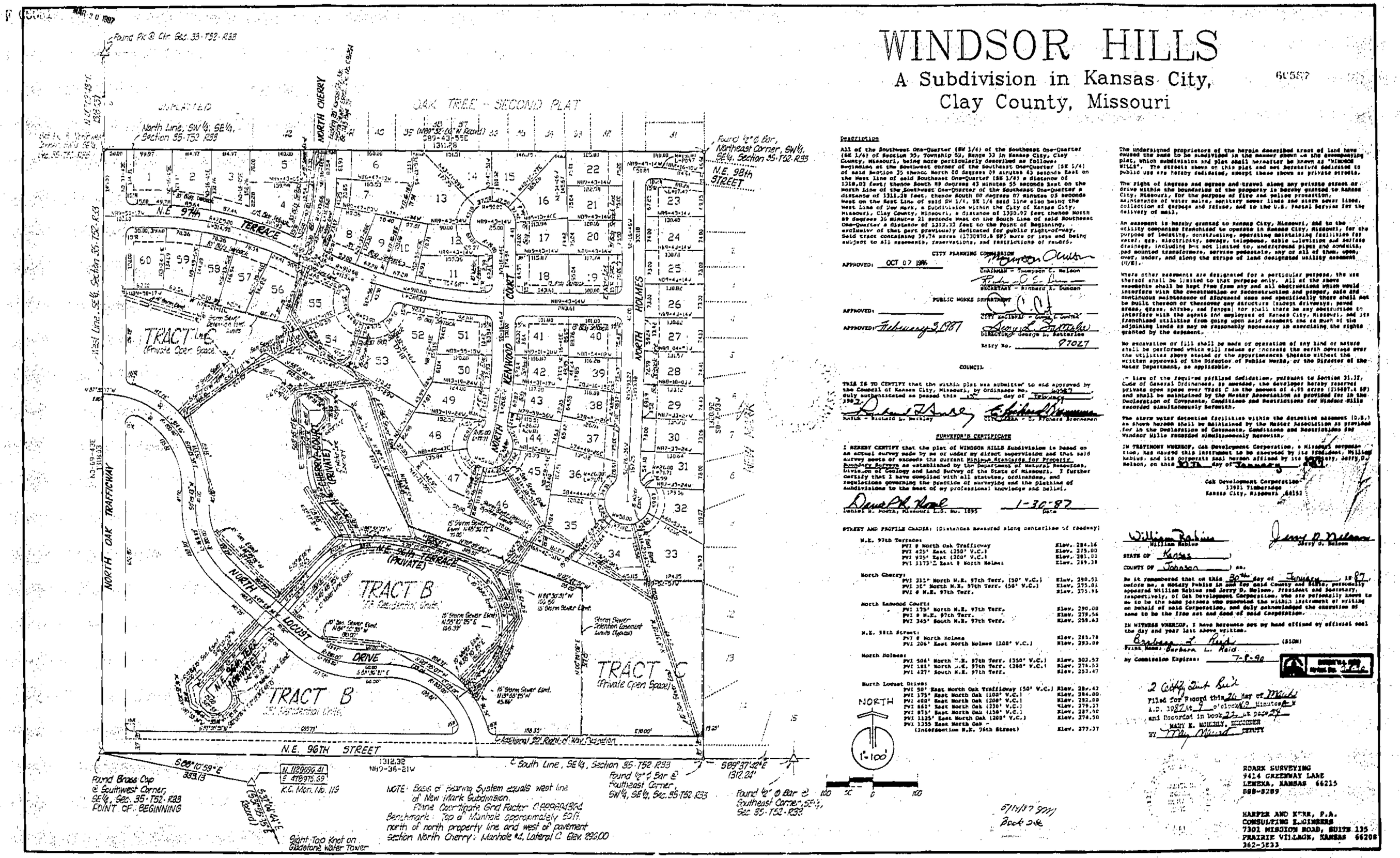
Clay County, Missouri
Land Survey Document




# WINDSOR HILLS

## A Subdivision in Kansas City, Clay County, Missouri

60587

**Description**

All of the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 35, Township 52, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of the Southeast One-Quarter (SE 1/4) of said Section 35 thence North 00 degrees 07 minutes 43 seconds East on the West line of said Southeast One-Quarter (SE 1/4) a distance of 1318.03 feet; thence South 89 degrees 43 minutes 55 seconds East on the North line of the Southwest One-Quarter of the Southeast One-Quarter a distance of 1311.28 feet; thence South 00 degrees 07 minutes 03 seconds West on the East line of said SW 1/4, SE 1/4 said line also being the West line of New Mark, a Subdivision within the City of Kansas City, Missouri, Clay County, Missouri, a distance of 1320.02 feet thence North 89 degrees 36 minutes 21 seconds West on the South line of said Southeast One-Quarter a distance of 1313.32 feet to the Point of Beginning, exclusive of that part previously dedicated for public right-of-way. Said tract containing 39.74 acres (1732870.8 SF) more or less and being subject to all easements, reservations, and restrictions of record.

CITY PLANNING COMMISSION

APPROVED: OCT 07 1986

Chairman - Thompson C. Nelson

SECRETARY - Richard K. Duncan

PUBLIC WORKS DEPARTMENT

APPROVED:

APPROVED: February 3, 1987

CITY ENGINEER - Carl L. Gerner

DIRECTOR - George L. Batterton

Entry No. 97027

COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 40367 duly authenticated as passed this 12th day of February, 1987.

