Clay County, Missouri
Land Survey Document

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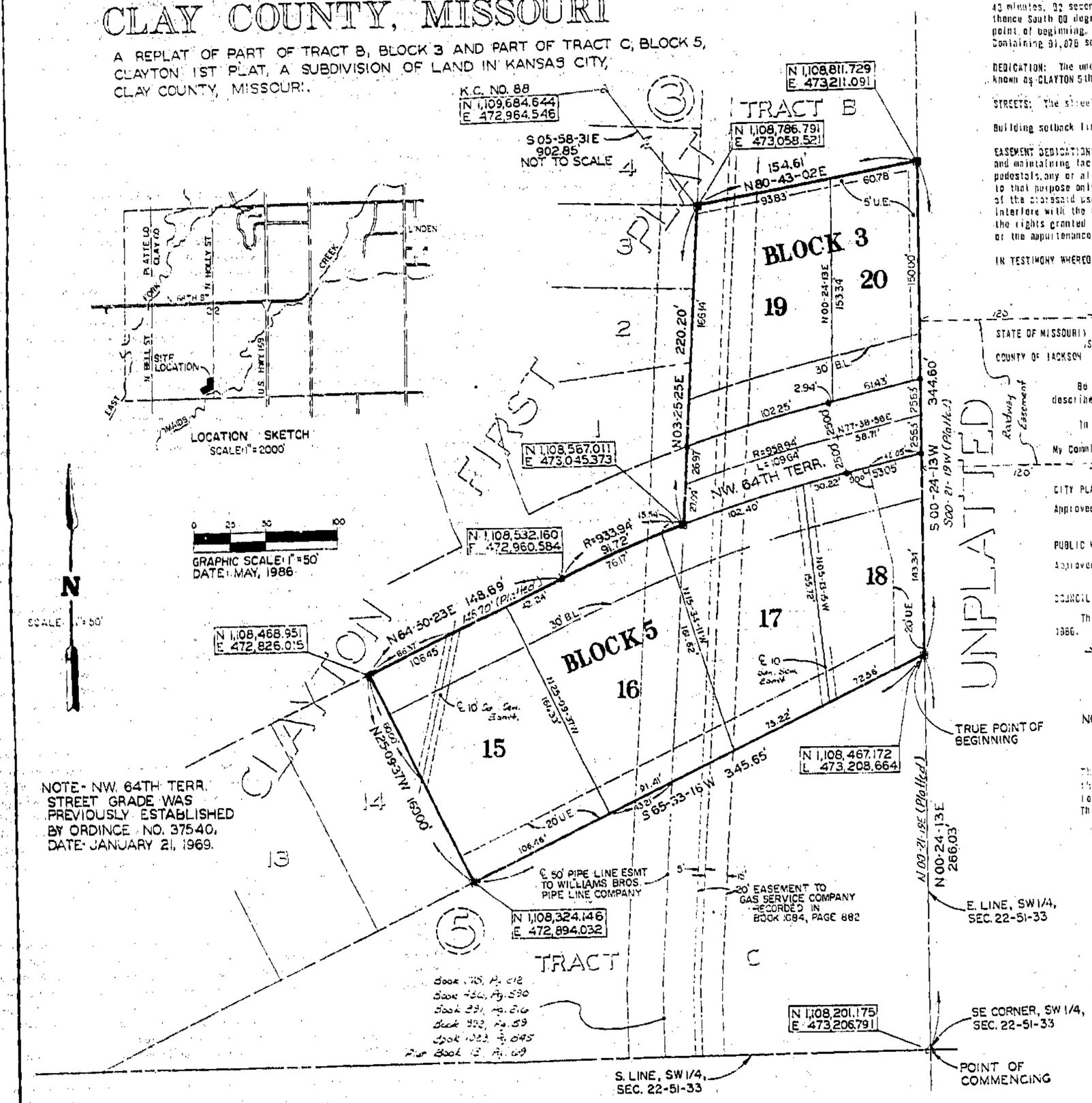
[F 4027] JUL 8 1986

CLAYTON 5TH PLAT

A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI

A REPLAT OF PART OF TRACT B, BLOCK 3 AND PART OF TRACT C, BLOCK 5, CLAYTON 1ST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI.



