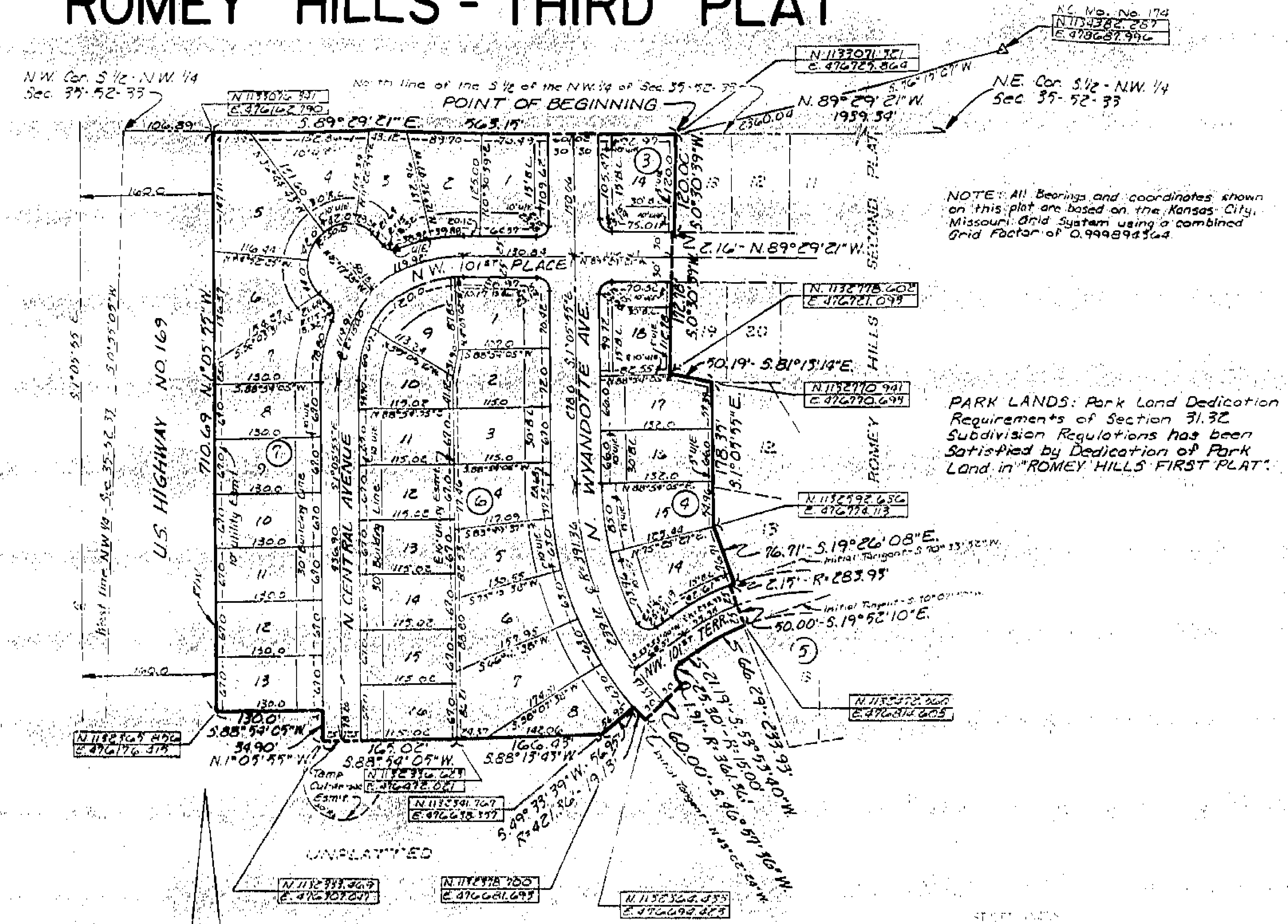
Clay County, Missouri
Land Survey Document

