project, major streets and section of land.

III. Right-of-Way and Easement Descriptions – Sheet size 8 ½” X 11”.

- A. In upper right hand corner, show the following information:
 - 1. Tract Number
 - 2. Owner(s) Name
 - 3. City Project Number
 - 4. Date
- B. Show the type of acquisition in the title:
 - 1. Right-of-Way Description.
 - 2. Permanent Easement Description.
 - 3. Temporary Construction Easement Description.
 - 4. Grading Easement Description.
- C. Recite in the Preamble to the Description the following:
 - 1. Section, Township, and Range and/or
 - 2. Recorded Subdivision together with Lot(s) and Block(s), if applicable.
 - 3. Basis of Bearings in Parenthesis.
- D. Double space between all calls in the legal description.
- E. In general, prepare the description in accordance with Kansas Minimum Standards for Legal Descriptions.
- F. Allow a space for the Signature and seal of a Professional Land Surveyor in the State of Kansas responsible for the preparation of the Legal Description.
- G. Allow a space for the Signature and Date of the Unified Government Surveyor approving the description.
- H. Prepare an Index Sheet showing the Tract Number; Owner(s); Type of Legal Description; and Date Submitted.

IV. Supply an electronic copy of all easements in the City’s current word processing format.

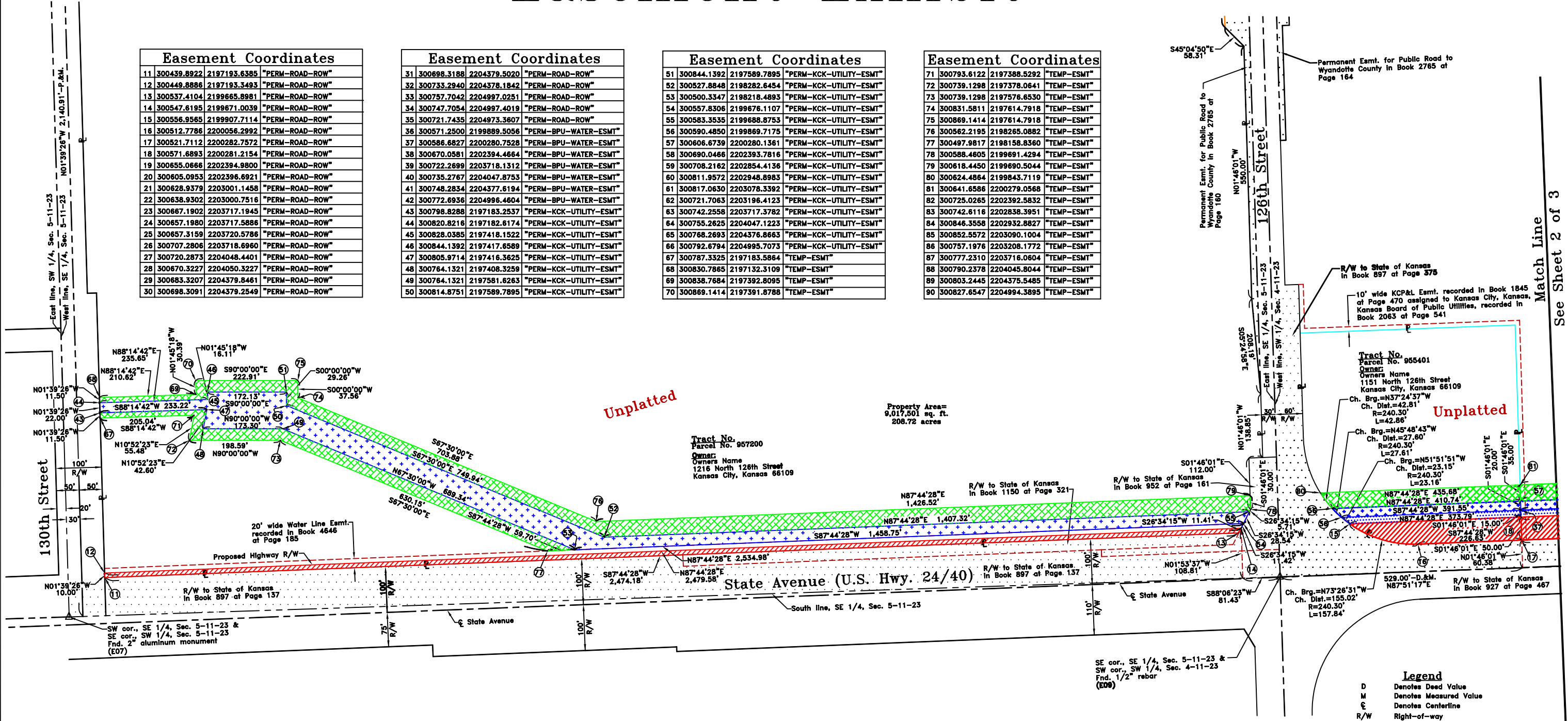
Easement Exhibit

Easement Coordinates			
11	300439.8922	2197193.6385	"PERM-ROAD-ROW"
12	300449.8886	2197193.3493	"PERM-ROAD-ROW"
13	300537.4104	2199665.8981	"PERM-ROAD-ROW"
14	300547.6195	2199671.0039	"PERM-ROAD-ROW"
15	300556.9565	2199907.7114	"PERM-ROAD-ROW"
16	300512.7786	2200056.2992	"PERM-ROAD-ROW"
17	300521.7112	2200282.7572	"PERM-ROAD-ROW"
18	300571.6893	2200281.2154	"PERM-ROAD-ROW"
19	300655.0666	2202394.9800	"PERM-ROAD-ROW"
20	300605.0953	2202396.6921	"PERM-ROAD-ROW"
21	300628.9379	2203001.1458	"PERM-ROAD-ROW"
22	300638.9302	2203000.7516	"PERM-ROAD-ROW"
23	300667.1902	2203717.1945	"PERM-ROAD-ROW"
24	300657.1980	2203717.5886	"PERM-ROAD-ROW"
25	300657.3159	2203720.5786	"PERM-ROAD-ROW"
26	300707.2806	2203718.6960	"PERM-ROAD-ROW"
27	300720.2873	2204048.4401	"PERM-ROAD-ROW"
28	300670.3227	2204050.3227	"PERM-ROAD-ROW"
29	300683.3207	2204379.8461	"PERM-ROAD-ROW"
30	300698.3091	2204379.2549	"PERM-ROAD-ROW"

