Clay County, Missouri
Land Survey Document

F 91133

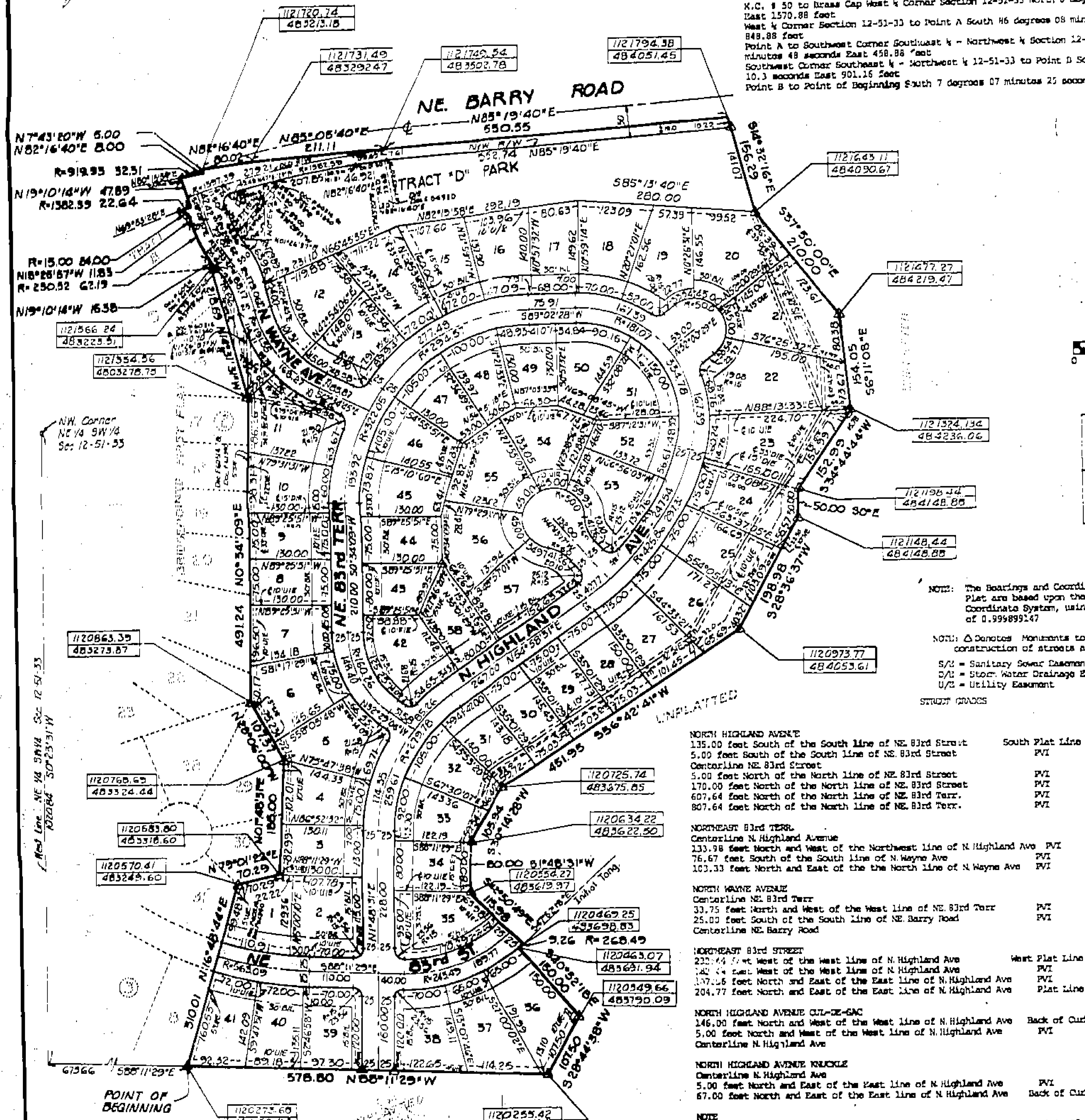
BRIDGEPOINTE SECOND PLAT

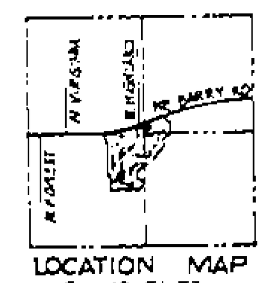
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

