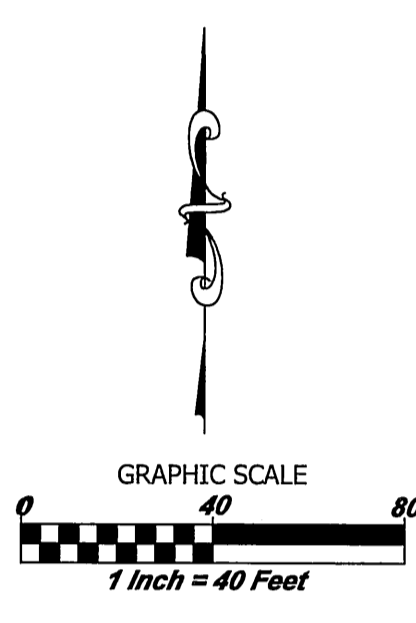
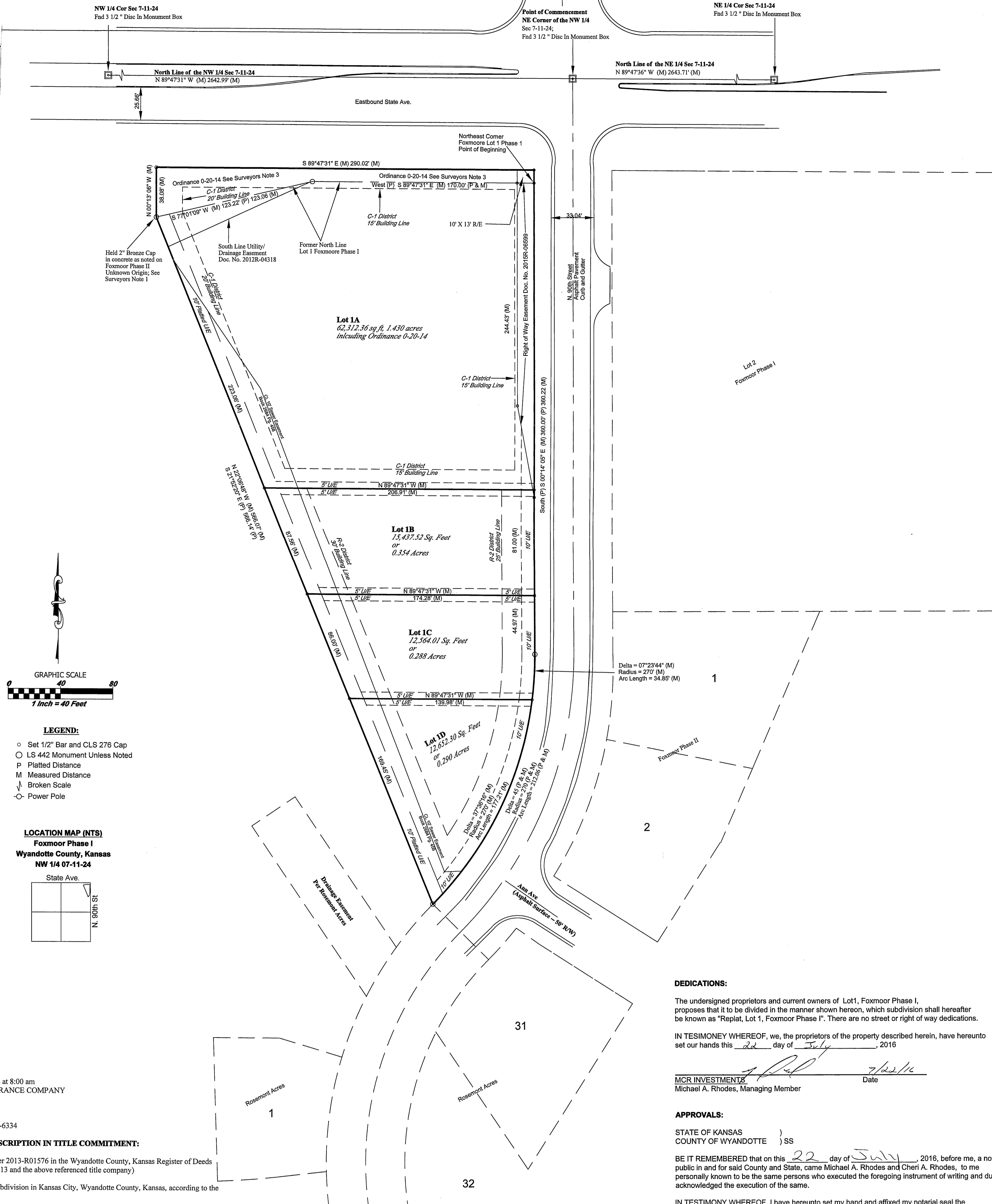
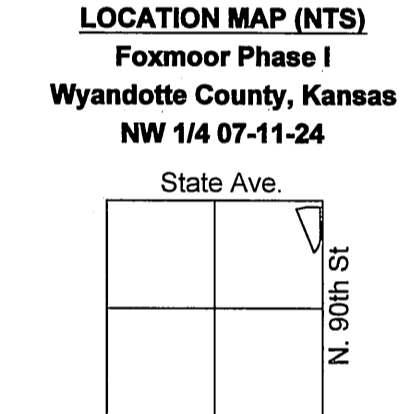


