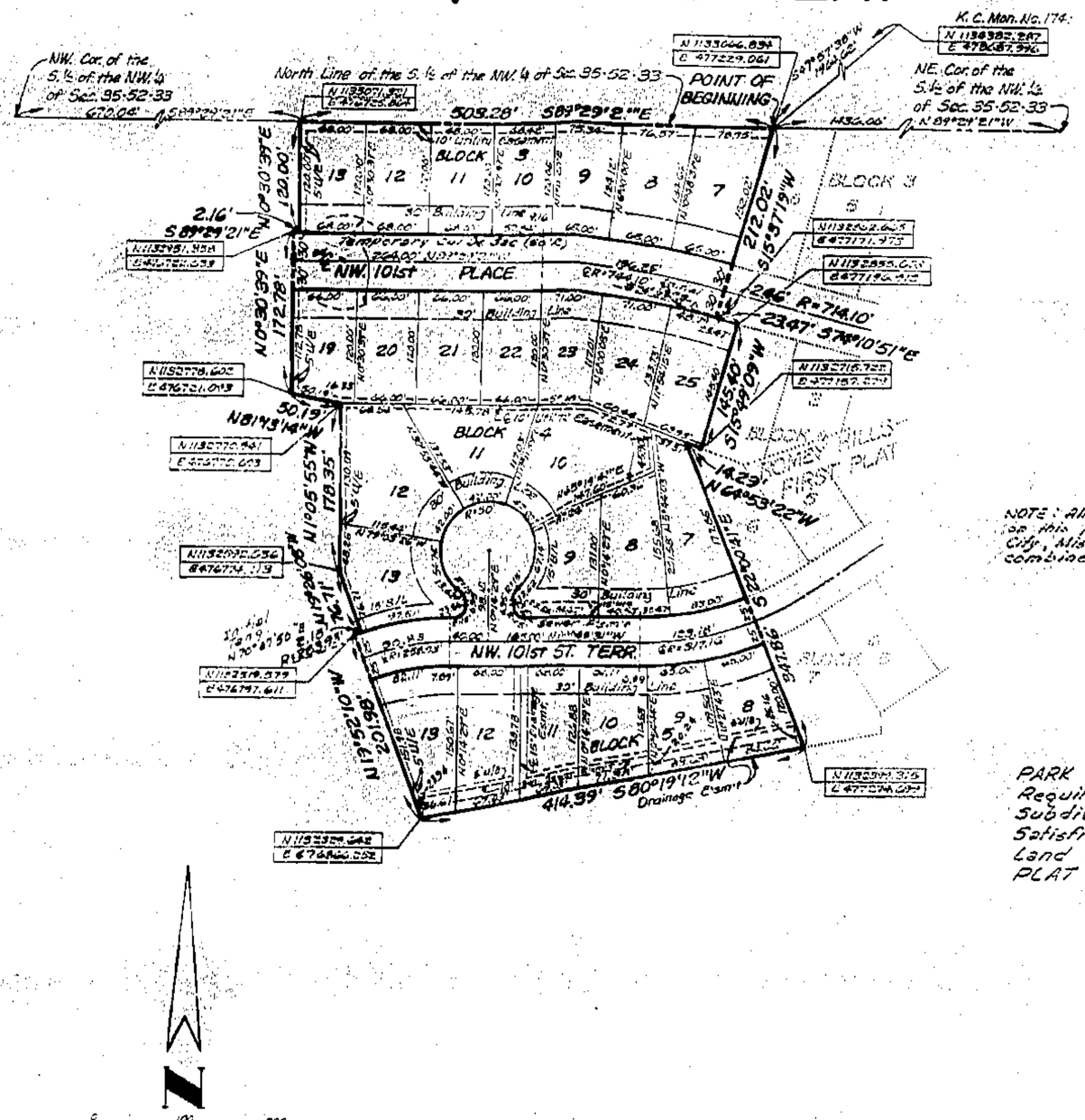
Clay County, Missouri
Land Survey Documents

