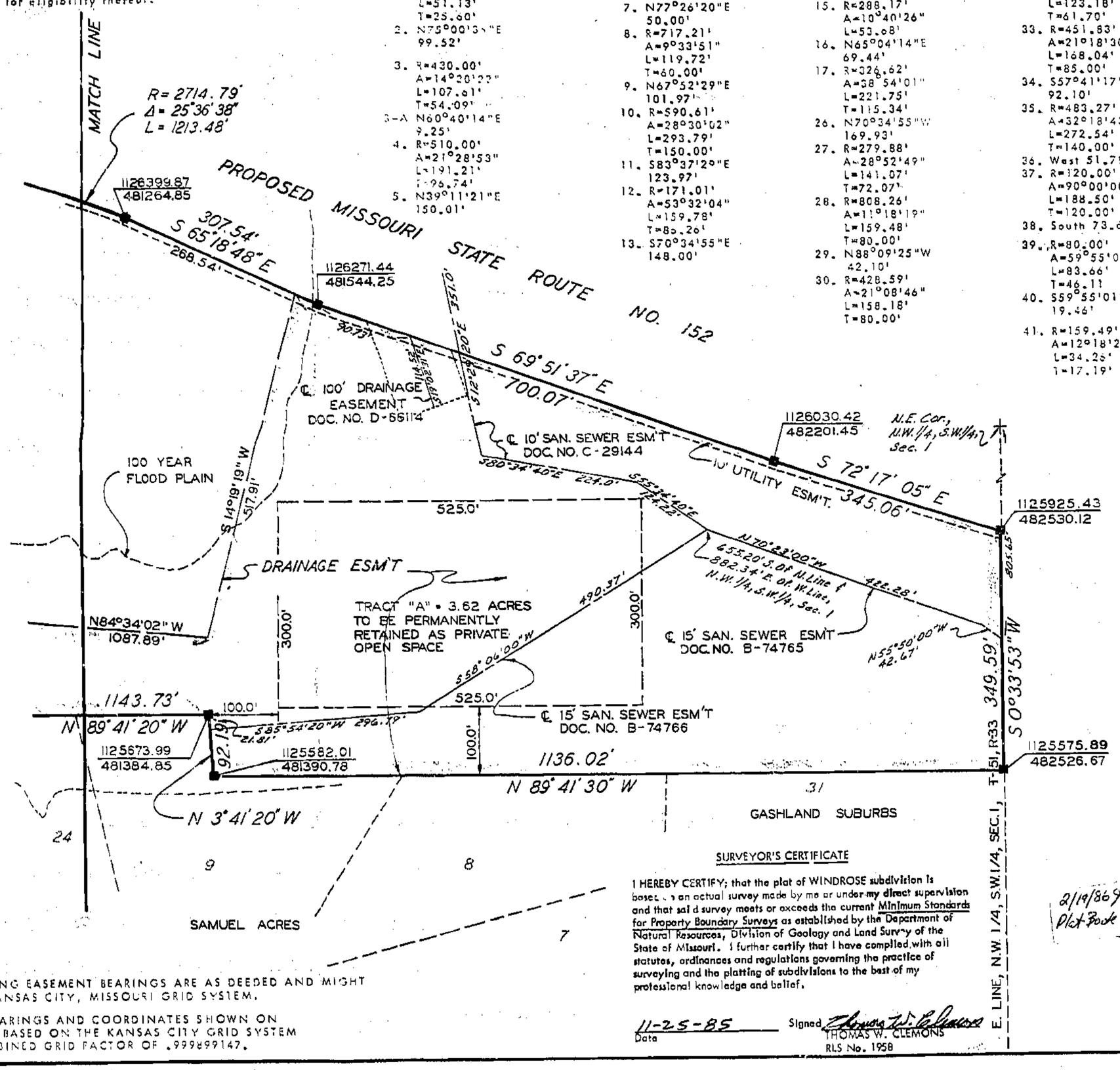
Clay County, Missouri
Land Survey Document

# WINDROSE

## A SUBDIVISION IN SECTION 1&2, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY MISSOURI

The lands herein platted lie partially within the limits of a regulatory flood plain, as designated on Page No. 45 of Flood Boundary and Floodway Maps, City of Kansas City, Missouri, effective September 29, 1978, and are subject to the restrictions of Chapter 40, Code of General Ordinances of Kansas City, Missouri, and are further subject to the provisions of Chapter X- Federal Insurance Administration, Subchapter B- National Flood Insurance Program for eligibility thereof.