Filed for Record this 9 day of Nov A.D. 1987 at 9 o'clock 41 Minutes A and Recorded in Book 22 at page 23

TRAVERSE TABLE

K.C. # 50 North 119789.341 East 481171.172
K.C. # 50 to Brass Cap West ¼ Corner Section 12-51-33 North 0 degrees 37 minutes 02 seconds East 1570.88 feet
West ¼ Corner Section 12-51-33 to Point A South 86 degrees 08 minutes, 53 seconds East 848.88 feet
Point A to Southwest Corner Southeast ¼ - Northwest ¼ Section 12-51-33 North 88 degrees 24 minutes 48 seconds East 458.88 feet
Southwest Corner Southeast ¼ - Northwest ¼ 12-51-33 to Point B South 43 degrees 18 minutes 10.3 seconds East 901.16 feet
Point B to Point of Beginning South 7 degrees 07 minutes 25 seconds East 389.28 feet





NOTE: The Bearings and Coordinates shown on this Plat are based upon the Kansas City, Missouri Coordinate System, using a combined Grid Factor of 0.999899147

NOTE: △ Denotes Monuments to be set after construction of streets and utilities.

S/E = Sanitary Sewer Easement
D/E = Storm Water Drainage Easement
U/E = Utility Easement

STREET GRADES

		ELEVATION	VCL
NORTH HIGHLAND AVENUE			
135.00 feet South of the South line of NE. 83rd Street	South Plat Line	230.14	
5.00 feet South of the South line of NE. 83rd Street	PVI	231.44	15.0 feet
Centerline NE. 83rd Street		232.04	
5.00 feet North of the North line of NE. 83rd Street	PVI	231.44	
170.00 feet North of the North line of NE. 83rd Street	PVI	229.79	75.0 feet
607.64 feet North of the North line of NE. 83rd Terr.	PVI	191.74	150.0 feet
807.64 feet North of the North line of NE. 83rd Terr.	PVI	200.60	50.0 feet
NORTHEAST 83rd TERR.			
Centerline N. Highland Avenue		220.40	
133.98 feet North and West of the Northwest line of N. Highland Ave	PVI	217.22	50.0 feet
76.67 feet South of the South line of N. Wayne Ave	PVI	202.79	50.0 feet
103.33 feet North and East of the the North line of N. Wayne Ave	PVI	196.40	50.0 feet
NORTH WAYNE AVENUE			
Centerline NE. 83rd Terr		199.97	
33.75 feet North and West of the West line of NE. 83rd Terr	PVI	198.79	45.0 feet
25.00 feet South of the South line of NE. Barry Road	PVI	151.38	50.0 feet
Centerline NE. Barry Road		152.42	
NORTHEAST 83rd STREET			
222.64 feet West of the West line of N. Highland Ave	West Plat Line	237.68	
142.64 feet West of the West line of N. Highland Ave	PVI	235.34	50.0 feet
137.16 feet North and East of the East line of N. Highland Ave	PVI	228.98	50.0 feet
204.77 feet North and East of the East line of N. Highland Ave	Plat Line	227.03	
NORTH HIGHLAND AVENUE CUL-DE-SAC			
146.00 feet North and West of the West line of N. Highland Ave	Back of Curb	211.87	
5.00 feet North and West of the West line of N. Highland Ave	PVI	201.58	15.0 feet
Centerline N. Highland Ave		202.18	
NORTH HIGHLAND AVENUE KNUCKLE			
Centerline N. Highland Ave		199.59	
5.00 feet North and East of the East line of N. Highland Ave	PVI	198.99	15.0 feet
67.00 feet North and East of the East line of N. Highland Ave	Back of Curb	192.79	

NOTE
Grades for NE. Barry Road established by Ordinance No. 54669, Dated 1-14-83

I hereby Certify: that the plat of BRIDGEPOINTE SECOND PLAT 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 subdivisions to the best of my professional knowledge and belief.

