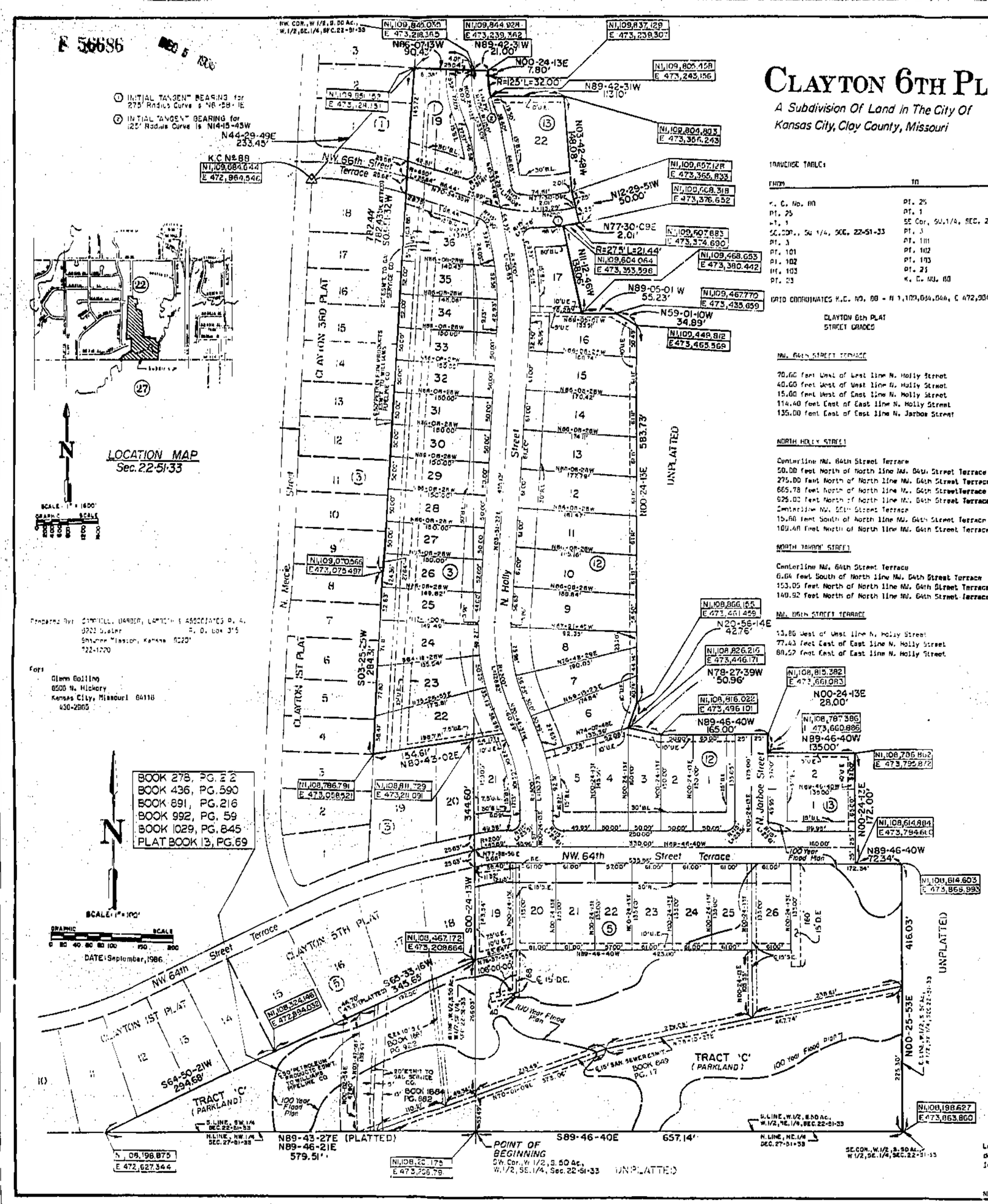
Clay County, Missouri
Land Survey Document



