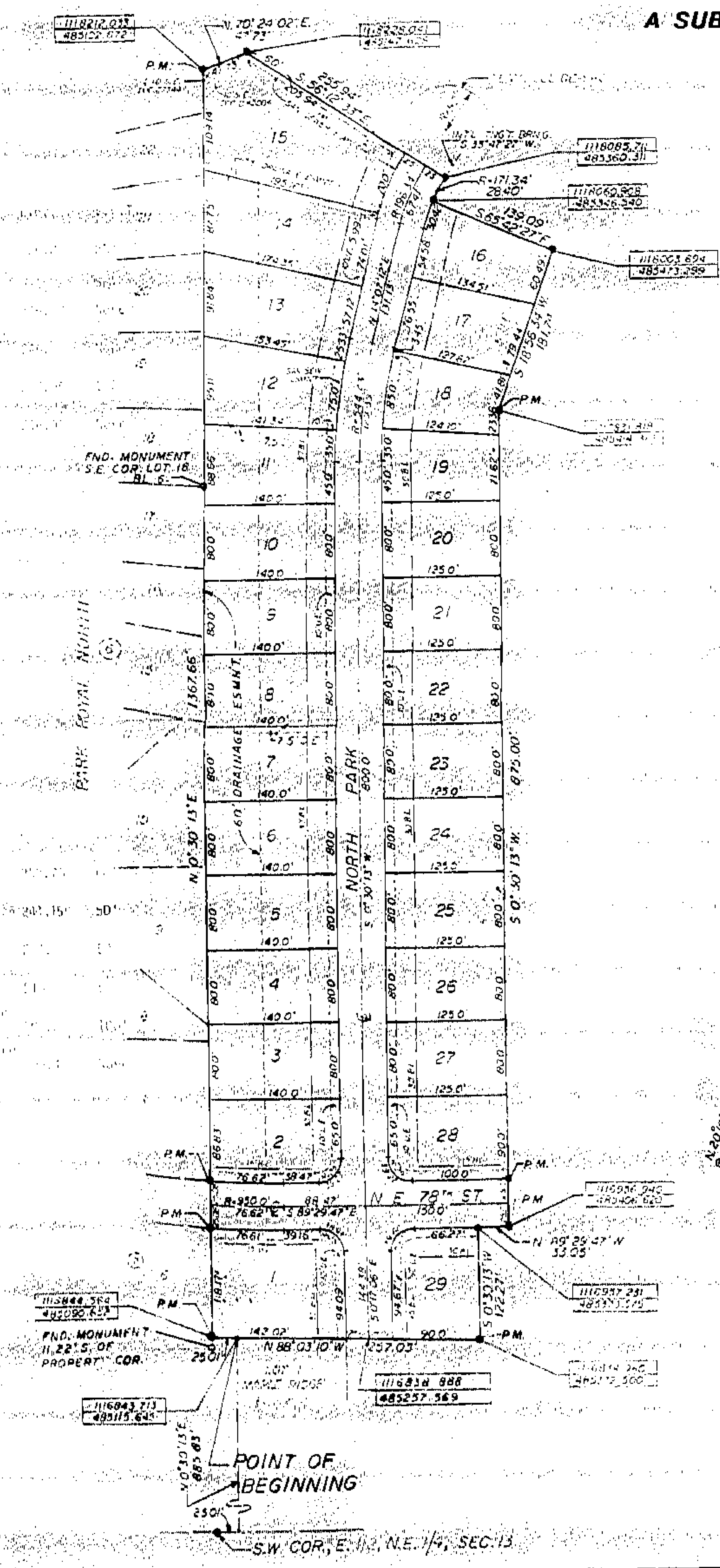
Clay County, Missouri
Land Survey Document