Easement Coordinates			
31	300698.3188	2204379.5020	"PERM-ROAD-ROW"
32	300733.2940	2204378.1842	"PERM-ROAD-ROW"
33	300757.7042	2204997.0251	"PERM-ROAD-ROW"
34	300747.7054	2204997.4019	"PERM-ROAD-ROW"
35	300721.7435	2204973.3807	"PERM-ROAD-ROW"
36	300571.2500	2199889.5056	"PERM-BPU-WATER-ESMT"
37	300586.6827	2200280.7528	"PERM-BPU-WATER-ESMT"
38	300670.0581	2202394.4664	"PERM-BPU-WATER-ESMT"
39	300722.2699	2203718.1312	"PERM-BPU-WATER-ESMT"
40	300735.2767	2204047.8753	"PERM-BPU-WATER-ESMT"
41	300748.2834	2204377.6194	"PERM-BPU-WATER-ESMT"
42	300772.6936	2204996.4604	"PERM-BPU-WATER-ESMT"
43	300798.8288	2197183.2537	"PERM-KCK-UTILITY-ESMT"
44	300820.8216	2197182.6174	"PERM-KCK-UTILITY-ESMT"
45	300828.0385	2197418.1522	"PERM-KCK-UTILITY-ESMT"
46	300844.1392	2197417.6589	"PERM-KCK-UTILITY-ESMT"
47	300805.9714	2197416.3625	"PERM-KCK-UTILITY-ESMT"
48	300764.1321	2197408.3259	"PERM-KCK-UTILITY-ESMT"
49	300764.1321	2197581.6263	"PERM-KCK-UTILITY-ESMT"
50	300814.8751	2197589.7895	"PERM-KCK-UTILITY-ESMT"

Easement Coordinates			
51	300844.1392	2197589.7895	"PERM-KCK-UTILITY-ESMT"
52	300527.8848	2198282.6454	"PERM-KCK-UTILITY-ESMT"
53	300500.3347	2198218.4893	"PERM-KCK-UTILITY-ESMT"
54	300557.8306	2199676.1107	"PERM-KCK-UTILITY-ESMT"
55	300583.3535	2199688.8753	"PERM-KCK-UTILITY-ESMT"
56	300590.4850	2199869.7175	"PERM-KCK-UTILITY-ESMT"
57	300606.6739	2200280.1361	"PERM-KCK-UTILITY-ESMT"
58	300690.0466	2202393.7816	"PERM-KCK-UTILITY-ESMT"
59	300708.2162	2202854.4136	"PERM-KCK-UTILITY-ESMT"
60	300811.9572	2202948.8983	"PERM-KCK-UTILITY-ESMT"
61	300817.0630	2203078.3392	"PERM-KCK-UTILITY-ESMT"
62	300721.7063	2203196.4123	"PERM-KCK-UTILITY-ESMT"
63	300742.2558	2203717.3782	"PERM-KCK-UTILITY-ESMT"
64	300755.2625	2204047.1223	"PERM-KCK-UTILITY-ESMT"
65	300768.2693	2204376.8663	"PERM-KCK-UTILITY-ESMT"
66	300792.6794	2204995.7073	"PERM-KCK-UTILITY-ESMT"
67	300787.3325	2197183.5864	"TEMP-ESMT"
68	300830.7865	2197132.3109	"TEMP-ESMT"
69	300838.7684	2197392.8095	"TEMP-ESMT"
70	300869.1414	2197391.8788	"TEMP-ESMT"

Easement Coordinates			
71	300793.6122	2197388.5292	"TEMP-ESMT"
72	300739.1298	2197378.0641	"TEMP-ESMT"
73	300739.1298	2197576.6530	"TEMP-ESMT"
74	300831.5811	2197614.7918	"TEMP-ESMT"
75	300869.1414	2197614.7918	"TEMP-ESMT"
76	300562.2195	2198265.0882	"TEMP-ESMT"
77	300497.9817	2198158.8360	"TEMP-ESMT"
78	300588.4605	2199691.4294	"TEMP-ESMT"
79	300618.4450	2199690.5044	"TEMP-ESMT"
80	300624.4864	2199843.7119	"TEMP-ESMT"
81	300641.6586	2200279.0568	"TEMP-ESMT"
82	300725.0265	2202392.5832	"TEMP-ESMT"
83	300742.6116	2202838.3951	"TEMP-ESMT"
84	300846.3558	2202932.8827	"TEMP-ESMT"
85	300852.5572	2203090.1004	"TEMP-ESMT"
86	300757.1976	2203208.1772	"TEMP-ESMT"
87	300777.2310	2203716.0604	"TEMP-ESMT"
88	300790.2378	2204045.8044	"TEMP-ESMT"
89	300803.2445	2204375.5485	"TEMP-ESMT"
90	300827.6547	2204994.3895	"TEMP-ESMT"



Unplatted

Unplatted

Sheet Index	
1	Sheet description
2	Sheet description
3	Sheet description
4	Sheet description

Certification:

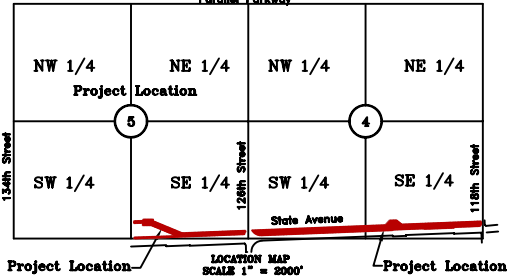
This is to certify that the exhibit shown hereon was made by me, or under my direct supervision, this _____ day of _____, 2003, that the results are correctly shown and said survey meets or exceeds current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

Surveyor's Name - L.S. No.