**FINAL PLAT**  
A Replat of Foxmoor Phase I, Lot 1  
A Subdivision of Land Located in the NW 1/4 7-11-24, Wyandotte County, Kansas

2016R-11563  
NANCY BURNS  
REGISTERED SURVEYOR  
WYANDOTTE COUNTY, KANSAS  
RECORDED ON  
08/22/2016 2:30:44 PM  
PAGE 2 OF 2  
845-824  
L-024



**LEGEND:**  
 ○ Set 1/2" Bar and CLS 276 Cap  
 ○ LS 442 Monument Unless Noted  
 P Platted Distance  
 M Measured Distance  
 ↘ Broken Scale  
 ○ Power Pole



**TITLE COMMITMENT:**  
 Number: NCS-584433-KCTY  
 Effective Date: December 31, 2012 at 8:00 am  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
 National Commercial Services  
 911 Main Street, Suite 2500  
 Kansas City, Missouri 64105  
 Ph: (816) 410-7911 Fax: (816) 493-6334

**PARENT PARCEL LEGAL DESCRIPTION IN TITLE COMMITMENT:**

(As Described in Document Number 2013-R01576 in the Wyandotte County, Kansas Register of Deeds Office and filed on February 01, 2013 and the above referenced title company)  
 All of Lot 1, Foxmoor Phase I, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

**LEGAL DESCRIPTION:**

Commencing at the Northeast Corner of the Northwest Quarter of Section 07, Township 11 South, Range 24 East, Thence North 89°47'31" West, along the north line of said Quarter Section, a distance of 30.00 feet; Thence South 00°14'05" East, a distance of 80.00 feet to a set 1/2" rebar and cap at the former Northeast Corner of Lot 1, Foxmoor Phase I, a subdivision of land in Wyandotte County, Kansas and the Point of Beginning; Thence, continuing South 00°14'05" E along the east line of said Lot 1, a distance of 360.22 feet; Thence, along a curve to the right (and along the eastern boundary of said Lot 1), said curve having a central angle of 45°, a radius of 270 feet, and an arc length of 212.06 feet; Thence N 22°06'48" W, along the West line of Lot 1, a distance of 566.07 feet to a found 2" brass cap in concrete; Thence, North 00°13'06" West, a distance of 38.08 feet; Thence South 89°47'31" East, parallel and 70.00 feet south of the north line of said Quarter Section, a distance of 290.02 feet; Thence South 00°14'05" East, a distance of 10.00' to the Point of Beginning.

Containing 102969.09 Square Feet or 2.364 Acres more or less.