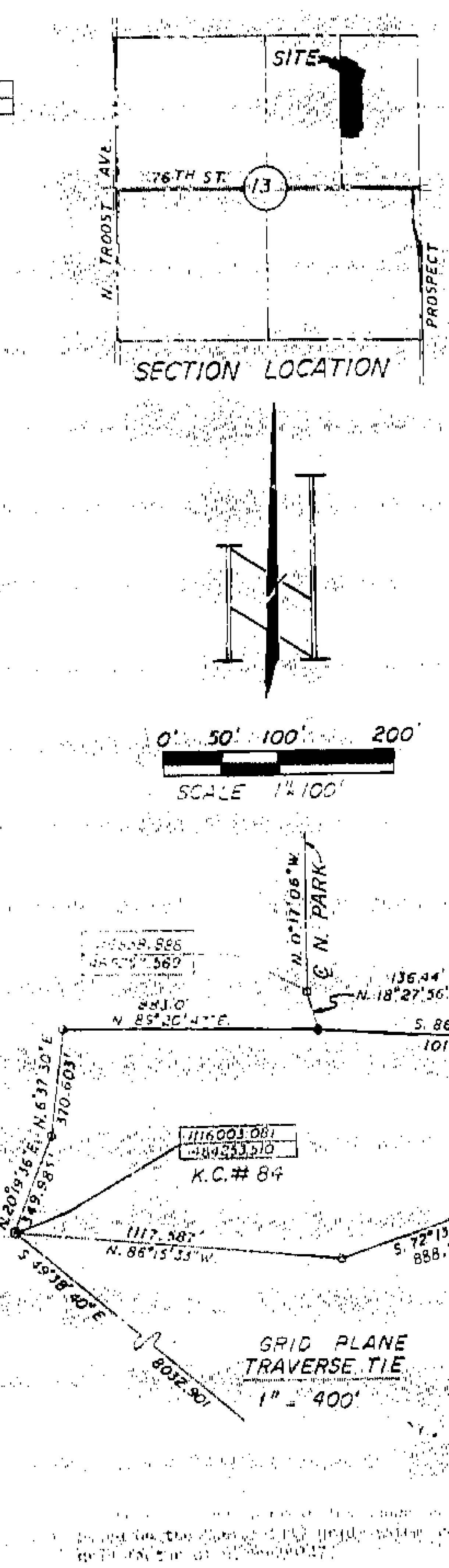
JUN 18 1986

Declaration of Restrictions June 18, 86
Filed Q- 58259 Bk. 1684 Pg. 739

MAPLE WOOD ESTATES 1ST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





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Plats

LEGEND:
○ — FOUND MONUMENT
● — SET MONUMENT
P.M. — PERMANENT MONUMENT

Legal Description

All that part of the East one half of the Northeast Quarter of Section 13, Township 51, Range 33, in Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the East one half of the Northeast Quarter of said Section 13; thence South 88 degrees, 14 minutes, 12 seconds East along the South line of the Northeast Quarter of said Section 13, a distance of 25.0 feet; thence North 0 degrees, 30 minutes, 13 seconds East and parallel to the West line of the East one half of the Northeast Quarter of said Section 13, a distance of 885.83 feet to the Northwest corner of Lot 1, Block 2, MAPLE RIDGE, a subdivision of land in said Kansas City, Missouri, also being the true point of beginning of the tract herein described; thence North 88 degrees, 03 minutes, 10 seconds West, 25.01 feet to a point on the East line of Lot 6, Block 7, PARK ROYAL NORTH, a subdivision of land in said Kansas City, Missouri; thence North 0 degrees, 30 minutes, 13 seconds East along the East line of said plat a distance of 1367.66 feet; thence North 70 degrees, 24 minutes, 02 seconds East, 47.73 feet; thence South 56 degrees, 12 minutes, 33 seconds East, 255.94 feet to a point on a curve, said curve having a radius of 171.34 feet; thence Southerly along said curve to the left, with an initial tangent bearing of South 33 degrees, 47 minutes, 27 seconds West, a distance of 28.40 feet; thence South 65 degrees, 42 minutes, 27 seconds East, 139.09 feet; thence South 18 degrees, 56 minutes, 34 seconds West, 181.74 feet; thence South 0 degrees, 30 minutes, 13 seconds West, 875.00 feet; thence North 89 degrees, 29 minutes, 47 seconds West, 33.05 feet; thence South 0 degrees, 30 minutes, 13 seconds West, 122.27 feet to a point on the North line of said MAPLE RIDGE; thence North 88 degrees, 03 minutes, 10 seconds West along said North line 257.03 feet to the true point of beginning. **Contains 9.5 acres ±.**

DEDICATION

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as MAPLE WOOD ESTATES 1ST PLAT.

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 of 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 this 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.

[illegible] streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

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.

[illegible] land dedication, consisting of 3.0 acres, will be deferred until MAPLE WOOD ESTATES SECOND PLAT.

IN WITNESS WHEREOF, Wildberry Development Inc., has caused these presents to be signed by its President and its seal affixed this 8th day of May, 1986.

WILDBERRY DEVELOPMENT, INC.

Daniel T. Robards, President

ATTEST: Ronald O. Baldwin, Secretary

State of Missouri)
) SS
County of Clay)

On this 8th day of May, 1986, before me appeared Daniel T. Robards, to me personally known, who being by me duly sworn did say he is the President of Wildberry Development, Inc. and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body and that said Daniel T. Robards acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of same.

My commission expires: September 6, 1988

Notary Public

City Plan Commission

Approved DEC 17 1985

Chairman, Thompson C. Nelson

Secretary, Richard E. Duncan

Public Works

Approved May 13, 1986

City Engineer, Don D. Hurlbert

Approved May 13, 1986

Director, George L. Satterlee

860334

Entry Number

City Council

This is to certify that the within plat was duly submitted to and approved by The Council of Kansas City, Missouri By ordinance Number 59509 (Sub) duly authenticated as passed this 22 day of May, 1986.

Mayor, Richard L. Berkley

City Clerk, E. Richard Brenneman

This plat and survey of MAPLE WOOD ESTATES 1ST PLAT was executed by: Environmental Designers, Ltd., 17000 Kentucky Road, Independence, Missouri 64050

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that the plat of MAPLE WOOD ESTATES 1ST PLAT, 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.

Date: 5-8-86

E. Dan DeiSkirch, R.L.S. [illegible]

http://www.ClayCoGov.com