Ownership Chart

TRACT	OWNERS NAME	AREA	ROW	PERM. (BPU)	PERM. (KCK)	REMAINING	TEMP.
1							
2							
3							
4							
5							
6							
7							

Section 4 & 5
TWP 11S - RNG 23E
Wyandotte County, Kansas
Parallel Parkway



Owner:
Tract No.

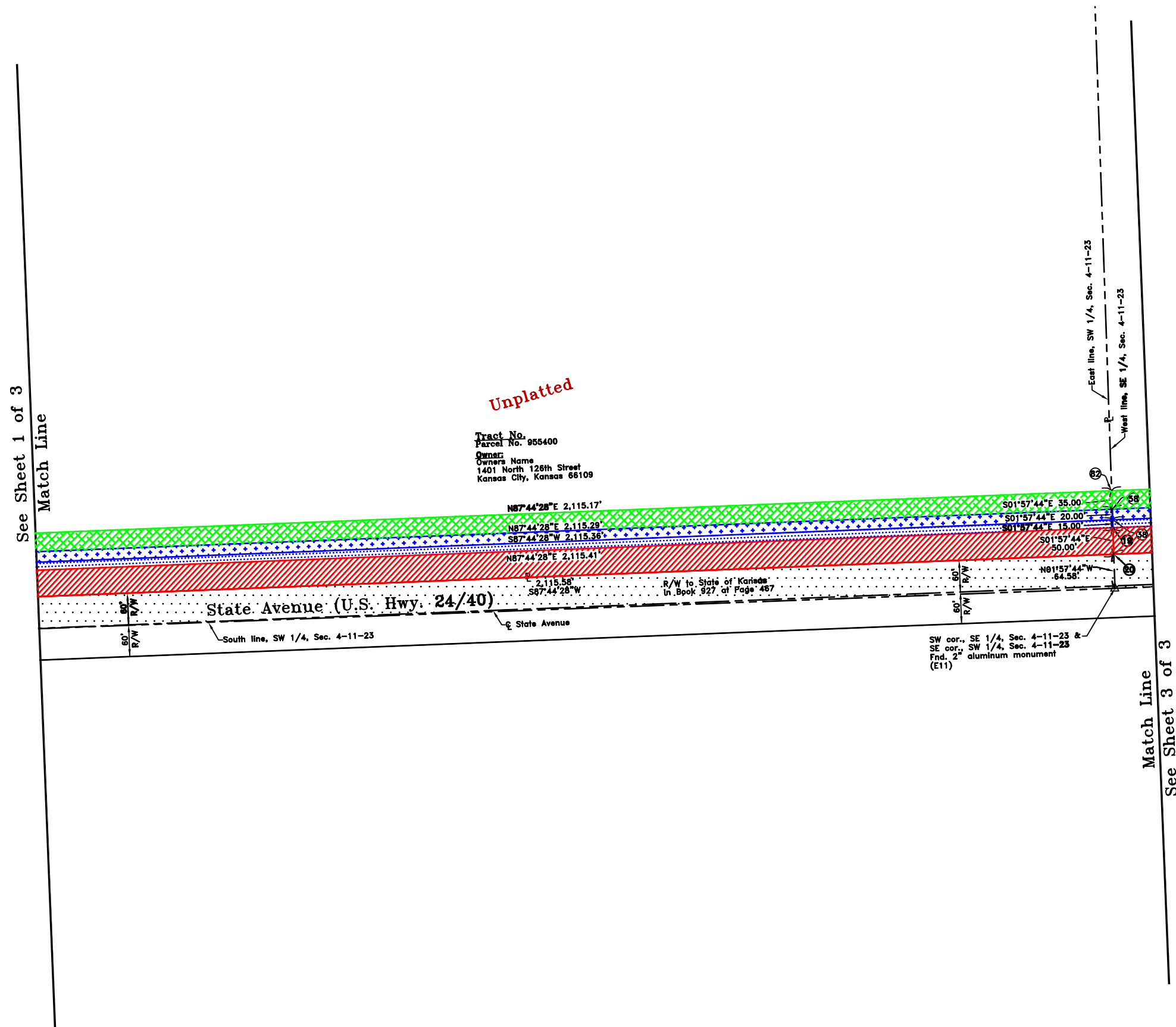
Company Name, Address
& Phone No.

Project Name
CMIP No.

DRAWN BY	JOB NO.	SHEET
APPROVED BY	DATE	OF
DRAWING FILE:		

Match Line
See Sheet 2 of 3

Easement Exhibit



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Owner:
Tract No.