ROMEY HILLS, SECOND PLAT

E 69945

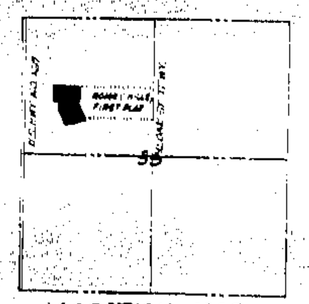
DEC 14 1983



NOTE: All Bearings and coordinates shown on this plat are based on the Kansas City, Missouri Grid System using a combined Grid Factor of 0.99989436

PARK LANDS: Park Land Dedication Requirements of Section 31.32 Subdivision Regulations has been Satisfied by Dedication of Park Land in "ROMEY HILLS FIRST PLAT".

SCALE: 1" = 100'



LOCATION MAP

STREET GRADES		ELEV.	VCT
NW. 101ST PLACE			
665.89 feet West of West line of NW. 101st Street Terr.		310.15	
674.59 feet West of West line of NW. 101st Street Terr.	PVI	321.68	(50')
726.14 feet West of West line of NW. 101st Street Terr.		329.56	
NW. 101ST STREET TERRACE			
384.60 feet South of South line of NW. 101st Place		363.69	
495.00 feet South and West of South line of NW. 101st Place	PVI	333.00	(30')
545.00 feet South and West of South line of NW. 101st Place	PVI	317.68	(30')
98.00 feet South and West of South line of NW. 101st Place		334.05	
NW. 101ST STREET TERRACE (COUL-DE-SAC)			
12 feet South of North line of NW. 101st Street Terrace		312.73	
North line of NW. 101st Street Terrace	PVI	312.48	(12')
112.18 feet North of North line of NW. 101st Street Terrace		320.11	

Restrictions E68946 filed 12-14-83 Book 1529 page 176

I hereby certify the details on this plat to be correct this 13th day of October, 1983.

Surveyor L.S.-296
Harold E. Rutherford

PREPARED BY:
AYLETT ENTERPRISES, INC.
7100-A NORTH OAK STREET TRAFFICWAY
GLADSTONE, MISSOURI 64118

55845

DESCRIPTION:

This is a subdivision of all that part of the Northwest Quarter of Section 35, Township 52, Range 33, in Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the North line of the South One Half of the Northwest Quarter of said Section 35, said point being North 89 degrees 29 minutes 21 seconds West a distance of 1436.06 feet from the Northeast corner of the South One Half of the Northwest Quarter of said Section 35, said point also being the Northwest corner of Lot 6, Block 3, ROMEY HILLS FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 15 degrees 37 minutes 19 seconds West along the Westerly line of Lot 6, Block 3, of said ROMEY HILLS FIRST PLAT, and along the Southerly prolongation thereof, a distance of 212.02 feet to a point on the Southerly line of NW. 101st Place as said street is now established; thence Southeasterly along the Southerly line of said NW. 101st Place and along a curve to the right, the initial tangent having a bearing of South 74 degrees 22 minutes 41 seconds East, having a radius of 714.10 feet, an arc distance of 2.46 feet; thence South 74 degrees 10 minutes 51 seconds East along the Southerly line of said NW. 101st Place, a distance of 23.47 feet to the Northwesterly corner of Lot 1, Block 4, of said ROMEY HILLS FIRST PLAT; thence South 15 degrees 49 minutes 09 seconds West along the Westerly line of Lot 1, Block 4, of said ROMEY HILLS FIRST PLAT, a distance of 145.40 feet to the Southwesterly corner of Lot 1, Block 4, of said ROMEY HILLS FIRST PLAT; thence North 64 degrees 53 minutes 22 seconds West along the Northerly line of Lot 5, Block 4, of said ROMEY HILLS FIRST PLAT, a distance of 14.29 feet to the Northwesterly corner of Lot 6, Block 4, of said ROMEY HILLS FIRST PLAT; thence South 22 degrees 30 minutes 41 seconds East along the Westerly line of Lot 6, Block 4, and Lot 7, Block 5, of said ROMEY HILLS FIRST PLAT, a distance of 347.86 feet to the Southwesterly corner of Lot 7, Block 5, of said ROMEY HILLS FIRST PLAT; thence South 80 degrees 19 minutes 12 seconds West a distance of 414.99 feet; thence North 19 degrees 52 minutes 10 seconds West a distance of 201.98 feet; thence Northwesterly along a curve to the right the initial tangent having a bearing of North 70 degrees 07 minutes 50 seconds East, having a radius of 283.93 feet, an arc distance of 3.15 feet; thence North 19 degrees 25 minutes 08 seconds West a distance of 76.71 feet; thence North 01 degrees 05 minutes 55 seconds West a distance of 178.35 feet; thence North 81 degrees 12 minutes 14 seconds West a distance of 53.19 feet; thence North 2 degrees 30 minutes 39 seconds East a distance of 172.78 feet; thence South 89 degrees 29 minutes 21 seconds East a distance of 2.16 feet; thence North 0 degrees 30 minutes 39 seconds East a distance of 120.00 feet to a point on the North line of the South One Half of the Northwest Quarter of said Section 35; thence South 89 degrees 29 minutes 21 seconds East along the North line of the South One Half of the Northwest Quarter of said Section 35, a distance of 503.28 feet to the Point of Beginning. *Containing 7.106 Acres more or less.*