CLAYTON 6TH PLAT

A Subdivision Of Land In The City Of Kansas City, Clay County, Missouri

DESCRIPTION: This is a subdivision of part of the West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4 of Section 22, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, and part of the Southeast 1/4 of said Section 22, and a replat of the following: Part of Tract C, Block 5, Clayton 1st Plat, a subdivision of land in Kansas City, Clay County, Missouri, and part of Tract D, Block 3, said Clayton 1st Plat, and Tract C, Block 3, Clayton 3rd Plat a subdivision of land in Kansas City, Clay County, Missouri all being more particularly described as follows: Beginning at the Southeast corner of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, said corner also being the Southeast corner of said Tract C, Block 5, Clayton 1st Plat; thence South 88 degrees, 48 minutes 40 seconds East, along the South line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 257.14 feet to the Southeast corner of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4; thence North 00 degrees, 25 minutes, 53 seconds East along the East line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 416.03 feet; thence North 00 degrees, 46 minutes, 40 seconds West, parallel to said South line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 72.34 feet; thence North 00 degrees, 24 minutes, 13 seconds East, parallel to the West line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/2, 172.00 feet; thence North 89 degrees, 46 minutes, 40 seconds West, parallel to said South line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 135.00 feet; thence North 00 degrees, 24 minutes, 13 seconds East, parallel to said West line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 28.00 feet; thence North 89 degrees, 46 minutes, 40 seconds West, parallel to said South line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 165.00 feet; thence North 78 degrees, 27 minutes, 39 seconds West, 50.98 feet; thence North 20 degrees, 58 minutes, 14 seconds East, 42.76 feet; thence North 00 degrees, 24 minutes, 13 seconds East, parallel to said West line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 583.33 feet; thence North 59 degrees, 01 minutes, 10 seconds West, 34.89 feet; thence North 89 degrees, 46 minutes, 01 seconds West, 55.23 feet; thence North 11 degrees, 12 minutes, 46 seconds West, 138.00 feet; thence Northwesterly, on a curve to the left, having a radius of 275.00 feet and an initial tangent bearing of North 81 degrees, 58 minutes, 11 seconds East, 21.44 feet to a point of tangency; thence North 77 degrees, 30 minutes, 00 seconds East, 2.01 feet; thence North 12 degrees, 29 minutes, 51 seconds West, 50.00 feet; thence North 03 degrees, 42 minutes, 48 seconds West, 149.06 feet; thence North 89 degrees, 42 minutes, 31 seconds West, parallel to the North line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 113.10 feet; thence Northwesterly and Northerly, on a curve to the right, having a radius of 125.00 feet and an initial tangent bearing of North 14 degrees, 15 minutes, 03 seconds West, 32.00 feet to a point of tangency; thence North 00 degrees, 24 minutes, 13 seconds East, parallel to said West line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 7.00 feet to a point on said North line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4; thence North 89 degrees, 42 minutes, 31 seconds West, along said North line of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, 21.03 feet to the Northwest corner of said West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4; thence North 00 degrees, 27 minutes, 13 seconds West, 50.43 feet to the Northeast corner of Lot 2, Block 1, said CLAYTON 3rd PLAT; thence South 03 degrees, 51 minutes, 32 seconds West, along the East lines of Lots 1 and 2, Block 1, said CLAYTON 3rd PLAT, and their Southerly prolongation, and along the East lines of Lots 18, 17, 16, 15, 14, 13, and 12, all of Block 3, said CLAYTON 3rd PLAT, and along the East lines of Lots 11, 10, 9, and 8, all of Block 3, said CLAYTON 1st PLAT, 782.44 feet (782.43 feet platted) to a bend point in the East line of said Lot 8, Block 3, said CLAYTON 1st PLAT; thence South 03 degrees, 25 minutes, 25 seconds West, along the East lines of Lots 8, 7, 6, 5, and 4, all of Block 3, said CLAYTON 1st PLAT, 284.31 feet to the Northwest corner of Lot 19, Block 3, CLAYTON 5th PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 80 degrees, 43 minutes, 02 seconds East, along the North lines of Lots 19 and 20, Block 3, said CLAYTON 5th PLAT, 154.61 feet to the Northeast corner of said Lot 20, Block 3, said CLAYTON 5th PLAT, said corner being on said West line of the West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4; thence South 00 degrees, 24 minutes, 13 seconds West, along said West line of the West 1/2 of the South 50 acres of the West 1/2 of the Southeast 1/4, said line also being the East line of said Lot 20, Block 3, said CLAYTON 5th PLAT and its Southerly prolongation, and the East line of Lot 18, Block 5, said CLAYTON 5th PLAT, 344.60 feet to the Southeast corner of said Lot 18, Block 5, CLAYTON 5th PLAT; thence South 65 degrees, 33 minutes, 15 seconds West, along the Southeasterly line of said Lot 18, Block 5, CLAYTON 5th PLAT, and along the Southeasterly lines of Lots 17, 16, and 15, Block 5, said CLAYTON 5th PLAT, 345.65 feet to the most Southerly corner of said Lot 15, Block 5, CLAYTON 5th PLAT; thence South 64 degrees, 50 minutes, 21 seconds West, along the Southeasterly lines of Lots 14, 13, 12, and 11, Block 5, a said CLAYTON 1st PLAT, 294.58 feet to a point on the South line of the Southwest 1/4 of said Section 22; thence North 88 degrees, 48 minutes, 21 seconds East, along said South line of the Southwest 1/4, 579.51 feet to the point of beginning.