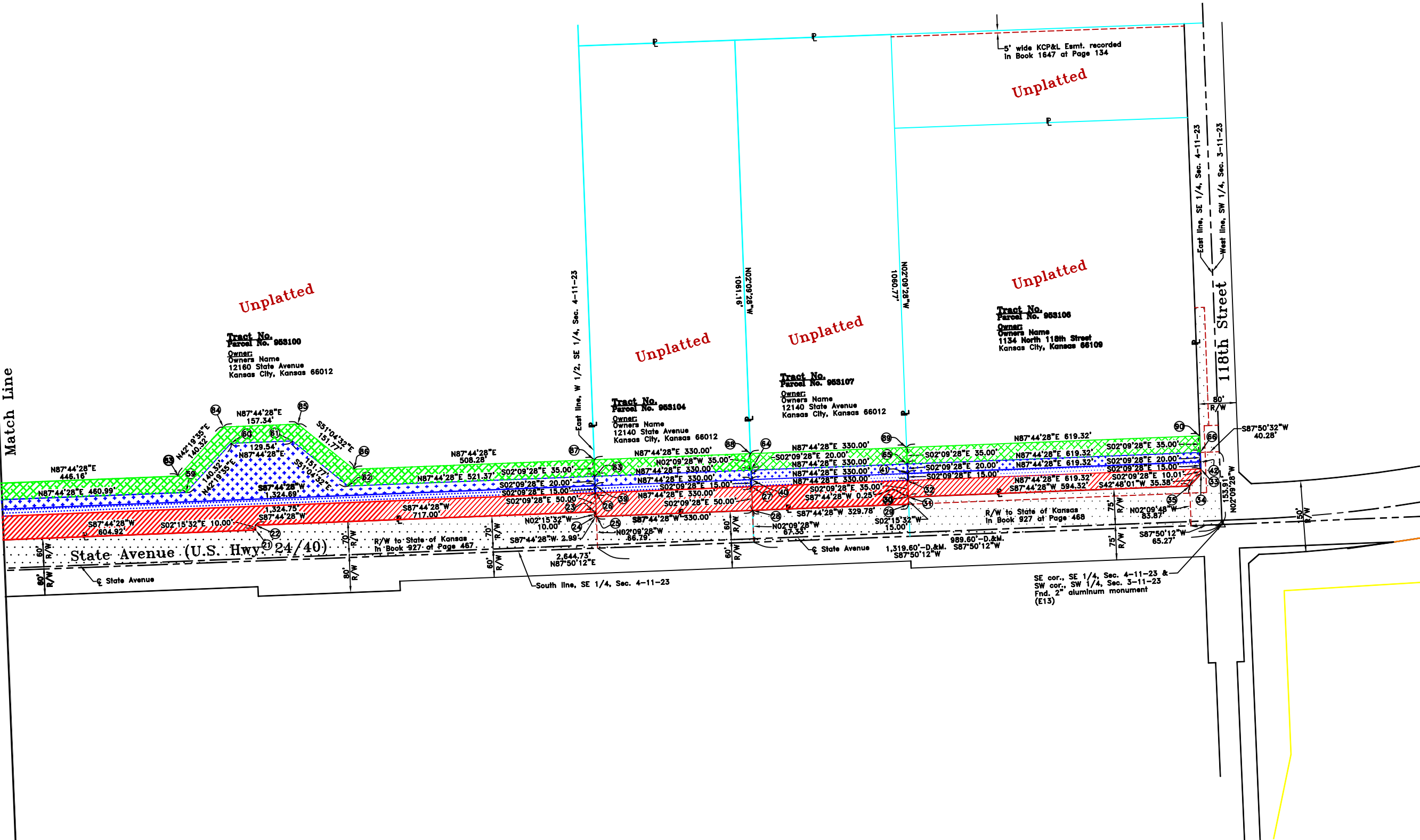
Company Name, Address
& Phone No.

Project Name
CMIP No.

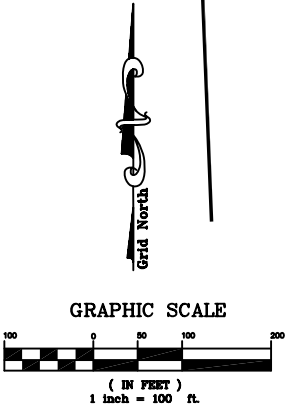
DRAWN BY _____	JOB NO. _____	SHEET _____
APPROVED BY _____	DATE _____	OF _____
DRAWING FILE: _____		

Easement Exhibit

See Sheet 2 of 3
Match Line



Owner:
Tract No.



- Legend**
- D Denotes Deed Value
 - M Denotes Measured Value
 - CL Denotes Centerline
 - R/W Right-of-way
 - [Red Hatched Box] Denotes Permanent Right-of-Way
 - [Blue Dotted Box] Denotes BPU Permanent Water Line Easement
 - [Blue Dotted Box] Denotes KCK Permanent Utility Easement
 - [Green Hatched Box] Denotes Temporary Construction Easement

Company Name, Address
& Phone No.

Project Name
CMIP No.

DRAWN BY _____	JOB NO. _____	SHEET _____
APPROVED BY _____	DATE _____	OF _____
DRAWING FILE: _____		

CMIP No.
Tract No.
Parcel ID No.
Owners Name
Address
Kansas City, Kansas 661XX

Exhibit "A"

Permanent Right-of-Way:

A tract of land in the Southeast Quarter of Section 5, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Southeast corner of the Southeast Quarter of said Section 5;

Thence South 88°06'23" West 81.43 feet along the South line of the Southeast Quarter of said Section 5;

Thence North 01°53'37" West 108.81 feet, along a line perpendicular to said South line, to a point on the Northwesterly right-of-way line of 126th Street, as now established, said point being 10.00 feet North of and at right angles to the North right-of-way line of State Avenue, as now established, said point also being the "true point of beginning";

Thence South 26°34'15" West 11.41 feet, along said Northwesterly line, to a point on said North right-of-way line;

Thence South 87°44'28" West 1,529.64 feet along said North right-of-way line;

Thence North 45°00'00" West 13.62 feet to a point 10.00 feet North of and at right angles to said North right-of-way line;

Thence North 87°44'28" East 1,476.30 feet, along a line 10.00 feet North of and parallel with said North right-of-way line, to the "true point of beginning" of the tract herein described, containing 15,371 square feet or 0.3528 acres, more or less.

Subject to all easements and restrictions of record.

AND

50' Permanent Easement:

A tract of land in the Southeast Quarter of Section 5, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Southeast corner of the Southeast Quarter of said Section 5;

Thence South 88°06'23" West 81.43 feet along the South line of the Southeast Quarter of said Section 5;

Thence North 01°53'37" West 108.81 feet, along a line perpendicular to said South line, to a point on the Northwestern right-of-way line of 126th Street, as now established, said point being 10.00 feet North of and at right angles to the North right-of-way line of State Avenue, as now established;

Thence South 87°44'28" West 1,476.30 feet along a line 10.00 feet North of and parallel with said North right-of-way line, to the "true point of beginning";

Thence South 87°44'28" West 68.09 feet along a line 10.00 feet North of and parallel with said North right-of-way line;

Thence North 45°00'00" West 85.15 feet;

Thence North 67°30'00" West 500.10 feet;

Thence North 90°00'00" West 30.03 feet;

Thence South 00°00'00" West 15.00 feet;

Thence North 90°00'00" West 80.01 feet;

Thence North 00°00'00" East 80.01 feet;

Thence South 90°00'00" East 80.01 feet;

Thence South 00°00'00" West 15.00 feet;

Tract No.
Page 3

Thence South 90°00'00" East 39.98 feet;

Thence South 67°30'00" East 519.99 feet;

Thence South 45°00'00" East 141.30 feet, to the "true point of beginning" of the tract herein described, containing 39,318 square feet or 0.9026 acres, more or less.

