# ETHAN'S GLEN — FIRST PLAT

## CLAY COUNTY, KANSAS CITY, MISSOURI

**A PLAT OF A PART OF THE FRACTIONAL S.W. 1/4 AND OF THE S.E. 1/4 OF SECTION 10 - T51 - R33, AND A REPLAT OF PART OF LOTS 5, 6 AND 7, BLOCK 2, ORIGINAL TOWN OF BARRY**

LEGAL DESCRIPTION

This is a survey and subdivision of part of the Southeast Quarter and the fractional Southwest Quarter of Section 10, Township 51, Range 33, being also a resurvey of part of Lots 5, 6 and 7, Block 2, ORIGINAL TOWN OF BARRY, a subdivision of land, all in Kansas City, Clay County, Missouri, and more particularly described as follows:

Commencing at the intersection of the North line of said fractional Southwest Quarter with the Clay-Platte County line; thence South 89°29'26" East, along said North line, a distance of 655.00 feet, to the Point of Beginning; thence South 89°29'26" East; continuing along said North line, a distance of 137.67 feet; thence South 0°10'02" West, along the West line of Barry Memorial Gardens, a subdivision of land in said city, county and state, and its prolongations, and parallel with the Clay-Platte County line, a distance of 761.93 feet; thence South 89°29'26" East, a distance of 285.84 feet; thence South 41°50'19" East, a distance of 219.18 feet; thence South 89°29'26" East, a distance of 259.75 feet; thence North 0°10'02" East, a distance of 15.00 feet; thence South 89°29'26" East, a distance of 222.00 feet; thence South 35°26'46" East, a distance of 237.30 feet, to a point on the West line of said Southeast Quarter, that is 1532.29 feet North of the Southwest corner thereof; thence North 0°40'22" East, along said West line, a distance of 115.69 feet, to the Northwest corner of the South 10 acres of the Northwest Quarter of said Southeast Quarter; thence South 89°33'09" East, along said North line, a distance of 100.00 feet; thence South 0°26'51" West, a distance of 128.41 feet; thence South 29°44'37" East, a distance of 211.32 feet; thence Westerly, along a curve to the left, having a radius of 430.00 feet, an initial tangent bearing of South 64°27'37" West, a central angle of 3°09'41", a distance of 23.73 feet, to a point of tangency; thence South 62°17'56" West, a distance of 147.39 feet, to a point of curvature; thence Westerly, along a curve to the right, having a radius of 320.00 feet, a central angle of 22°26'27", a distance of 125.33 feet; thence South 5°15'37" East, a distance of 244.93 feet; thence South 53°22'25" West, a distance of 177.66 feet; thence North 89°49'26" West, a distance of 95.00 feet; thence South 0°10'34" West, a distance of 83.00 feet; thence South 26°29'26" East, a distance of 165.03 feet; thence South 0°10'34" West, a distance of 15.00 feet; thence North 89°49'26" West, a distance of 70.00 feet; thence South 0°10'34" West, a distance of 25.00 feet; thence North 89°49'26" West, a distance of 225.00 feet, to a point on the East line of the tract of land conveyed to Kansas City Power & Light Company by the instrument filed of record in Book 1146 at Page 883; thence North 0°10'34" East, along said East line, a distance of 1027.20 feet; thence North 89°29'26" West, continuing along said East line, a distance of 500.00 feet; thence North 0°10'34" East, continuing along said East line, a distance of 848.00 feet; thence South 89°29'26" East, continuing along said East line, a distance of 50.00 feet; thence North 0°10'34" East, continuing along said East line and its Northerly prolongation, a distance of 382.00 feet, to the Point of Beginning, containing 26.7089 acres, more or less.

Pursuant to Section 31.32, Code of General Ordinances, as amended, the Developer:

a) hereby reserves private open space for recreation, and no other uses, over Tract A. Maintenance of said private open space shall be the responsibility of the Developer, their successors and assigns. This reservation is at the election of the Developer in lieu of the required parkland dedication for 266 multi-family units; AND

b) elects to pay to the City of Kansas City, Missouri, in addition to the reservation of private open space, a sum of Eight Thousand Dollars ($8,000.00), in lieu of the required parkland dedication for a total of 297 multi-family;

in accordance with the terms and conditions of Ordinance No. 70344, passed August 29, 1985.