Containing 805,416 square feet or 18.490 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 6th PLAT.

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

Building setback lines are as shown on the accompanying plat and no building, or portion 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, and 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 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.

PARK LAND: The developer, in accordance with Section 31.32, Code of General Ordinances of Kansas City, Missouri, elects of dedicated Tract C, which contains 6.547 acres, as parkland. This dedication is made for the 6 single family units platted as CLAYTON 5th PLAT, the 45 single family units shown on this plat, and for an additional 36 single family units to be platted with CLAYTON 7th PLAT for a total of 87 single family units. The amount of parkland required by said Section 31.32 for 87 single family units is 1.931 acres. Accordingly, the City acknowledges that the parkland dedication is in excess of that required by said Section 31.32 and, specifically, designates 1.931 acres from Tract C, which tract contains 6.547 acres, rendering a remainder of 4.616 acres a voluntary transfer by the Developer.

Tract C (6.547 acres) be and the same is hereby dedicated for park and recreation purposes as approved by the Board of Park and Recreation Commissioners by Resolution No. 26575, adopted October 27, 1986.

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

Glenn Bolling — Ila Louise Bolling

Be it remembered that on this 28th day of October, 1986, before me, a Notary Public, personally appeared Glenn Bolling and Ila Louise Bolling, his wife, 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: January 1, 1990 Sign: Brenda K. Campbell Print Name: Brenda K. Campbell Notary Public in and for Clay County, State of Missouri. My Appt. Exp. 1-1-90

CITY PLAN COMMISSION
Approved: October 7, 1986
Chairman: Thompson C. Nelson
Secretary: Richard E. Duncan

PUBLIC WORKS
Approved: Nov 7 1986
City Engineer: Don D. Hurlbert

Approved: Nov. 7, 1986
Director: George L. Satterlee

ENTRY NO: 860747

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 860745 this 30th day of October, 1986 duly authenticated as passed this 30th day of October, 1986

MAYOR: Richard L. Berkley
City Clerk: E. Richard Brenneman

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that the plat of CLAYTON 6th 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 (except for monumentation to be set after construction of streets and utilities.) 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. Haber L. S. - 623
Date 10-28-86

REGISTERED LAND SURVEYOR No. LS-623 DONALD L. HABER — STATE OF MISSOURI

Lots 24, 25 and 26, Block 5, Lot 1, Block 13, and Tract C, Block 5 are herein platted 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 D-National Flood Insurance Program for eligibility thereof.

NOTE: ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE KANSAS CITY INDEPENDENT GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.9999997147.

5/11/87 9:00 Book 08

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