Subject to all easements and restrictions of record.

AND

25' Temporary Easement:

A tract of land in the Southeast Quarter of Section 5, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Southeast corner of the Southeast Quarter of said Section 5;

Thence South 88°06'23" West 81.43 feet along the South line of the Southeast Quarter of said Section 5;

Thence North 01°53'37" West 108.81 feet, along a line perpendicular to said South line, to a point on the Northwestern right-of-way line of 126th Street, as now established, said point being 10.00 feet North of and at right angles to the North right-of-way line of State Avenue, as now established, said point also being the "true point of beginning";

Thence South 87°44'28" West 1,476.30 feet along a line 10.00 feet North of and parallel with said North right-of-way line;

Thence North 45°00'00" West 141.30 feet;

Thence North 67°30'00" West 519.99 feet;

Thence North 90°00'00" West 39.98 feet;

Thence North 00°00'00" East 15.00 feet;

Thence North 90°00'00" West 80.01 feet;

Thence South 00°00'00" West 80.01 feet;

Thence South 90°00'00" East 80.01 feet;

Thence North 00°00'00" East 15.00 feet;

Thence South 90°00'00" East 30.03 feet;

Thence South 67°30'00" East 500.10 feet;

Thence South 45°00'00" East 98.76 feet to a point on the North right-of-way line of said State Avenue;

Thence South 87°44'28" West 34.04 feet along said North right-of-way line;

Thence North 45°00'00" West 70.68 feet;

Thence North 67°30'00" West 490.21 feet;

Thence South 00°00'00" West 15.02 feet;

Thence North 90°00'00" West 130.01 feet;

Thence North 00°00'00" East 130.01 feet;

Thence South 90°00'00" East 130.01 feet;

Thence South 00°00'00" West 15.00 feet;

Thence South 90°00'00" East 19.95 feet;

Thence South 67°30'00" East 529.94 feet;

Thence South 45°00'00" East 135.34 feet to a point 35.00 feet North of and at right angles to the North right-of-way line of said State Avenue;

Thence North 87°44'28" East 1,479.12 feet, along a line 35.00 feet North of and parallel with said North right-of-way line, to a point on the Northwestern right-of-way line of said 126th Street;

Tract No.
Page 5

Thence South 26°34'15" West 28.54 feet, along said Northwesterly right-of-way line, to the "true point of beginning" of the tract herein described, containing 77,775 square feet or 1.7855 acres, more or less.

Subject to all easements and restrictions of record.

_____	Seal
Surveyor's Name & L.S. No.	_____
	Date

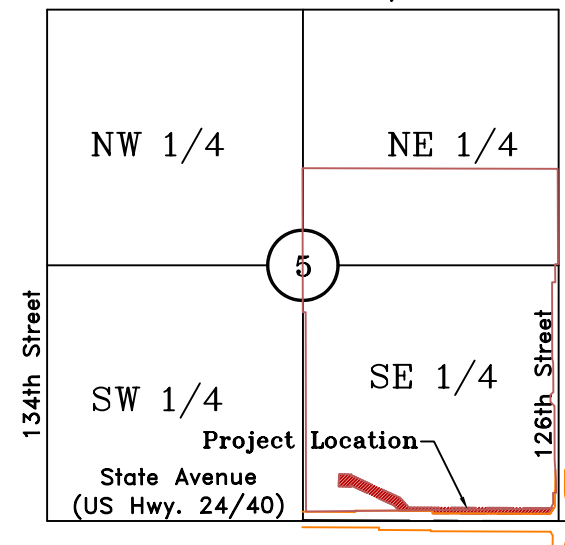
_____	Seal
L. Allen Greenwood – KS. PLS #654	_____
Unified Government Surveyor	Date

Exhibit

(See Attached Legal Description)

Section 5
TWP 11S - RNG 23E
Wyandotte County, Kansas

Parallel Parkway



LOCATION MAP
SCALE 1" = 2000'

Property Area =
9,091,653 sq. ft.
208.7156 acres, m/1

Unplatted

Tract No.
Parcel No. 957200
Owner:
Owners Name
1216 North 126th Street
Kansas City, Kansas 66109

Notes:

- 1.) The easement granted to Southwestern Bell Telephone Company filed in Book 893 at Page 428 are both blanket guy easements along the East property line.

Legend

D	Denotes Deed Value
M	Denotes Measured Value
⊕	Denotes Centerline
R/W	Right-of-way
	Denotes Permanent Right-of-Way
	Denotes Dedicated Highway Right-of-Way
	Denotes Temporary Construction Easement
	Denotes Permanent Easement

Delaware

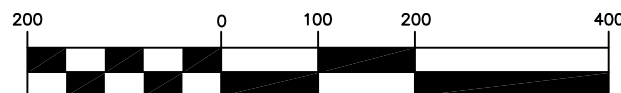
Ridge

First

Plat

Grid North
North Zone
Kansas State Plane, North Zone
NAD'83

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Approved By:

L. Allen Greenwood - Ks. PLS #654
Unified Government Surveyor

Date _____

Certification:

This is to certify that the exhibit shown hereon was made by me, or under my direct supervision, this _____ day of _____, 2003, that the results are correctly shown and said survey meets or exceeds current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

Surveyor's Name - L.S. No. _____

Company Name, Address
& Phone No.

Project Name
CMIP No.

