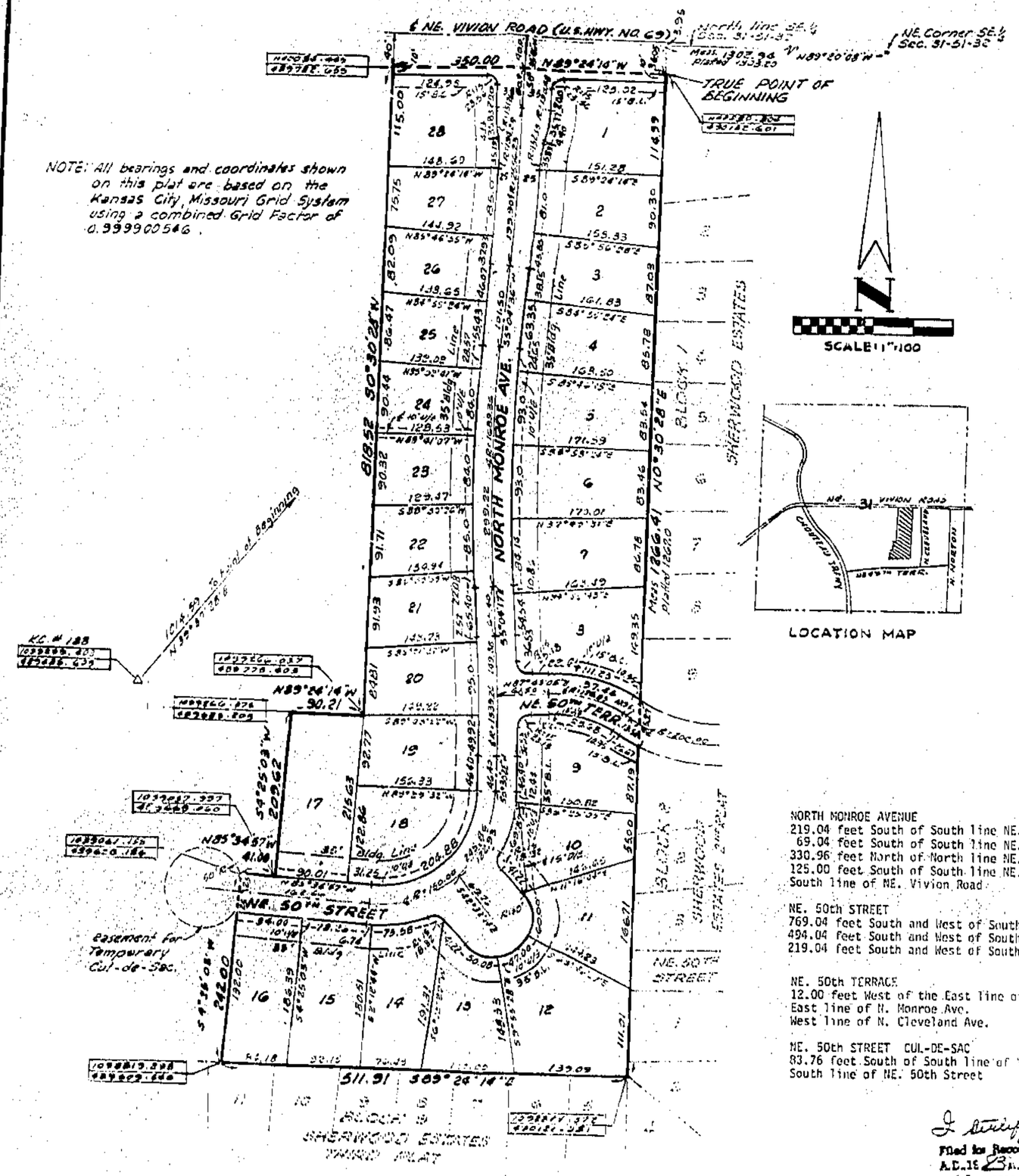
COUNTRY DOWNS FIRST PLAT

E 59744

JUL 21 1983



DESCRIPTION:

This is a subdivision of all that part of the Southwest Quarter of Section 31, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 31; thence North 89 degrees 20 minutes 08 seconds West along the North line of the Southeast Quarter of said Section 31, a distance of 1302.94 feet (platted 1303.20 feet); thence South 0 degrees 30 minutes 28 seconds West, a distance of 36.05 feet to a point on the South right-of-way line of NE. Vivion Road said point being the True Point of Beginning of the tract of land herein to be described; thence North 89 degrees 24 minutes 14 seconds West along the South right-of-way line of NE. Vivion Road, a distance of 350.00 feet; thence South 0 degrees 30 minutes 28 seconds West, a distance of 318.52 feet; thence North 89 degrees 24 minutes 14 seconds West, a distance of 90.21 feet; thence South 4 degrees 25 minutes 02 seconds West, a distance of 209.62 feet; thence North 85 degrees 34 minutes 57 seconds West, a distance of 41.00 feet; thence South 4 degrees 25 minutes 03 seconds West, a distance of 242.00 feet to a point on the North line of Lot 11, Block 9, SHERWOOD ESTATES THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89 degrees 24 minutes 14 seconds East along the North line of Block 9 of said SHERWOOD ESTATES THIRD PLAT, a distance of 511.91 feet to the Northwest corner of Lot 4, Block 9, SHERWOOD ESTATES SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 0 degrees 30 minutes 28 seconds East along the West line of SHERWOOD ESTATES SECOND PLAT and along the West line of Block 1, SHERWOOD ESTATES, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 1296.41 feet (platted 1267.0 feet) to the true point of Beginning.

The above described tract of land contains 11.457 Acres more or less.

DEDICATION:

The undersigned proprietor of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision and plat shall be known as "COUNTRY DOWNS FIRST 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, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips 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 of the above easements will be kept free from buildings and any other obstructions which will interfere with agents or 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.

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

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 street line.

The developer elects to pay the City of Kansas City, Missouri, a sum of Five Thousand five hundred twenty dollars and Seventy-Two cents ($5520.72) in lieu of required park land dedication for twenty eight (28) single family units pursuant to Section 31.32, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: Byers Brothers Land Company, 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 21st day of June, 1983.

BYERS BROS. LAND COMPANY

Reed P. Byers, President

Robert F. Dannebaum, Secretary

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 21st day of June, 1983, before me appeared Reed P. Byers, to me personally known, who being by me duly sworn did say that he is President of Byers Bros. Land Company, and that the seal affixed to this instrument is the corporate seal of said Byers Bros. Land Company, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said Reed P. Byers acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires August 12, 1983

Margaret Sheppard
NOTARY PUBLIC

MARGARET SHEPPARD
NOTARY PUBLIC
Clay Co.
MY COMMISSION EXPIRES AUG. 12, 1983

STREET GRADES

		ELEVATION	VCT
NORTH MONROE AVENUE			
219.04 feet South of South line NE. 50th TERR.		198.93	
69.04 feet South of South line NE. 50th TERR.	PVI	190.65	100'
330.96 feet North of North line NE. 50th TERR.	PVI	196.05	100'
125.00 feet South of South line NE. Vivion Road	PVI	216.97	125'
South line of NE. Vivion Road		215.01	
NE. 50th STREET			
769.04 feet South and West of South line NE. 50th TERR.		197.22	
494.04 feet South and West of South line NE. 50th TERR.	PVI	214.11	225'
219.04 feet South and West of South line NE. 50th TERR.		198.93	
NE. 50th TERRACE			
12.00 feet West of the East line of N. Monroe Ave.		191.51	
East line of N. Monroe Ave.	PVI	191.26	12'
West line of N. Cleveland Ave.		190.20	
NE. 50th STREET CUL-DE-SAC			
83.76 feet South of South line of NE. 50th Street		194.34	
South line of NE. 50th Street		204.21	

City Plan Commission

Approved: MAY 17 1983

Chairman: Robert R. Lutz

Secretary: Richard E. Duncan

2/15/84 gmm
Clay Cnty Plats

Public Works

Approved July 6, 1983

City Engineer: Don D. Hurlbert

Approved 7-6-83

Director of Public Works: Myron D. Calkins

Engineering No. 83-376

I hereby certify that the details on this plat to be correct this 27th day of June, 1983.

Harold E. Rutherford L.S. 581

AYLETT, RUTHERFORD & EUTZLER SURVEYING, INC.
7100-A NORTH OAK ST. TRAFFICWAY
GLADSTONE, MISSOURI 64118

I hereby certify that this record
Filed for Record this 21 day of July
A.D. 19 83 at 3:00 o'clock P.M. Fifteen Dollars
and Recorded in Book 17 on Page 82
WM. A. ELDRIDGE, Recorder
By Mary E. Doherty Deputy

Restrictions E 59745 filed 7-21-83 Book 1508 page 101
Homes Association Declaration E 59746 Book 1508 page 107

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. 55371 duly authenticated as passed this 7th day of July, 1983.

Mayor: Richard L. Berkley

City Clerk: E. Richard Brenneman

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com