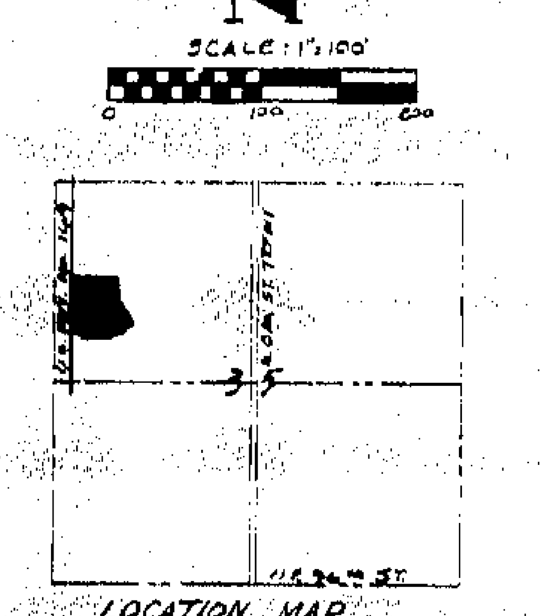
ROMEY HILLS - THIRD PLAT

E 69917 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 0.999894364

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".



55845

DESCRIPTION:

This is a subdivision of all that part of the Northwest Quarter of Section 35, Township 52 North, Range 33 West, 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 1959.34 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 12, Block 3, ROMEY HILLS SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 0 degrees 30 minutes 39 seconds West along the West line of Lot 13, Block 3, of said ROMEY HILLS SECOND PLAT, a distance of 120.00 feet to the Southwest corner of Lot 13, Block 3 of said ROMEY HILLS SECOND PLAT; thence North 89 degrees 29 minutes 21 seconds West along the North line of NW. 101st Place as now established, a distance of 2.16 feet; thence South 0 degrees 30 minutes 39 seconds West along the West line of Lot 19, Block 4 of said ROMEY HILLS SECOND PLAT and the Northerly prolongation of said West line, a distance of 172.78 feet to the Southwesterly corner of Lot 19, Block 4 of said ROMEY HILLS SECOND PLAT; thence South 81 degrees 13 minutes 14 seconds East along the Southerly line of Lot 19, Block 4 of said ROMEY HILLS SECOND PLAT, a distance of 50.19 feet to the Northwest corner of Lot 12, Block 4 of said ROMEY HILLS SECOND PLAT; thence South 1 degree 05 minutes 55 seconds East along the West line of Lots 12 and 13, Block 4 of said ROMEY HILLS SECOND PLAT, a distance of 178.35 feet to an angle point in the West line of Lot 13, Block 4 of said ROMEY HILLS SECOND PLAT; thence South 19 degrees 26 minutes 08 seconds East along the West line of Lot 13, Block 4 of said ROMEY HILLS SECOND PLAT, a distance of 76.71 feet to the Southwesterly corner of Lot 13, Block 4 of said ROMEY HILLS SECOND PLAT; thence Southwesterly along the Northerly line of NW. 101st Street Terrace and along a curve to the left, the initial tangent having a bearing of South 70 degrees 33 minutes 52 seconds West, having a radius of 283.93 feet, an arc distance of 2.15 feet; thence South 19 degrees 52 minutes 10 seconds East, a distance of 50.00 feet; thence Southwesterly along a curve to the left, the initial tangent having a bearing of South 70 degrees 07 minutes 50 seconds West, having a radius of 233.93 feet, an arc distance of 66.29 feet; thence South 53 degrees 53 minutes 40 seconds West, a distance of 21.19 feet; thence along a curve to the left, having the last described course as a tangent, having a radius of 15.00 feet, an arc distance of 25.30 feet to a point of compound curvature; thence Southeasterly along a curve to the left, tangent to the last described curve, having a radius of 361.36 feet, an arc distance of 1.91 feet; thence South 46 degrees 57 minutes 36 seconds West, a distance of 60.00 feet; thence Northwesterly along a curve to the right, the initial tangent having a bearing of North 43 degrees 02 minutes 24 seconds West, having a radius of 421.36 feet, an arc distance of 19.13 feet; thence South 49 degrees 33 minutes 39 seconds West, a distance of 56.95 feet; thence South 88 degrees 13 minutes 43 seconds West a distance of 166.43 feet; thence South 88 degrees 54 minutes 05 seconds West a distance of 166.02 feet; thence North 1 degree 05 minutes 55 seconds West a distance of 34.90 feet; thence South 88 degrees 54 minutes 05 seconds West a distance of 130.0 feet to a point on the Easterly line of the right-of-way of U.S. Highway No. 169 as now established; thence North 1 degree 05 minutes 55 seconds West along the Easterly line of the right-of-way of U.S. Highway No. 169, a distance of 710.69 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 563.15 feet to the Point of Beginning. (Containing 9.67 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 THIRD PLAT".