Mayor - Richard L. Berkley

City Clerk - E. Ethelred Brenneman

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY that the plat of WINDSOR HILLS Subdivision is based on an actual survey made by me or under my 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 subdivisions to the best of my professional knowledge and belief.

Daniel W. Hoath — 1-30-87

Daniel W. Hoath, Missouri L.S. No. 1895 — Date

STREET AND PROFILE GRADES: (Distances measured along centerline of roadway)

| | | |
|---|---|---|
| **N.E. 97th Terrace:** | | |
| | PVI 8 North Oak Trafficway | Elev. 284.16 |
| | PVI 425' East (250' V.C.) | Elev. 275.00 |
| | PVI 925' East (200' V.C.) | Elev. 281.00 |
| | PVI 1173.2' East 8 South Holmes | Elev. 289.38 |
| **North Cherry:** | | |
| | PVI 212' North N.E. 97th Terr. (50' V.C.) | Elev. 280.51 |
| | PVI 35' North N.E. 97th Terr. (50' V.C.) | Elev. 275.01 |
| | PVI 8 N.E. 97th Terr. | Elev. 273.96 |
| **North Kenwood Court:** | | |
| | PVI 175' North N.E. 97th Terr. | Elev. 290.00 |
| | PVI 8 N.E. 97th Terr. | Elev. 279.54 |
| | PVI 345' South N.E. 97th Terr. | Elev. 259.63 |
| **N.E. 98th Street:** | | |
| | PVI 8 North Holmes | Elev. 285.78 |
| | PVI 206' East North Holmes (200' V.C.) | Elev. 293.09 |
| **North Holmes:** | | |
| | PVI 506' North N.E. 97th Terr. (350' V.C.) | Elev. 302.52 |
| | PVI 181' North N.E. 97th Terr. (200' V.C.) | Elev. 274.52 |
| | PVI 127' South N.E. 97th Terr. | Elev. 251.47 |
| **North Locust Drive:** | | |
| | PVI 50' East North Oak Trafficway (50' V.C.) | Elev. 284.42 |
| | PVI 175' East North Oak (100' V.C.) | Elev. 284.00 |
| | PVI 408' East North Oak (200' V.C.) | Elev. 282.00 |
| | PVI 663' East North Oak (250' V.C.) | Elev. 279.37 |
| | PVI 875' East North Oak (150' V.C.) | Elev. 287.50 |
| | PVI 1125' East North Oak (200' V.C.) | Elev. 274.50 |
| | PVI 1355 East North Oak - (intersection N.E. 96th Street) | Elev. 277.37 |

The undersigned proprietors of the herein 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 "WINDSOR HILLS". The streets shown on this plat and not heretofore dedicated to public use are hereby dedicated, except those shown as private streets.

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 sewer lines and storm sewer lines, collection of garbage and refuse, and to the U.S. Postal Service for the delivery of mail.

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 maintaining facilities for water, gas, electricity, sewage, telephone, cable television and service 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 of the above easements shall be kept free from any and all encroachment which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of dispensed 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 or interference 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 covering over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, or the Director of the Water Departments, as applicable.

In lieu of the required parkland dedication, pursuant to Section 31.32, Code of General Ordinances, as amended, the developer hereby reserves private open space over Tract C in the amount of 4.45 acres (193887.6 SF) and shall be maintained by the Master Association as provided for in the Declaration of Covenants, Conditions and Restrictions for Windsor Hills recorded simultaneously herewith.

The storm water detention facilities within the detention easement (D.E.) as shown hereon shall be maintained by the Master Association as provided for in the Declaration of Covenants, Conditions and Restrictions for Windsor Hills recorded simultaneously herewith.

IN TESTIMONY WHEREOF, Oak Development Corporation, a Missouri corporation, has caused this instrument to be executed by its President, William Rabius, and its corporate seal hereon affixed by its Secretary, Jerry D. Nelson, on this 30th day of January, 1987.

Oak Development Corporation
13901 Timberidge
Kansas City, Missouri 64152

William Rabius — Jerry D. Nelson

STATE OF Kansas

COUNTY OF Johnson, ss.

Be it remembered that on this 30th day of January, 1987, before me, a Notary Public in and for said County and State, personally appeared William Rabius and Jerry D. Nelson, President and Secretary, respectively, of Oak Development Corporation, who are personally known to me to be the same persons who executed the within instrument of writing on behalf of said Corporation, and duly acknowledged the execution of same to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the day and year last above written.

Barbara L. Reid (SEAL)

Print Name: Barbara L. Reid

My Commission Expires: 7-8-90

2 Certify that this Filed for Record this 26 day of March A.D. 1987 at 9 o'clock 49 minutes A.M. and Recorded in Book 22 at page 24

MARY E. HOUSLEY, RECORDER

BY Mary Housley DEPUTY

ROARK SURVEYING
9414 GREENWAY LANE
LENEXA, KANSAS 66215
888-8289

HARPER AND KUHN, P.A.
CONSULTING ENGINEERS
7301 MISSION ROAD, SUITE 135
PRAIRIE VILLAGE, KANSAS 66208
362-3633

5/14/87 9:00
Book 24

http://www.ClayCoGov.com