DESCRIPTION: This is a replat of part of Tract B, Block 3, and part of Tract C, Block 5, all in CLAYTON 1st Plat, a subdivision of land in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of said Tract C, Block 5, CLAYTON 1st PLAT, said corner also being the Southeast corner of the Southwest 1/4 of Section 22, Township 51 North, Range 33 West, thence North 00 degrees, 24 minutes, 13 seconds East (platted North 00 degrees, 21 minutes, 19 seconds East), along the East line of said Southwest 1/4 of Section 22, said line also being the East line of said Tract C, Block 5, CLAYTON 1st PLAT, a distance of 266.03 feet to the true point of beginning of the tract of land herein to be described; thence South 65 degrees, 33 minutes, 16 seconds West, a distance of 345.65 feet to the most Easterly corner of Lot 14, Block 5, said CLAYTON 1st PLAT; thence North 25 degrees, 09 minutes, 37 seconds West, along the Northeasterly line of said Lot 14, Block 5, said CLAYTON 1st PLAT, a distance of 153.00 feet to the most Northerly corner of said Lot 14, Block 5, said CLAYTON 1st PLAT; thence North 64 degrees, 50 minutes, 23 seconds East, along the North line of said Tract C, Block 5, CLAYTON 1st PLAT, a distance of 148.69 feet (platted 148.70 feet) to a point of curvature; thence Northeasterly, continuing along said North line of said Tract C, Block 5, CLAYTON 1st PLAT, on a curve to the right having a radius of 933.94 feet and tangent to the last described course, a distance of 91.72 feet to a point on the Southerly prolongation of the West line of said Tract B, Block 3, CLAYTON 1st PLAT; thence North 03 degrees, 25 minutes, 25 seconds East, along the West line of said Tract B, Block 3, CLAYTON 1st PLAT and its Southerly prolongation thereof, a distance of 220.20 feet; thence North 80 degrees, 43 minutes, 02 seconds East, a distance of 154.61 feet to a point on the East line of said Tract B, Block 3, CLAYTON 1st PLAT, said line also being the East line of said Southwest 1/4 of Section 22; thence South 00 degrees, 24 minutes, 13 seconds West (platted South 00 degrees, 21 minutes, 19 seconds West) along said East line of said Southwest 1/4 of Section 22, a distance of 344.60 feet to the true point of beginning.
Containing 91,876 square feet or 2.109 acres, more or less.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as CLAYTON 5th PLAT.

STREETS: The street shown on this plat has heretofore been dedicated to public use as thoroughfare.

Building setback lines are as shown on the accompanying plat and no building, or part thereof, shall be built between said setback lines and the street line.

EASEMENT DEDICATION: 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 obstructions to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and so 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.

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract of land have hereunto subscribed their names.

B & H Homes, Inc.

Glenn Bolling, President — Ila Louise Bolling, Secretary

STATE OF MISSOURI
COUNTY OF JACKSON

Be it remembered that on this 23rd day of June, 1986, before me, a Notary Public, personally appeared Glenn Bolling and Ila Louise Bolling, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

My Commission expires: My Commission Expires April 13, 1990

Sign: Marilyn Lewis — Print Name: Marilyn Lewis
Notary Public in and for said County and State.

CITY PLAN COMMISSION
Approved: JUN 17 1986
Chairman - Thomson Clinton — Secretary - Richard E. Duncan

PUBLIC WORKS DEPARTMENT
Approved: June 25, 1986 — City Engineer - Jon D. Hartbert
Approved: July 2, 1986 — Director of Public Works: George Satterlee
Entry No. 060481

COUNCIL
This is to certify that the within plat was submitted to and approved by the council of Kansas City, Missouri, by Ordinance No. 59682 duly authenticated as passed this 26 day of June, 1986.

Mayor - Richard L. Berkley — City Clerk - E. Richard Brenneman

NOTE: ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE KANSAS CITY INDEPENDENT GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.999899147.

The developer elects to dedicate the part of Tract C, Block 5, CLAYTON 1st PLAT that is not being replatted with this subdivision plat, as parkland pursuant to Section 21.37 Code of General Ordinances, as amended, for 8 Single Family Units. This dedication will be made with the platting of CLAYTON 6th and 7th PLATS.

Filed for Record this 8th day of July A.D. 1986 at 2:00 o'clock P.M. Instrument No. 060481 and Recorded in Book ____ at Page ____ For: WM. A. ELDRIDGE, Recorder
By: [illegible] Deputy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that the plat of CLAYTON 5TH PLAT subdivision is based on an actual survey made 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 of the State of Missouri and City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Donald L. Barber, P.L.S.
6-23-86
Date

MISSOURI No. LS-303 DONALD L. BARBER REGISTERED LAND SURVEYOR

TRAVERSE TABLE:

FROM:	TO	BEARING	DISTANCE
K.C. NO. 88	PT. 25	S 05-48-31 W	993.27'
PT. 25	PT. 1	S 04-12-44 W	454.86'
PT. 1	SE. COR., SW.1/4, SEC. 22-51-33	S 39-05-23 E	442.25'
SE. COR., SW.1/4, SEC. 22-51-33	PT. 3	N 57-44-02 E	237.67'
PT. 3	PT. 101	N 05-44-02 E	183.48'
PT. 101	PT. 102	N 18-31-27 W	439.81'
PT. 102	PT. 103	N00-26-35 W	553.45'
PT. 103	PT. 23	N 25-56-22 W	271.90'
PT. 23	K.C. NO. 88	S 75-41-38 W	232.46'

GRID COORDINATES K.C. NO. 88 - N 1,109,684.644
E 472,964.546

Prepared By: CAMPBELL, BARBER, LAMBETH & ASSOCIATES P.A.
6223 Slater — P.O. Box 5[illegible]
Shawnee Mission, Kansas 66201 — 722-1220

FOR: B & H Homes
Glenn Bolling
5500 N. Hickory
Kansas City, Missouri 64119 — 436-2985

Authenticated as Passed

RICHARD E. BRENNEMAN, City Clerk
By: [illegible] Deputy City Clerk
JUN 26th 1986

11/14/86 JM
Plats