DRAWN BY _____	JOB NO. _____	SHEET _____
APPROVED BY _____	DATE _____	OF _____
DRAWING FILE: _____		

CMIP No.
Tract No.
Parcel ID No.
Owners Name
Address
Kansas City, Kansas 661XX

Exhibit "A"

Permanent Right-of-Way:

A tract of land in the East One-Half of the Southeast Quarter of Section 4, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Southeast corner of the Southeast Quarter of said Section 4;

Thence South 87°50'12" West 1,319.60 feet, along the South line of the Southeast Quarter of said Section 4, to the Southwest corner of a certain tract of land conveyed by Warranty Deed recorded in Book 4421 at Page 511;

Thence North 02°09'28" West 66.79 feet, along the West line of said certain tract of land conveyed by Warranty Deed recorded in Book 4421 at Page 511, to a point on the North right-of-way line of State Avenue, as now established, said point also being the "true point of beginning";

Thence North 02°09'28" West 50.00 feet, along said West line, to a point 50.00 feet North of and at right angles to said North right-of-way line;

Thence North 87°44'28" East 330.00 feet, along a line 50.00 feet North of and parallel with said North right-of-way line, to a point on the East line of said certain tract of land conveyed by Warranty Deed recorded in Book 4421 at Page 511;

Thence South 02°09'28" East 50.00 feet, along said East line, to a point on the North right-of-way line of said State Avenue;

Thence South 87°44'28" West 330.00 feet, along said North right-of-way line, to the "true point of beginning" of the tract herein described, containing 16,500 square feet or 0.3788 acres, more or less.

Subject to all easements and restrictions of record.

AND

25' Temporary Easement:

A tract of land in the East One-Half of the Southeast Quarter of Section 4, Township 11 South, Range 23 East of the Sixth Principal Meridian, in the City of Kansas City, Wyandotte County, Kansas, said tract being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83.)

Commencing at the Southeast corner of the Southeast Quarter of said Section 4;

Thence South 87°50'12" West 1,319.60 feet, along the South line of the Southeast Quarter of said Section 4, to the Southwest corner of a certain tract of land conveyed by Warranty Deed recorded in Book 4421 at Page 511;

Thence North 02°09'28" West 116.79 feet, along the West line of said certain tract of land conveyed by Warranty Deed recorded in Book 4421 at Page 511, to a point 50.00 feet North of and at right angles to the North right-of-way line of State Avenue, as now established, said point also being the "true point of beginning";

Thence North 02°09'28" West 25.00 feet, along said West line, to a point 75.00 feet North of and at right angles to said North right-of-way line;

Thence North 87°44'28" East 330.00 feet, along a line 75.00 feet North of and parallel with said North right-of-way line, to a point on the East line of said certain tract of land conveyed by Warranty Deed recorded in Book 4421 at Page 511;

Thence South 02°09'28" East 25.00 feet, along said East line, to a point 50.00 feet North of and at right angles to said North right-of-way line;

Thence South 87°44'28" West 330.00 feet, along a line 50.00 feet North of and parallel with said North right-of-way line, to the "true point of beginning" of the tract herein described, containing 8,250 square feet or 0.1894 acres, more or less.

Subject to all easements and restrictions of record.




	Seal
_____ Surveyor's Name & L.S. No.	_____ Date
	Seal
_____ L. Allen Greenwood – KS. PLS #654 Unified Government Surveyor	_____ Date

Exhibit

Notes:

- 1.) The easement granted to Kansas City Power & Light Company filed in Book 1370 at Page 95 is a blanket easement and has no defined location.
- 2.) The easement granted to Kansas City Power & Light Company filed in Book 787 at Page 270 is not plottable.
- 3.) The easement granted to Southwestern Bell Telephone Company filed in Book 867 at Page 563 is now located in State Avenue (US 24/40) Highway right-of-way.

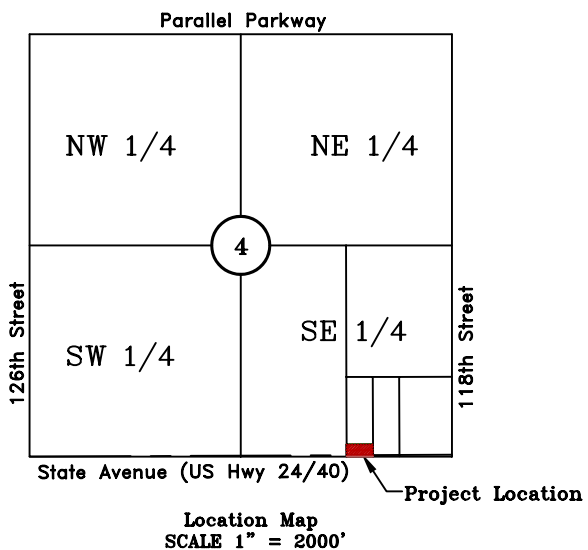
Legend

D	Denotes Deed Value
M	Denotes Measured Value
C	Denotes Centerline
R/W	Right-of-way
	Denotes Permanent Right-of-Way
	Denotes Dedicated Highway Right-of-Way
	Denotes Temporary Construction Easement

Property Area =
328,117 sq. ft.
7.5325 acres, m/l

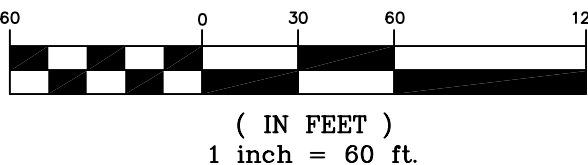
Tract No.
Parcel No. 953104
Owner:
Owners Name
12140 State Avenue
Kansas City, Kansas 66012

Section 4
TWP 11S - RNG 23E
Wyandotte County, Kansas



Grid North
Kansas State Plane, North Zone
NAD'83

GRAPHIC SCALE



Approved By:

L. Allen Greenwood – Ks. PLS #654
Unified Government Surveyor

Date _____

Certification:

This is to certify that the exhibit shown hereon was made by me, or under my direct supervision, this _____ day of _____, 2003, that the results are correctly shown and said survey meets or exceeds current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

Surveyor's Name - L.S. No.

Owner:
Tract No.

Company Name, Address
& Phone No.

Project Name
CMIP No. XXXX

DRAWN BY _____	JOB NO. _____	SHEET _____
APPROVED BY _____	DATE _____	OF _____
DRAWING FILE: _____		

CMIP No.
Tract No.
Parcel ID No.
Owners Name
Address
Kansas City, Kansas 661XX

Exhibit "A"

10' Permanent Easement:

The South 10.00 feet of the West 65.00 feet of Lot 1, "MAPLE CREST", a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, containing 650 square feet or 0.0149 acres, more or less.

