Clay County, Missouri
Land Survey Document

FALCON POINT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(SHEET 2 OF 2)

61166

DESCRIPTION

A subdivision of land in the Northeast and Northwest quarters of Section 15, Township 51, Range 33, Kansas City, Clay County, Missouri, being also a replat of part of ORCHARD HILLS, A subdivision of land in Kansas City, Clay County, Missouri, according to the recorded plat thereof, being bounded and described as follows: Beginning at a point on the West line of said Northeast quarter, said point being 262.02 feet South of the Northwest corner of said Northeast quarter; thence North 68° 13'17" East, 196.24 feet; thence South 63°30'00" East, 265.68 feet; thence Southeasterly on a curve to the Right, tangent to the last described course, having a radius of 370.00 feet, an arc distance of 100.09 feet; thence North 42°00'00" East, 60.00 feet; thence Southeasterly on a curve to the Right, having an initial tangent bearing of South 48°00'00" East and a radius of 430.00 feet, an arc distance of 187.39 feet; thence Southerly and Easterly on a curve to the Left, having a common tangent with the last described curve, and a radius of 15.00 feet, an arc distance of 22.21 feet; thence North 72°06'45" East, tangent to the last described curve, 290.33 feet; thence Northeastorly on a curve to the Left, tangent to the last described course, having a radius of 205.00 feet, an arc distance of 233.71 feet to a point on the West Right of Way line of U.S. Highway Route 169, as now established; thence along said Right of Way line South 5°53'15" East, 231.97 feet; thence South 84°06'45" West, 50.00 feet; thence South 5°53'15" East, 335.29 feet to the intersection of said Right of Way line with the North Right of Way line of 78th Street Terrace North, as now established by the subdivision plat of said ORCHARD HILLS; thence North 89°55'50" West, departing from said Right of Way line, along the North Right of Way line of said 78th Street Terrace North, 136.61 feet to a point on the North prolongation of the West line of Lot 14, said ORCHARD HILLS; thence South 0°04'10" West along the West Line of said Lot 14, and its North prolongation, 277.03 feet to the Southwest corner of said Lot 14; thence North 89°55'50" West along the South line of said ORCHARD HILLS, 964.98 feet to a point on the West line of the Northeast quarter of said Section 15; thence North 0°31'42" East, along said West line, 712.28 feet; thence South 68°13'17" West, 118.46 feet; thence North 37°45'49" West, 102.57 feet; thence North 68°13'17" East, 212.78 feet to the Point of Beginning. Containing 17.86 acres, more or less.

DEDICATION

The undersigned owner of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat shall be hereafter known as:

FALCON POINT

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, 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, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings 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 street, drive, or open space 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 delivery of mail.

PARK LAND DEDICATION: The land shown and dedicated hereon as TRACT A 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.20487, adopted May 26,1987. Said dedication is pursuant to Sec 31.32, of General Ordinances, as amended, and in accordance with the terms and conditions of Ordinance No. _____, passed _____ 1987.

ROBERT L. BUFORD
Land Surveyor
7211 NW 83rd St. - Suite 160
Kansas City, Mo. 64152
(816) 741-4163

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N. Holly Avenue		
	South line of plat	236.78	---
75.00	feet south of south line of plat	236.88	100'
175.00	feet North of south line of plat	230.38	---
400.00	feet North of south line of plat	215.75	---
550.00	feet North of south line of plat	206.00	150'
700.00	feet North of south line of plat	191.75	---
850.00	feet North of south line of plat	177.50	150'
1030.00	feet North of south line of plat	[illegible]	---
	N.W. 79TH TERRACE		
	Centerline of North Holly Ave.	204.79	---
12.00	feet east of centerline N. Holly Ave.	204.79	---
150.00	feet east of centerline N. Holly Ave.	206.98	---
200.00	feet east of centerline N. Holly Ave.	217.92	150'
350.00	feet east of centerline N. Holly Ave.	223.77	---
	East line of plat	231.52	---

IN TESTIMONY WHEREOF: Shane M. Danner, an individual, has caused these presents to be executed this 9th day of JUNE, 1987.

Shane M. Danner

STATE OF MISSOURI)
JACKSON) SS:
COUNTY OF CLAY)

Be it remembered that on this 9th day of JUNE, 1987, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, an individual, who is personally known to me to be the same person who executed the within instrument of writing and acknowledged that he executed the same as his own free act and deed.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in Platte County, Missouri, on the date herein last above written.

My commission expires: 8-5-89

Rita Bryant
Notary Public

RITA BRYANT
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires August 5, 1989

CITY PLAN COMMISSION
Approved June 11, 1987
Chairman - Thompson C. Nelson
Secretary - Richard E. Duncan

PUBLIC WORKS
Approved June 11, 1987
City Engineer - Guenie C. Gunter
Approved June 11, 1987
Director - George L. Satterlee
Entry Number

COUNCIL
This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance Number 61166 duly authenticated as passed this 25 day of June, 1987.
Mayor - Richard L. Berkley
City Clerk - E. Richard Brenneman

9/11/88 pm
Book 23

This plat and survey of FALCON POINT, were executed by R.L. Buford & Associates, Inc., 7211 NW 83rd Street, Suite 160, Kansas City, Missouri 64152.

I HEREBY CERTIFY; that the plat of FALCON POINT 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.

6-5-87
Date
Signed: Robert L. Buford
Robert L. Buford

http://www.ClayCoGov.com