DATE: 9/1/87

HAROLD E. RUTHERFORD LS-294

AYLETT, RUTHERFORD & EUTSLER SURVEYING, INC.
7200 N. GRAND
GLADSTONE, MISSOURI 64118
(816) 436-0732

DESCRIPTION: This is a subdivision of all that part of Section 12, Township 51, North, Range 33 West, in Kansas City, Missouri, including part of Tract "B", BRIDGEPOINTE FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, and being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence South 0 degrees, 23 minutes, 31 seconds West along the West line of the Northeast Quarter of the Southwest Quarter of said Section 12, a distance of 1020.84 feet; thence South 88 degrees, 11 minutes, 29 seconds East, a distance of 673.66 feet to the Southeasterly corner of Lot 8, Block 3, of said BRIDGEPOINTE FIRST PLAT, said point being the Point of Beginning of the tract of land herein to be described; thence North 16 degrees, 48 minutes, 44 seconds, East along the Easterly line of Lot 8, Block 3 and Lot 31, Block 2 of said BRIDGEPOINTE FIRST PLAT, a distance of 310.01 feet to the Northeasterly corner of said Lot 31; thence North 79 degrees, 01 minutes, 22 seconds East along the Southerly line of Lot 30, Block 2 of said BRIDGEPOINTE FIRST PLAT, a distance of 70.29 feet to the Southeasterly corner of said Lot 30; thence North 01 degree, 48 minutes, 31 seconds East along the Easterly line of Lots 30 & 29, Block 2 of said BRIDGEPOINTE FIRST PLAT, a distance of 185.00 feet to an angle point in the Easterly line of said Lot 29; thence North 28 degrees, 06 minutes, 00 seconds West along the Easterly line of said Lot 29, a distance of 107.37 feet to the most Northerly corner of said Lot 29; thence North 0 degrees, 34 minutes, 09 seconds East along the Easterly line of Lots 17 thru 22, both inclusive, Block 2, of said BRIDGEPOINTE FIRST PLAT, a distance of 491.24 feet to the Northeasterly corner of said Lot 17; thence North 14 degrees, 31 minutes, 31 seconds West along the Easterly line of Lots 15 & 16, Block 2 of said BRIDGEPOINTE FIRST PLAT, a distance of 218.60 feet to the Northeasterly corner of said Lot 15; thence North 19 degrees, 10 minutes, 14 seconds West along the Easterly line of Tract "B", Block 2 of said BRIDGEPOINTE FIRST PLAT, a distance of 15.38 feet; thence Northwesterly along a curve to the right, the initial tangent having a bearing of North 33 degrees, 53 minutes, 21 seconds West, having a radius of 230.52 feet, an arc distance of 62.19 feet; thence North 18 degrees, 25 minutes, 57 seconds West, a distance of 11.83 feet; thence Northwesterly along a curve to the left, having the last described course as a tangent, having a radius of 15.00 feet, an arc distance of 24.00 feet to a point on the Southerly line of N.E. Barry Road; thence Northeasterly along the Southerly line of N.E. Barry Road and along a curve to the right, the initial tangent having a bearing of North 69 degrees, 53 minutes, 28 seconds East, having a radius of 1382.39 feet, an arc distance of 22.64 feet; thence North 19 degrees, 10 minutes, 14 seconds West, a distance of 47.89 feet to a point on the Southerly line of the right-of-way of Missouri State Highway No. 152; thence Easterly along said right-of-way line and along a curve to the right, the initial tangent having a bearing of North 80 degrees, 15 minutes, 54 seconds East, having a radius of 919.93 feet, an arc distance of 32.31 feet; thence North 82 degrees, 16 minutes, 40 seconds East along said right-of-way line, a distance of 8.00 feet; thence North 7 degrees, 43 minutes, 20 seconds West along said right-of-way line, a distance of 5.00 feet; thence North 82 degrees, 16 minutes, 40 seconds East along said right-of-way line, a distance of 80.02 feet to the point of intersection of said right-of-way line with the centerline of the old Liberty Barry Road (now abandoned) as shown on the plat of JOHNSON'S SUBDIVISION, a subdivision of land in Kansas City, Clay County, Missouri; thence North 85 degrees, 05 minutes, 40 seconds East along the centerline of said old Liberty Barry Road, a distance of 211.11 feet to an angle point in said road; thence North 85 degrees, 19 minutes, 40 seconds East along said centerline, a distance of 550.55 feet to a point in the East line of said JOHNSON'S SUBDIVISION; thence South 14 degrees, 32 minutes, 16 seconds East, a distance of 156.29 feet; thence South 37 degrees, 50 minutes, 00 seconds East, a distance of 210.00 feet; thence South 6 degrees, 11 minutes, 08 seconds East, a distance of 154.05 feet; thence South 34 degrees, 44 minutes, 44 seconds West, a distance of 152.99 feet; thence South 0 degrees East, a distance of 50.00 feet; thence South 28 degrees, 36 minutes, 37 seconds West, a distance of 198.98 feet; thence South 56 degrees, 42 minutes, 41 seconds West, a distance of 451.95 feet; thence South 30 degrees, 14 minutes, 28 seconds West, a distance of 105.94 feet; thence South 01 degree, 48 minutes, 31 seconds West, a distance of 80.00 feet; thence South 42 degrees, 50 minutes, 49 seconds East, a distance of 115.98 feet; thence Southwesterly along a curve to the right, the initial tangent having a bearing of South 47 degrees, 09 minutes, 11 seconds West, having a radius of 268.49 feet, an arc distance of 9.26 feet; thence South 40 degrees, 52 minutes, 18 seconds East, a distance of 150.00 feet; thence South 28 degrees, 44 minutes, 38 seconds West, a distance of 107.50 feet; thence North 88 degrees, 11 minutes, 29 seconds West, a distance of 578.80 feet to the Point of Beginning.