Subject to all easements and restrictions of record.

10' Temporary Construction Easement:

The North 10.00 feet of the South 20.00 feet of the West 65.00 feet of Lot 1, "MAPLE CREST", a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, containing 650 square feet or 0.0149 acres, more or less.

Subject to all easements and restrictions of record.

Surveyor's Name & L.S. No.

Seal
Date

L. Allen Greenwood – KS. PLS #654
Unified Government Surveyor

Seal
Date

Exhibit

(See Attached Legal Description)


65.00'-D.&M.
N87°33'48"E

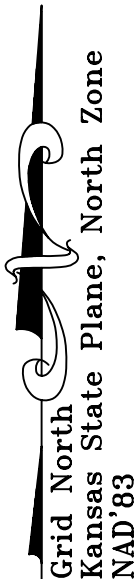
Approved By:

L. Allen Greenwood - Ks. PLS #654
Unified Government Surveyor

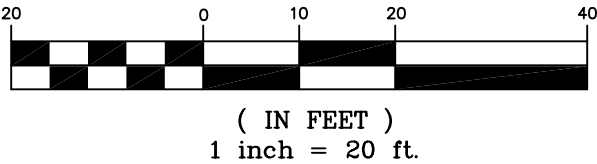
Date _____

Legend

-  Denotes Permanent Right-of-Way
-  Denotes Temporary Construction Easement



GRAPHIC SCALE



Property Area =
16,380 sq. ft.
0.3760 acres, m/l

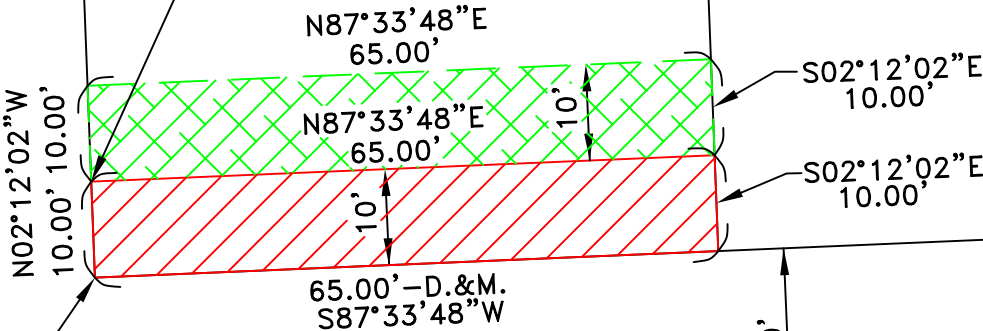
Tract No.
Parcel No. 049310

Owner:
Owners Name
4946 Gibbs Road
Kansas City, Kansas 66106

Perm. Esmt. = 650.00 sq. ft.
Temp. Esmt. = 650.00 sq. ft.

50th Street

"True Point of Beginning"
Temp. Esmt.



"True Point of Beginning"
Perm. Right-of-Way

South line, SE 1/4, Section 25-11-24

Gibbs Road

Owner:
Tract No.

Certification:

This is to certify that the exhibit shown hereon was made by me, or under my direct supervision, this _____ day of _____, 2003, that the results are correctly shown and said survey meets or exceeds current Kansas Minimum Standards for a Plat or Certificate of Survey, to the best of my knowledge and belief.

Surveyor's Name - L.S. No.

Company Name, Address
& Phone No.

Project Name
CMIP No. XXXX

DRAWN BY _____	JOB NO. _____	SHEET _____
APPROVED BY _____	DATE _____	OF _____

DRAWING FILE: _____

PROJECT: _____
Parcel No: _____

This space for Register of Deeds use.

E A S E M E N T

_____, GRANTOR,

For and in consideration of the sum of \$_____ and other valuable considerations, and does hereby establish, grant, and reserve in the name of the _____, of the State of Kansas, on behalf of itself, it heirs, successors, assigns and transferees the below described easement, in lands described in the attachments hereto, specifically:

A Permanent Grading and Utility Easement, defined as an easement without expiration for the Unified Government of Wyandotte County, Kansas City, Kansas, for its use and for the use of the Board of Public Utilities, and their employees, contractors and assigns, to erect, construct, maintain, use and repair poles, wires, guys, anchors, and equipment for the transmission and distribution of electrical energy; sewerage and drainage facilities; water lines, mains and facilities; gas pipelines and facilities; data and communication transmission lines and facilities; public utility transmission conduits and facilities; and appurtenances thereto and for ingress and egress for those purposes. Further, that term is intended to include the right to remove and/or replace the soil or anything placed or growing upon the described lands and the right to regrade these lands incident to the stated purposes including the right to trim or remove trees, branches, or other growth or obstacles as may interfere with these uses, over, upon, across and under the described land.

DESCRIPTIONS ATTACHED

In witness whereof Grantor has executed this Easement this ____day of _____, 20__.

GRANTOR/TITLE

ACCEPTED BY _____
THIS _____ OF _____, 20__.

NAME/TITLE

STATE OF _____
COUNTY OF _____, SS:

On this ____ day of _____, 20__, before me, a Notary Public in and for this State and County came: _____, _____, who is/are known to me to be the same Person(s) named above, and who signed this instrument in my presence, and duly acknowledged the same.

My appointment expires: (SEAL)

Notary Public

*Real Estate validation questionnaire
pursuant to K.S.A. 79-1437 is not required
due to exception no. 13*

PROJECT: _____
Parcel No: _____

This space for Register of Deeds use.

E A S E M E N T

_____, GRANTOR,

For and in consideration of the sum of \$_____ and other valuable considerations, and does hereby establish, grant, and reserve in the name of the _____, of the State of Kansas, on behalf of itself, it heirs, successors, assigns and transferees the below described easement, in lands described in the attachments hereto, specifically:

PERMANENT DRAINAGE EASEMENT is defined as an easement without expiration for condemner, The Unified Government of Wyandotte County, Kansas City, Kansas, its agents, employees, contractors and assigns, over, under and across the described lands, to construct, reconstruct, maintain, alter, operate, supervise, inspect, repair and use a public sewer and drainage system for the collection and drainage of storm and surface water and effluent, and appurtenances thereto, and for ingress and egress consistent with these purposes. Provided, the existence of this easement shall not preclude other lawful use and enjoyment of the easement area which do not interfere with these purposes.