**CLOSURE ERROR:**

0.00052175  
 Course: S 82° 56' 19" E  
 Error North: 0.000064  
 Error East: 0.000518  
 Precision 1: 2829816.5

**FLOOD STATEMENT:**

Lot 1, Foxmoor Phase I lies within Flood Zone "X" as shown on the Wyandotte County, Kansas and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.). Map Number: 20209C0131E  
 Panel No: 131 of 210  
 Map Revised Date: September 2, 2015  
 NOTE: This Flood Statement shall not constitute the basis for a flood certificate. No field work was performed to establish this zone.

**EASEMENT DEDICATION:**

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, maintenance and use of electrical conduits, water, gas, and sewer pipes, poles, wires, drainage facilities, ducts, cables, and similar utility facilities upon, over and under those areas outlined and designated on this plat as "U/E" (utility easement), is hereby granted to the Unified Government of Wyandotte County / Kansas City, Kansas.

**RIGHT OF WAY EASEMENT DEDICATION:**

An easement or right of way to enter upon, over, under, and across the lands identified herein as "R/E" to locate, construct, reconstruct, maintain alter, operate, supervise, inspect, repair, and use as public street(s) and highway(s), driveways, sidewalks, curbs, gutters, traffic control signs and signals, guardrails, fencing and safety equipment, sewerage and drainage facilities, public utility transmission conduits and facilities, and appurtenances thereto, and for public right of way is hereby granted to the Unified Government of Wyandotte County, Kansas / Kansas City, Kansas.

**GENERAL NOTES:**

- All bearings are assumed.
- Per agreement with the client, this surveyor has not searched the Wyandotte County, Kansas Register of Deeds Office, the Wyandotte County District Court, or any Wyandotte County records for any easements, encumbrances, condemnations, court decrees, vacations, ordinances, or any other encumbrances which may affect the subject property. Easements or other encumbrances may exist on this property and the client should research the same prior to constructing any improvements.
- Only the easements referenced in the title commitment and those requested, and provided by the Client are depicted hereon. No other encumbrances (including, but not limited to setbacks and easements) are shown. Additional easements and other encumbrances may exist on this property and the client should research the same prior to constructing any improvements.
- The Client requested that the Ordinance 0-20-14 and Easement Document 2015-06599 be monumented.
- The existing 30' platted building setback line shall be vacated.

**TITLE COMMITMENT NOTES:**

The easements, restrictions, and setbacks referenced in the Title Commitment and provided to this surveyor are listed below.

- Easements and restrictions on the plat (recorded in Plat Book 34 Page 2) are depicted. The setback lines as shown on the Plat are vacated by this Plat.
- The easement assigned to the City of Kansas, City, Kansas does not affect the subject premises.
- The sewer easement in Book 2684, Page 458 is depicted hereon.
- The easement in Document Number 2012R-04318 is depicted hereon.
- Vacation ordinance 0-20-14 is depicted hereon.
- Permanent right of way easement in document 2015R-06599 is shown hereon.

**SURVEYORS NOTES:**

- This bar was noted as being set as part of Foxmoor Phase II. At the time this monument was found, State Avenue road and drainage improvements were under construction.
- A bar and unreadable cap was found at the northeast corner of Lot 1. It was laying over on its side.
- Ordinance 0-20-14 has an approximate area of 4586.41 sq ft or 0.11 acres. All utility rights were reserved in this ordinance. The lands described in this ordinance will become the new northerly line after approval of the final plat.
- The easement in Document 2015R-06599 has an approximate area of 2668.66 sq ft or 0.06 acres.
- At the time of this survey Lot 1 was vacant and State Avenue Eastbound was under construction. New storm drains were being installed.

**REFERENCE TIES TO POINT OF BEGINNING:**

Set 1/2" Rebar and CLS 276 Platic Cap

**REFERENCE TIES TO NORTH 1/4 Corner 7-11-24:**

Found 3 1/2" Disc in Monment Box

- East 13.03 Feet to the back of curb;
- North Northwest 30.84 Feet to a "x" cut in the Northeast Corner of signal base;
- West 13.00 Feet to a set 1/2" Rebar and CLS 276 Platic Cap.