The above described tract of land contains 24.27 Acres more or less.

... Tract "D" ... by Ordinance No. 20540 ...

IN TESTIMONY WHEREOF: Bridgepointe Development Company, has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this ______ day of ______, 1987.

BRIDGEPOINTE DEVELOPMENT COMPANY

Robert F. Danneberg, President

Neal P. Byrne, Secretary

STATE OF MISSOURI) s.s.
COUNTY OF CLAY)

On this 21st day of September, 1987, before me appeared Robert F. Danneberg to me personally known who being by me duly sworn did say that he is President of Bridgepointe Development Company and that the seal affixed to this instrument is the corporate seal of said Bridgepointe Development Company and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said Robert F. Danneberg acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: ______

Margaret Sheppard
NOTARY PUBLIC

CITY PLAN COMMISSION

Approval: 10/1/87

Chairman: Thompson C. Nelson

Secretary: Richard E. Duncan

PUBLIC WORKS

Approval: 10-1-87

City Engineer: Curnie C. Gunter

Approval: 10-1-87

DIRECTOR: Donnie L. Satterlee

ENTRY NO. 170672

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. 61620 amended duly authenticated as passed this 8th day of October, 1987.

MAYOR: Richard L. Berkley

Norma Baumgarden, Chief Deputy
CITY CLERK: E. Richard Brennan

Extension of Declaration of Covenants filed 11/3/87
F91134 Book 1805 Page 713

9/1/88 9/11
Book 23

http://www.ClayCoGov.com