Clay County, Missouri
Land Survey Document

BUCKEYE INDUSTRIAL PARK

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION:
This is a subdivision of part of the Southeast Quarter of Section 7 and part of the Southwest Quarter of Section 8, Township 50 North, Range 32 West in Kansas City, Clay County, Missouri being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence North 1 degree 40 minutes 39 seconds East along the East line of the Southeast Quarter of said Section 7, a distance of 833.03 feet to a point on the Northerly line of a Kansas City, Missouri Park Tract, said point being the Point of Beginning of the tract of land herein to be described; thence South 59 degrees 43 minutes 21 seconds West along the Northerly said Park Tract, a distance of 134.78 feet; thence South 43 degrees 17 minutes 13 seconds West along said Northerly line, a distance of 366.58 feet; thence South 74 degrees 26 minutes 39 seconds West along said Northerly line, a distance of 300.54 feet to a point on the West line of the Southeast Quarter of the Southeast Quarter of said Section 7; thence North 1 degree 31 minutes 42 seconds East along the West line of the Southeast Quarter of the Southeast Quarter of said Section 7, a distance of 79.19 feet; thence North 88 degrees 44 minutes 07 seconds West and parallel with the South line of the Southeast Quarter of said Section 7, a distance of 137.19 feet to a point on the Easterly line of Missouri State Highway No. 269 (NE. Chouteau Trafficway) right-of-way; thence Northeasterly along said right-of-way line and along a curve to the right, the initial tangent having a bearing of North 3 degrees 51 minutes 44 seconds East, having a radius of 1935.56 feet, an arc distance of 367.42 feet; thence South 88 degrees 28 minutes 16 seconds East along said right-of-way line, a distance of 28.00 feet; thence North 1 degree 31 minutes 42 seconds East along said right-of-way line, a distance of 120.00 feet; thence North 22 degrees 25 minutes 40 seconds East along said right-of-way line, a distance of 330.55 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 7; thence South 88 degrees 18 minutes 19 seconds East along the North line of the Southeast Quarter of the Southeast Quarter of said Section 7, a distance of 1,42.54 feet; thence North 1 degree 40 minutes 39 seconds East, a distance of 53.47 feet; thence South 88 degrees 19 minutes 21 seconds East, a distance of 50.00 feet; thence Southeasterly along a curve to the left, the initial tangent having a bearing of South 1 degree 40 minutes 39 seconds West, having a radius of 25.00 feet, an arc distance of 39.70 feet; thence South 88 degrees 19 minutes 19 seconds East, a distance of 174.95 feet; thence Easterly along a curve to the right, having the last described course as a tangent, having a radius of 396.30 feet, an arc distance of 106.65 feet; thence South 7 degrees 06 minutes 33 seconds West, a distance of 390.92 feet to a point on the Northerly line of the aforesaid Kansas City, Missouri Park Tract; thence North 74 degrees 27 minutes 14 seconds West along said Northerly line, a distance of 114.36 feet; thence North 88 degrees 19 minutes 21 seconds West along said Northerly line, a distance of 175.00 feet to the Point of Beginning.
The above described tract of land contains 29.398 Acres more or less.

58910 Ordinance Filed Dec. 30, 1986 Book 1730 Page 666
58911 Covenant Filed Dec. 30, 1986 Book 1730 Page 669
58912 Filed Dec 30, 1986 Book 1730 Page 678

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 GRAND
GLADSTONE, MISSOURI 64118

I hereby certify that the plat of BUCKEYE INDUSTRIAL PARK subdivision is based on an actual survey and was performed by direct supervision and that said survey meets or exceeds the current Missouri 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 this subdivision to the best of my professional knowledge and belief.

DATE: 10/21/86

Harold E. Rutherford, LS-298

58915

DEDICATION:
The undersigned proprietors of the tract of land described hereon has caused the same to subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as "BUCKEYE INDUSTRIAL PARK".

EASEMENTS:
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, construction, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, and 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.

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

BUILDING LINES:
Building line 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.

IN TESTIMONY WHEREOF: Purnell Land Company, a Missouri Corporation, has caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be affixed this 22nd day of October, 1986.

PURNELL LAND COMPANY

Michael Purnell
Michael Purnell, President

Mark Purnell
Mark Purnell, Secretary

CORPORATE SEAL

STATE OF MISSOURI
COUNTY OF CLAY) S.S.

On this 22nd day of October, 1986, before me appeared Michael Purnell, to me personally known, who being by me duly sworn did say that he is President of Purnell Land Company and that said instrument was signed and sealed in behalf of said corporation and that said Michael Purnell acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires August 4, 1990

Notary Public

CITY PLAN COMMISSION

APPROVED: SEP 17 1986

Chairman: Thompson C. Nelson

Secretary: Richard E. Duncan

PUBLIC WORKS

APPROVED: Oct 30, 1986

City Engineer: Don D. Humbert

APPROVED: October 31, 1986

Director: GEORGE L. SATTERLEE
ENTRY NO.: 860717

5/19/87 9AM
Book 2

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. 60300 (Sub.) duly authenticated as passed this 20 day of November, 1986.

MAYOR: Richard L. Berkley

CITY CLERK: E. Richard Brenneman

SHEET 2 OF 2

http://www.ClayGov.com