Clay County, Missouri
Land Survey Document

F50996 Bk 1713 Pg. 101 Declaration of Restrictions Filed 10-14-86

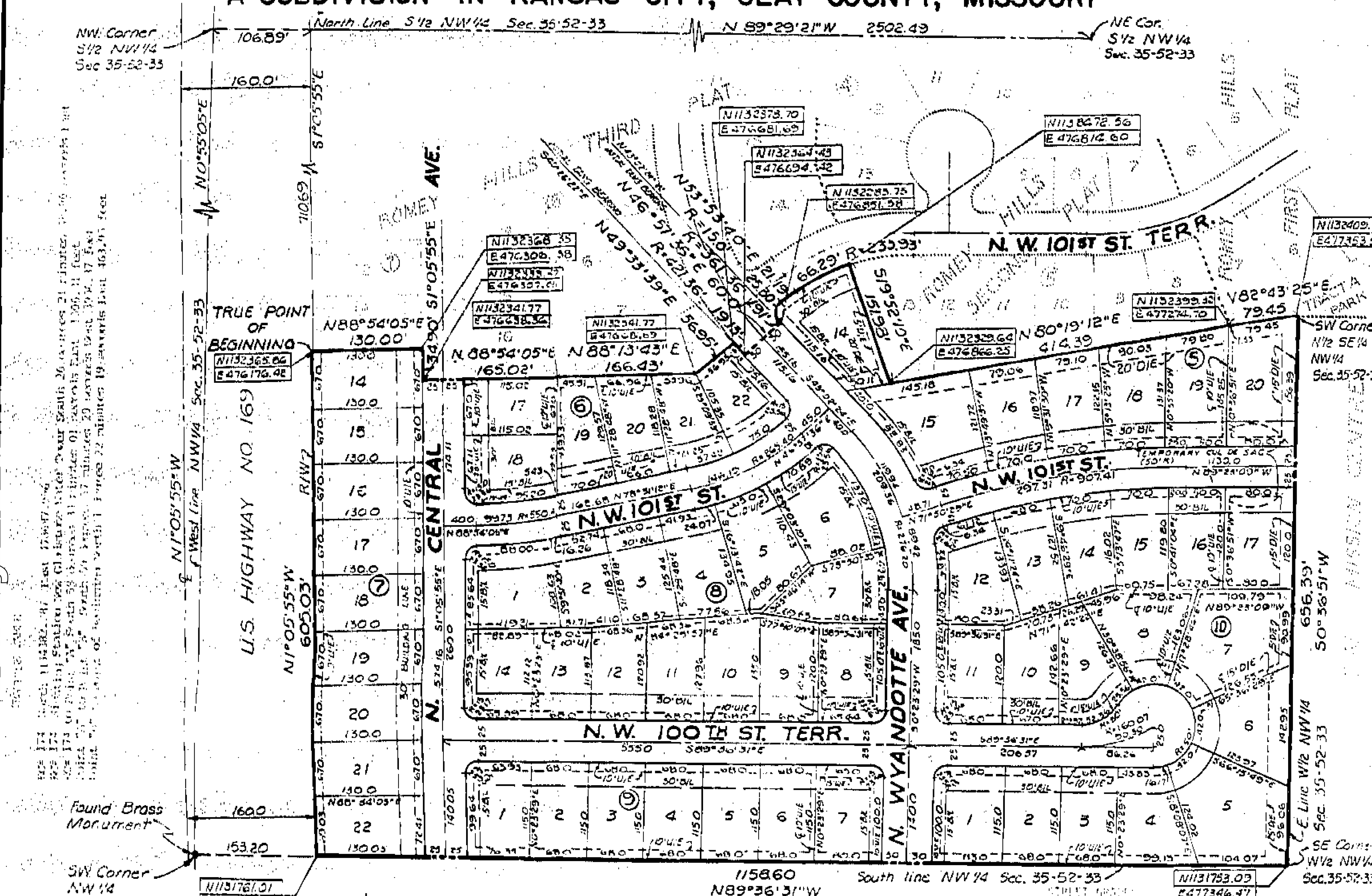
60057

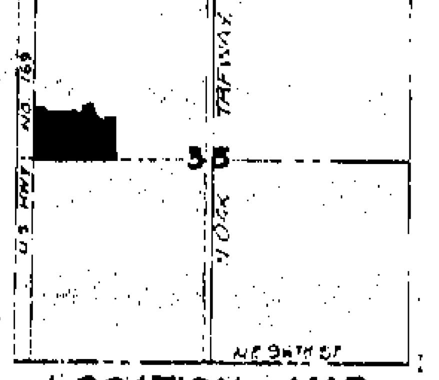
F 50994

OCT 14 1986

ROMEY HILLS, FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





LOCATION MAP
Sec. 35-52-33

UNPLATTED

NOTE: All bearings and coordinates shown on this plat are based on the Kansas City, Missouri Grid System using a combined Grid Factor of 0.9998 [illegible]

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".

NOTE: Monuments will be set by surveyor after construction.

I hereby certify that the plat of [illegible] 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 subdivision to the best of my professional knowledge and belief.