- Northeast 68.54 feet to "x" in Southwest Corner of Signal Base;
- Southeast 63.89 Feet to "x" in Northwest Corner of Signal Base;
- Southwest 60.16 Feet to a "x" in Northeast Corner of Signal Base;
- Northwest 88.75 Feet to a "x" in Southeast Corner of Signal Base.

**SURVEYORS CERTIFICATION:**

THIS IS TO CERTIFY TO MCR INVESTMENTS, LLC., that on 07-28-2013 - 06-23-2016 this survey was made by me or under my direct supervision and that said survey meets or exceeds the "KANSAS MINIMUM STANDARDS" for boundary surveys pursuant to K.S.A. 74-7037.

**DEDICATIONS:**

The undersigned proprietors and current owners of Lot 1, Foxmoor Phase I, proposes that it to be divided in the manner shown hereon, which subdivision shall hereafter be known as "Replat, Lot 1, Foxmoor Phase I". There are no street or right of way dedications.

IN TESTIMONY WHEREOF, we, the proprietors of the property described herein, have hereunto set our hands this 22 day of July, 2016

Michael A. Rhodes Date 7/22/16  
 MCR INVESTMENTS  
 Michael A. Rhodes, Managing Member

**APPROVALS:**

STATE OF KANSAS  
 COUNTY OF WYANDOTTE } SS

BE IT REMEMBERED that on this 22 day of July, 2016, before me, a notary public in and for said County and State, came Michael A. Rhodes and Cheri A. Rhodes, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public  
 My Appointment Expires: 8-13-18

**CERTIFICATE OF PLANNING COMMISSION:**

This Plat of \_\_\_\_\_ / 2016 has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

Dated this 11th day of July, 2016.

Wyandotte County/Kansas City, Kansas Planning Commission.

By: Joanna R. H. Chairman

By: Robin H. Richardson Secretary  
 Robin H. Richardson, AICP

**DEDICATION ACCEPTANCE:**

The dedications shown hereon, if any, are accepted this \_\_\_\_\_ day of \_\_\_\_\_ / 2016.

Mark R. Holland, U.G. Mayor/CEO

Carol Mochel Dep. U.G. Clerk

Bridgette D. Gobbins

**CERTIFICATE OF COUNTY ENGINEER:**

Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, this 3rd day of August, 2016.

Wayne Moody  
 Wayne Moody, P.E.

**REGISTER OF DEEDS:**

STATE OF KANSAS  
 COUNTY OF WYANDOTTE } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office on this 23 day of August, 2016, at 2:30 pm o'clock and is duly recorded.

Nancy Burns  
 Nancy Burns, Register of Deeds

Susie Nelson  
 Susie Nelson, Deputy

Carol Mochel  
 Unified Government Clerk  
 By: Carol Mochel Deputy

**COUNTY SURVEYOR REVIEW:**

This survey has been reviewed for filing, pursuant to K.S.A. 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

Brent E. Thompson  
 Brent E. Thompson, County Surveyor  
 KS PLS 1277

DWG #:	15-005
PROJECT #:	15-005
DRAWN BY:	JPM
DRAWN ON:	04/25/2016
SHEET SIZE:	24 X 36
SHEET:	1 OF 1
CLIENT INFORMATION:	MCR Investments 2920 Hutton Road Kansas City, Kansas 66112
PROJECT:	FINAL PLAT A Replat of Lot 1, Foxmoor Phase I A Subdivision of Land in Kansas City, Wyandotte County, Kansas
DATE:	7/21/16
DESCRIPTION:	
REV #	DRAWN

**MAURIN & SONS**  
 LAND SURVEYING & CONSULTING SERVICES, LLC  
 4502 HENLOCK STREET  
 OVERLAND PARK, KANSAS 66223  
 P. 913-998-1750  
 WWW.MAURINANDSONS.COM | EMAIL: INFO@MAURINANDSONS.COM