DESCRIPTIONS ATTACHED

In witness whereof Grantor has executed this Easement this _____day of _____, 20__.

GRANTOR/TITLE

ACCEPTED BY _____
THIS _____ OF _____, 20__.

STATE OF _____
COUNTY OF _____, SS:

NAME/TITLE

On this _____ day of _____, 20__, before me, a Notary Public in and for this State and County came: _____, _____, who is/are known to me to be the same Person(s) named above, and who signed this instrument in my presence, and duly acknowledged the same.

My appointment expires: (SEAL)

Notary Public

*Real Estate validation questionnaire
pursuant to K.S.A. 79-1437 is not required
due to exception no. 13*

PROJECT: _____
Parcel No: _____

This space for Register of Deeds use.

E A S E M E N T

_____, GRANTOR,

For and in consideration of the sum of \$_____ and other valuable considerations, and does hereby establish, grant, and reserve in the name of the _____, of the State of Kansas, on behalf of itself, it heirs, successors, assigns and transferees the below described easement, in lands described in the attachments hereto, specifically:

PERMANENT RIGHT OF WAY EASEMENT is defined as an easement without expiration for condemner, The Unified Government of Wyandotte County, Kansas City, Kansas, its agents, employees, contractors, and assigns, over, under and across the described lands to construct, reconstruct, maintain, alter, operate, supervise, inspect, repair and use the public street(s) and highway(s), driveways, sidewalks, curbs, gutters, traffic control signs and signals, guard rails, fencing and safety equipment, sewerage and drainage facilities, public utility transmission conduits and facilities, and appurtenances thereto, and for public right of way. Further, that term is intended to include right of ingress and egress and the right to remove and/or replace the soil or anything placed or growing upon the described lands and the right to regrade these lands incident to the stated purposes.

DESCRIPTIONS ATTACHED

In witness whereof Grantor has executed this Easement this ____ day of _____, 20__.

GRANTOR/TITLE

ACCEPTED BY _____
THIS _____ OF _____, 20__.

NAME/TITLE

STATE OF _____
COUNTY OF _____, SS:

On this ____ day of _____, 20__, before me, a Notary Public in and for this State and County came: _____, _____, who is/are known to me to be the same Person(s) named above, and who signed this instrument in my presence, and duly acknowledged the same.

My appointment expires: (SEAL)

Notary Public

*Real Estate validation questionnaire
pursuant to K.S.A. 79-1437 is not required
due to exception no. 13*

PROJECT: _____
Parcel No: _____

This space for Register of Deeds use.

E A S E M E N T

_____, GRANTOR,

For and in consideration of the sum of \$_____ and other valuable considerations, and does hereby establish, grant, and reserve in the name of the _____, of the State of Kansas, on behalf of itself, it heirs, successors, assigns and transferees the below described easement, in lands described in the attachments hereto, specifically:

PERMANET SANITARY SEWER EASEMENT is defined as an easement for installation, maintenance, operation, use and repair of a public sanitary sewer system, including pipes, manholes, equipment and appurtenances thereto. Further, that term is intended to include right of ingress and egress and the right to remove and/or replace the soil or anything placed or growing upon the described lands and the right to regrade these lands incident to the stated purposes. Provided, this easement shall be subject to any restrictions as are stated herein, and shall not exclude other lawful use and enjoyment of the easement areas which do not interfere with these stated purposes.

DESCRIPTIONS ATTACHED

In witness whereof Grantor has executed this Easement this _____day of _____, 20__.

GRANTOR/TITLE

ACCEPTED BY _____
THIS _____ OF _____, 20__.

NAME/TITLE

STATE OF _____
COUNTY OF _____, SS:

On this ____ day of _____, 20__, before me, a Notary Public in and for this State and County came: _____, who is/are known to me to be the same Person(s) named above, and who signed this instrument in my presence, and duly acknowledged the same.

My appointment expires: (SEAL)

Notary Public

*Real Estate validation questionnaire
pursuant to K.S.A. 79-1437 is not required
due to exception no. 13*

PROJECT: _____
Parcel No: _____

This space for Register of Deeds use.

E A S E M E N T

_____, GRANTOR,

For and in consideration of the sum of \$_____ and other valuable considerations, and does hereby establish, grant, and reserve in the name of the _____, of the State of Kansas, on behalf of itself, its heirs, successors, assigns and transferees the below described easement, in lands described in the attachments hereto, specifically:

TEMPORARY CONSTRUCTION EASEMENT is defined as an easement to expire on a stated date for condemner, The Unified Government of Wyandotte County, Kansas City, Kansas, its agents, employees, contractors, and assigns, to go upon and use the described lands to construct, supervise, inspect, and repair the public facilities located and to be located within the adjacent right of way easement, and to grade, fill, and repair the grounds within the described easement, including the right to remove things located or growing within said lands as specified. Further, that term is intended to include the right of ingress and egress. Provided the existence of this easement shall be subject to such restrictions as are stated herein, and shall not exclude other lawful use and enjoyment of the easement area, which do not interfere with these, stated purposes. Said temporary easements shall expire on _____, 20____.

DESCRIPTIONS ATTACHED

In witness whereof Grantor has executed this Easement this _____day of _____, 20__.

GRANTOR/TITLE

ACCEPTED BY _____
THIS _____ OF _____, 20__.

NAME/TITLE

STATE OF _____
COUNTY OF _____, SS:

On this _____ day of _____, 20__, before me, a Notary Public in and for this State and County came: _____, who is/are known to me to be the same Person(s) named above, and who signed this instrument in my presence, and duly acknowledged the same.

My appointment expires: (SEAL)

Notary Public

*Real Estate validation questionnaire
pursuant to K.S.A. 79-1437 is not required
due to exception no. 13*