The lands hereon platted lie partially within the limits of a regulatory floodway, as designated on the official floodplain document 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.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the plat, which subdivision and plat shall be known as ETHAN'S GLEN - FIRST PLAT.

The streets, terraces, avenues, and roads shown on the plat and not previously dedicated to public use as thoroughfares, 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, 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.

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.

Right of Entrance: The right of ingress and egress and travel along any private 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.

IN TESTIMONY WHEREOF, Ethan's Glen Venture, a Texas Limited Partnership, has caused these presents to be signed this 20th day of May, 1986.

ETHAN'S GLEN VENTURE

By: James W. Kassebaum, Managing General Partner

STATE OF Kansas }
COUNTY OF Johnson } SS

On the 20th day of May, 1986, before me appeared James W. Kassebaum, to me personally known, and who, being by me duly sworn, did say that he is Managing General Partner of the Ethan's Glen Venture, a Texas Limited Partnership and that the instrument was signed in behalf of said partnership and James W. Kassebaum acknowledged said instrument to be the free act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Johnson County, Kansas the day and year last above written.

Diff Kassebaum
Notary Public in and for said County and State

My Commission Expires:
June 6, 1987

NOTARY PUBLIC — STATE OF KANSAS

CITY PLAN COMMISSION
KANSAS CITY, MISSOURI

APPROVED: APR 1 1986
Thompson C. Nelson, CHAIRMAN — DATE
Richard E. Duncan, SECRETARY — DATE

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

APPROVED: City Engineer, Don D. Hulebert — DATE 5/23/86
APPROVED: Director of Public Works, George L. Satterlee — DATE 5/23/86

ENTRY NO. 94-17612

CITY COUNCIL
KANSAS CITY, MISSOURI

THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 59571, 1986 and duly authenticated as passed the 12th day of June, 1986.

Richard L. Berkley, MAYOR AND MAYOR PRO-TEM
E. Richard Brenneman, CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that the plat of Ethan's Glen - First Plat 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 May 20, 1986 Signed: Larry G. Hearn, Larry G. Hearn, RLS No. 1885

Traverse Table

| From | To | Bearing | Distance |
|---|---|---|---|
| K.C. Mon. #127 Pt. 1 | Pt. 1 P.O.B. | N. 84°06'29" W. | 323.57' |
| | | S. 85°47'47" E. | 378.08' |

STREET GRADES

| Grade Point | | | Elev. | V.C.T. |
|---|---|---|---|---|
| (Hickory Street) | | | | |
| - | Centerline Barry Road | - | 272.50 | - |
| 200' | S. Centerline Barry Road | P.V.I. | 266.51 | 75' |
| 550' | S. Centerline Barry Road | P.V.I. | 245.93 | 175' |
| 900' | S. Centerline Barry Road | P.V.I. | 249.43 | 175' |
| 1150' | S. Centerline Barry Road | P.V.I. | 234.43 | 75' |
| 1600' | S. Centerline Barry Road | P.V.I. | 218.95 | 200' |
| 2200' | S. Centerline Barry Road | P.V.I. | 236.95 | 225' |
| 2238.18' | S. Centerline Barry Road | - | 233.48 | - |
| (N.W. 82nd Street) | | | | |
| - | Centerline Hickory Street | P.V.I. | 225.86 | - |
| 200' | E. Centerline Hickory Street | P.V.I. | 214.57 | 100' |
| 400' | E. Centerline Hickory Street | P.V.I. | 218.57 | 50' |
| 400.40' | E. Centerline Hickory Street | - | 216.96 | - |

11/14/86 JJM
Plats

GBA

Owner & Developer: Ethan's Glen Venture March 1986 4156 2 of 2
Revised 5/7/86

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