Centerline of Access Easement

1. R=300.63' A=7°59'23" L=51.13' T=25.60'
2. N75°00'36"E 99.52'
3. R=430.00' A=14°20'22" L=107.61' T=54.09'
3-A N60°40'14"E 9.25'
4. R=510.00' A=21°28'53" L=191.21' T=96.74'
5. N39°11'21"E 150.01'
6. R=259.52' A=38°15'09" L=173.26' T=90.00'
7. N77°26'20"E 50.00'
8. R=717.21' A=9°33'51" L=119.72' T=60.00'
9. N67°52'29"E 101.97'
10. R=590.61' A=28°30'02" L=293.79' T=150.00'
11. S83°37'20"E 123.97'
12. R=171.01' A=53°32'04" L=159.78' T=85.26'
13. S70°34'55"E 148.00'
14. R=288.17' A=33°40'25" L=169.35' T=87.21'
15. R=288.17' A=10°40'26" L=53.68'
16. N65°04'14"E 69.44'
17. R=326.62' A=38°54'01" L=221.75' T=115.34'
26. N70°34'55"W 169.93'
27. R=279.88' A=28°52'49" L=141.07' T=72.07'
28. R=808.26' A=11°18'19" L=159.48' T=80.00'
29. N88°09'25"W 42.10'
30. R=428.59' A=21°08'46" L=158.18' T=80.00'
31. S70°41'49W 67.04'
32. R=850.37' A=8°17'58" L=123.18' T=61.70'
33. R=451.83' A=21°18'30" L=168.04' T=85.00'
34. S57°41'17"W 92.10'
35. R=483.27' A=32°18'43" L=272.54' T=140.00'
36. West 51.79'
37. R=120.00' A=90°00'00" L=188.50' T=120.00'
38. South 73.65'
39. R=80.00' A=59°55'01" L=83.66' T=46.11
40. S59°55'01"W 19.46'
41. R=159.49' A=12°18'22" L=34.25' T=17.19'

NOTE: EXISTING EASEMENT BEARINGS ARE AS DEEDED AND MIGHT NOT BE ON KANSAS CITY, MISSOURI GRID SYSTEM.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF .999999147.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY; that the plat of WINDROSE subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