EASEMENTS:

An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in 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, service pedestals, any or 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 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 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 the Director of Public Works.

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 2nd day of November 1983.

ROMEY CONSTRUCTION COMPANY, INC.

Richard L. Romey, President

Joyce L. Romey, Secretary

2/15/84 Clay County Plats

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

On this 2nd day of November, 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 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: DOLORES A. BLAKE, Notary Public, State of Missouri, Commissioned in Clay County, My Commission Expires June 4, 1986

Dolores A. Blake, Notary Public

STREET GRADES

		ELEV.	
NW. 101st PLACE			
84.61 feet East of East line N. Wyandotte Ave.		329.56	
70.08 feet East of East line N. Wyandotte Ave.	PVI	333.95	(13.00')
Center line N. Wyandotte Ave.		334.57	
276.07 feet West and South of West line N. Wyandotte Ave.	PVI	357.00	(225')
501.04 feet West and South of West line N. Wyandotte Ave.		3[illegible].04	
NORTH CENTRAL AVENUE			
777.57 feet West and South of West line N. Wyandotte Ave.		328.93	
726.04 feet West and South of West line N. Wyandotte Ave.		330.07	(50')
276.04 feet West and South of West line N. Wyandotte Ave.		350.09	(225')
NORTH CENTRAL AVENUE (CUL-DE-SAC)			
12.06 feet East of West line of N. Central Ave.		343.06	
West line of N. Central Ave.	PVI	342.81	(12')
64.17 feet West of West line of N. Central Ave.		349.67	
NW. 101st STREET TERRACE			
120.42 feet East of East line of N. Wyandotte Ave.	PVC	316.74	
70.63 feet East of East line of N. Wyandotte Ave.	PVI	317.85	(50')
3.02 feet East of East line of N. Wyandotte Ave.	PVI	313.04	(16.01')
13.50 feet West of East line of N. Wyandotte Ave.	PVI	314.19	
NORTH WYANDOTTE AVENUE			
22.37 feet South of South line of NW. 101st St. Terr.		312.93	
167.37 feet North of North line of NW. 101st St. Terr.	PVI	326.08	(25')
70.94 feet South of center line of NW. 101st Place	PVI	340.57	(200')
166.06 feet North of center line of NW. 101st Place		3[illegible]	

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

CITY PLAN COMMISSION

Approved: SEP 20 1983

Chairman: Robert R. Lutz

Secretary: Richard E. Sanders

Filed for Record this 14th day of Dec A.D. 1983 at 10 o'clock 37 minutes A.M. and recorded in Book 19 at page 95.

William L. Baxter, Recorder

PUBLIC WORKS

Approved: Nov. 22, 1983

Don D. Hurlbert

City Engineer: Don D. Hurlbert

Approved: 11-22-83

Director: Wynn Calkins

Entry No.

Restrictions E 69948 filed 12-14-83 Book 1029 page 184

PREPARED BY:
AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7100-A NORTH OAK TRAFFICWAY
GLADSTONE, MISSOURI 64118

I hereby certify the details on this plat to be correct this 2nd day of Nov., 1983

Harold E. Rutherford
LS-296

http://www.ClayCoGov.com