DEDICATION:

The undersigned proprietor of the tract of land described has caused the same to be subdivided in the manner shown on the accompanying plat which subdivision shall be known as "ROMEY HILLS SECOND PLAT".

EASEMENTS:

An easement is hereby granted to Kansas City, Missouri to locate, construct, operate and maintain facilities including but not limited to water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, and mounted transformers, service pedestals, any and all of them upon, over, under and along the series of land designated utility easement (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements will be kept free from buildings and any other obstructions which will interfere with Agents and Employees of Kansas City, Missouri going upon said easements 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 the written approval of either the Director of Public Works or the Director of the Water Department where applicable.

TEMPORARY CUL-DE-SAC EASEMENTS: An easement is hereby granted for public use for street purposes over the area marked "Temporary Cul-de-sac," provided however, that if public streets are extended through and beyond said easement, then said temporary cul-de-sac easement shall terminate and ownership in fee shall be in the owner of the abutting property.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINE: 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 street line.

IN TESTIMONY WHEREOF: Romey Construction Company, Inc., a corporation in the State of Missouri, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 14th day of October, 1983.

ROMEY CONSTRUCTION COMPANY, INC.

Richard L. Romey, President
Joyce L. Romey, Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 14th day of October, 1983, before me appeared Richard L. Romey to me personally known who, being by me duly sworn did say that he is President of Romey Construction Company, Inc., and that the seal affixed to this instrument is the corporate seal of said Romey Construction Company, Inc., and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Richard L. Romey acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri, on the day and year last above written.

My Commission Expires _____

DELORES A. BLAKE
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires June 4, 1986

Delores A. Blake
Notary Public

Print Name: _____

CITY PLAN COMMISSION

Approved: MAR 1 1983

Chairman: Robert R. Lore

Secretary: Richard L. Duncan

PUBLIC WORKS

Approved: Nov 22 1983

City Engineer: Don D. Hurlbert

Approved: 11-22-83

Director: Myron D. Calkins

Entry: _____

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. 55845 duly authenticated as passed this 2nd day of December, 1983.

E. Richard Brenneman, City Clerk

Richard L. Berkley, Mayor

Filed for Record this 14th day of Dec. A.D. 1983 at 10 o'clock 34 minutes A.M. and Recorded in Book 14 on page 144
NYLE SUDDUTH, Recorder
By Wilma L. Berk, Deputy

2/15/84 9:00
Clay County Plats

http://www.ClayCoGov.com