11-25-85
Date

Signed Thomas W. Clemons
THOMAS W. CLEMONS
RLS No. 1958

2/19/86 gm
Plat Book 21

DESCRIPTION: A portion of the N.W. 1/4 of the S.E. 1/4, Section 1, and the North 1/2, of the S.E. 1/4, Section 2, Township 51, Range 33, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Southeast 1/4, of said Section 2; thence S 0°30'45" W along the West line of said Southeast 1/4 for 1033.08 feet to the point of beginning; thence S 89°27'29" E to and along the right of way line of North Oak Street Trafficway as now established for 80.52 feet; thence N4°01'55"E along east right of way line for 392.53 feet; thence N 9°35'23" E along said right of way line for 261.35 feet; thence N 82°52'30" E, this course and the next 6 courses are along the South right of way line of Missouri State Route No. 152, for 270.99 feet; thence N 68°10'18" E for 575.67 feet; thence N 81°49'53" E, for 513.47 feet; thence along a curve to the right, R=2714.79, Chord Bearing S 81°50'50" E, Chord Distance 1203.40 feet, an arc distance of 1213.48 feet; thence S 65°18'48" E for 307.54 feet; thence S69°51'37" E for 700.07 feet; thence S 72°17'05" E for 345.06 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 1; thence S 0°33'53" W along said East line for 349.59 feet to the North-east corner of Lot 31, Resurvey of Lot 1, and part of Lot 2, GASHLAND SUBURBS, a subdivision of record; thence N 89°41'20" W along the North line of said lot and the North line of SAMUEL ACRES, a subdivision of record, for 1136.02 feet; thence N 3°41'20" W along SAMUEL ACRES for 92.19 feet; thence N 89°41'20" W along SAMUEL ACRES and it's continuation for 1143.73 feet; thence S 0°22'29" W for 163.95 feet; thence N 89°41'20" W for 330.00 feet; thence S 0°22'29" W along the East line of the Northwest 1/4 of the Southeast 1/4 said Section 2 for 200.00 feet; thence N 89°41'20" W for 110.08 feet; thence N 0°18'40" E along the East line of QUAIL CREEK, a subdivision of record, for 120.00 feet; thence N 89°41'20" W, this course and the next 7 courses are along QUAIL CREEK, for 120.00 feet; thence along a curve to the left, R=50.0 feet, Chord Bearing N 73°45'11" W, an arc distance of 109.13 feet; thence along a curve to the right, R=60.0 feet, Chord Bearing S 63°25'08" W, an arc distance of 41.26 feet; thence along a curve to the right, R=70.59 feet, Chord Bearing S 86°42'54" W, an arc distance of 96.73feet; thence N 89°41'20" W for 397.13 feet; thence along a curve to the left, R=169.93 feet, Chord Bearing S 72°54'17" W, an arc distance of 103.25 feet; thence along a curve to the right, R=117.72 feet, Chord Bearing S 72°59'54" W, an arc distance of 71.91 feet; thence N 89°30'05" W for 39.97 feet to the West line of the Southeast 1/4, Section 2; thence N 0°30'45" E along said 1/4 Section line for 159.11 feet to the point of beginning. Containing 70.5 acres more or less.

The undersigned owner of the tract of land described on this plat have caused the same to be subdivided in the manner shown on this plat and the subdivision shall hereafter be known as "WINDROSE".

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse, and to the U.S. Postal Service for the delivery of mail.

STREETS: The streets shown on the plat and not heretofore dedicated to public use are hereby so dedicated.

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, construction, 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.

Building lines or set back lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and street lines.

PARK LAND: Private open space is being reserved as depicted as Tract "A", for 300 multi-family dwelling units, in lieu of park land dedication pursuant to Section 31.32, Code of General Ordinances, 1978, as amended. The private open space shall remain as such unless the City of Kansas City, Missouri consents to a modification. The property owner of the project shall maintain the open space in accordance with the "Declaration of Private Open Space" recorded herewith.

IN TESTIMONY WHEREOF, Meadow Brook Realty, a Missouri Corporation has by the authority of its Board of Directors, caused this instrument to be executed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed the 26th day of November, 1985.

Meadow Brook Realty

President, Reed P. Byers

Secretary, Robert F. Danneberg

STATE OF MISSOURI )
COUNTY OF CLAY ) SS

Be it remembered that on this 26th day of November, 1985, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came Reed P. Byers and Robert F. Danneberg, President and secretary respectively, of Meadow Brook Realty, a corporation duly organized, Incorporated and existing under and by virtue of the Laws of Missouri, who are personally known to me to be said officers and who are personally known to me to be the same persons who executed as said officers, the within instrument on behalf of said corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and said persons duly acknowledged the execution of the same to be the act and deed of said corporation for the uses and purposes herein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

MARGARET GEORGE
NOTARY PUBLIC STATE OF MISSOURI
CLAY CO.
MY COMMISSION EXPIRES FEB 10 1987
CLAY COUNTY MISSOURI NOTARY ASSOC.

Notary Public Margaret George Seal

My Commission Expires

Print Name Margaret George

CITY PLAN COMMISSION

Approved

Chairman Thompson Nelson

Secretary Richard E. Duncan

PUBLIC WORKS DEPARTMENT

Approved Don D. Hurlbert 10/6/85
Don D. Hurlbert, City Engineer Date

Approved Myron D. Calkins 10-6-85
Myron D. Calkins, Director Date

Entry Number 850784

This is to certify this plat was submitted to and approved by the City Council of Kansas City, Missouri, by Ordinance No. 58774 duly authenticated as passed this 5th day of December, 1985

Mayor Richard L. Berkley

City Clerk E. Richard Brenneman

SHEET 2 OF 2

http://www.ClayCoGov.com