Date 9/4/86

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: Commencing at the Northeast corner of the South One-half of the Northwest Quarter of said Section 35; thence North 89 degrees 29 minutes 21 seconds West along the North line of the South One-half of the Northwest Quarter of said Section 35, a distance of 2502.39 feet to a point on the Easterly line of the right-of-way of U.S. Highway No. 169; thence South 1 degree 05 minutes 55 seconds East along the Easterly line of the right-of-way of U.S. Highway No. 169, a distance of 710.69 feet to the Southwesterly corner of Lot 13, Block 7, ROMEY HILLS-THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract of land herein to be described; thence North 88 degrees 54 minutes 05 seconds East along the South line of Lot 13, Block 7 of said ROMEY HILLS-THIRD PLAT, a distance of 130.00 feet to the Southeasterly corner of Lot [illegible], Block 7 of said ROMEY HILLS-THIRD PLAT; thence South 1 degree 05 minutes 55 seconds East along the Westerly line of North Central Avenue, a distance of 34.90 feet; thence North 88 degrees 54 minutes 05 seconds East along the Southerly line of Lot 16, Block 6 of said ROMEY HILLS-THIRD PLAT and the Westerly prolongation of said lot line, a distance of 165.02 feet to the Southeasterly corner of Lot 16, Block 6 of said ROMEY HILLS-THIRD PLAT; thence North 88 degrees 13 minutes 43 seconds East along the Southerly line of Lots 7 and 8, Block 6 of said ROMEY HILLS-THIRD PLAT, a distance of 166.43 feet; thence North 49 degrees [illegible] minutes [illegible] seconds East along the Southeasterly line of Lot 8, Block 6 of said ROMEY HILLS-THIRD PLAT, a distance of 56.95 feet to the most Easterly corner of Lot [illegible], Block 6 of said ROMEY HILLS-THIRD PLAT; thence Southeasterly along the Westerly line of North Wyandotte Avenue and along a curve to the left, the initial tangent having a bearing of South 40 degrees 26 minutes 22 seconds East, having a radius of 421.36 feet, an arc distance of 19.1[illegible] feet; thence North 36 degrees 57 minutes 36 seconds East, a distance of 60.00 feet to a point on the Easterly line of North Wyandotte Avenue; thence [illegible] along the Easterly line of North Wyandotte Avenue and along a curve to the right, the initial tangent having a bearing of North [illegible] degrees [illegible] minutes [illegible] seconds West, having a radius of 361.36 feet, an arc distance of 1.91 feet to a point of compound curvature; thence Northwesterly and Northeasterly along a curve to the right, tangent to the last described curve, having a radius of 15.00 feet, an arc distance of 25.30 feet; thence North 53 degrees 53 minutes 40 seconds East along the Southerly line of N.W. 101st Street Terrace, a distance of 21.19 feet; thence continuing [illegible] along the [illegible] line of N.W. 101st Street Terrace and along a curve to the right, having the last described course as a tangent, having a radius of [illegible] feet, an arc distance of 66.29 feet to the Northwesterly corner of Lot 13, Block 5, ROMEY HILLS-SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 19 degrees 52 minutes 10 seconds East along the Westerly line of Lot 13, Block 5 of said ROMEY HILLS-SECOND PLAT, a distance of 151.98 feet to the Southwesterly corner of Lot [illegible], Block 5 of said ROMEY HILLS-SECOND PLAT; thence North 80 degrees 19 minutes 12 seconds East along the Southerly line of Lots [illegible] thru 13, both inclusive, Block [illegible] of said ROMEY HILLS-SECOND PLAT, a distance of 414.39 feet to the Southeasterly corner of Lot [illegible], Block [illegible] of said ROMEY HILLS-SECOND PLAT; thence North 82 degrees 43 minutes 25 seconds East along the Southerly line of Lot 7, Block 5, ROMEY HILLS-FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, a distance of 79.45 feet to the Southwest corner of the North One-half of the [illegible] of the Northwest Quarter of said Section 35; thence South 0 degrees 36 minutes 51 seconds West along the East line of the West One-half of the Northwest Quarter of said Section 35, a distance of 656.39 feet to the Southeast corner of the West One-half of the Northwest Quarter of said Section 35; thence North 89 degrees 36 minutes 31 seconds West along the South line of the Northwest Quarter of said Section 35, a distance of 1158.60 feet to a point on the Easterly line of the right-of-way of U.S. Highway No. 169; 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 605.03 feet to the True Point of Beginning, [illegible] contains [illegible] Acres [illegible].

[illegible]

On this 2nd day of September, 1986, before me appeared Richard E. Romey [illegible] ... Company, Inc., and that [illegible] ... acknowledged said instrument to be the free act and deed of said corporation.

... notarial ...

My Commission Expires:

DIANA J. AYLETT
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires Oct. 23, 1987

8-19-86

Approved: 8-19-86

Chairman: Thompson C. Nelson

Secretary: Richard E. Duncan

Sept. 8, 1986

Approved: September 8, 1986

Director: George L. Satterlee

860578

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. 60057 duly authenticated as passed this 26th day of September, 1986.

E. Richard Brenneman, City Clerk

Richard L. Berkley, Mayor

Filed for Record this 14th day of Oct. 1986 at 10 o'clock 55 minutes A.M. and Recorded in Book 20 at page 18. Ethel E. Blackburn, Recorder. Wilma K. Patten, Deputy

11/14/86 JM
Plats

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
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GLADSTONE, MISSOURI 64118
(816) 436-0732

http://www.ClayCoGov.com