Clay County, Missouri
Land Survey Document
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CLAY COUNTY
RECORDER OF DEEDS
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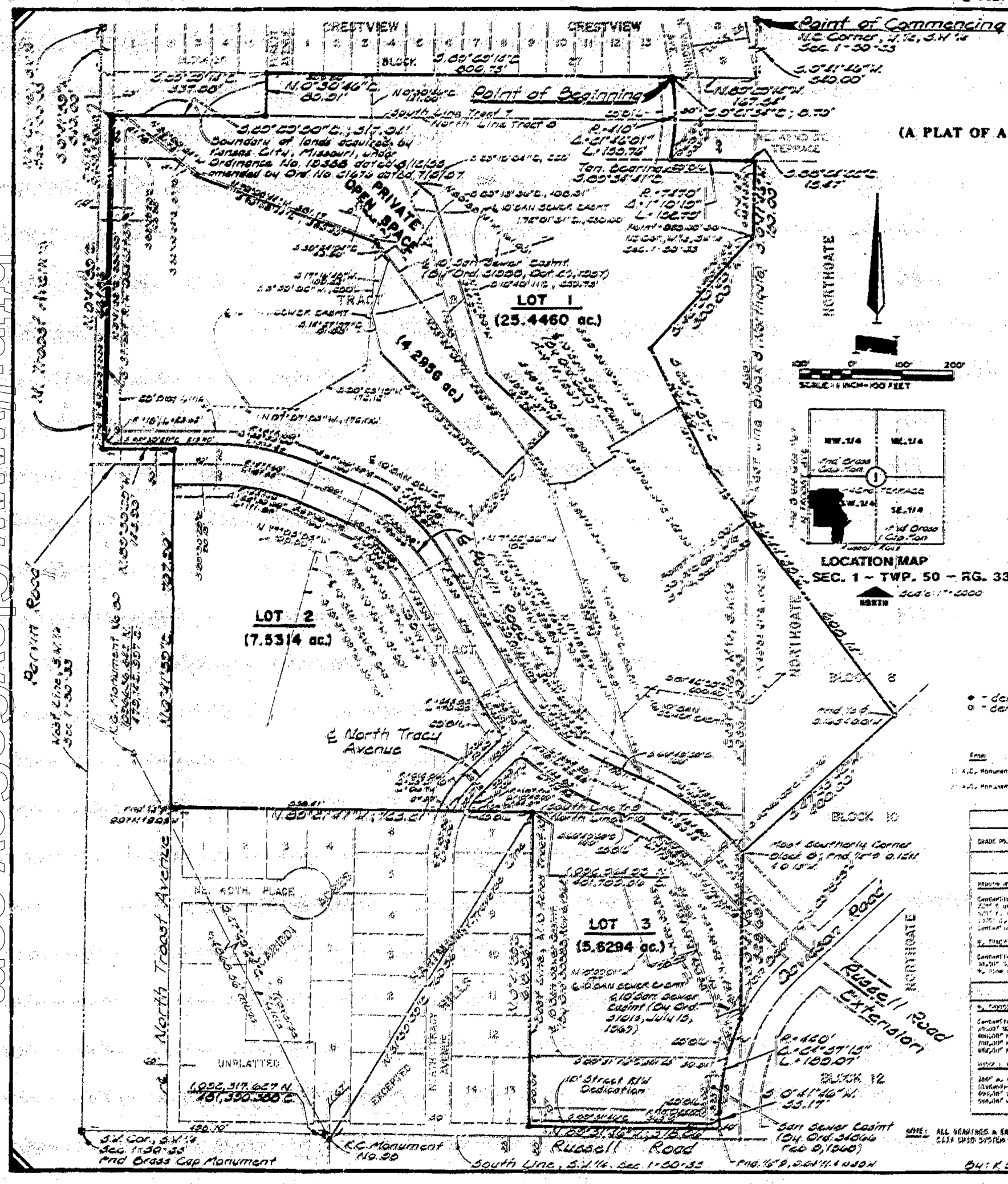
RECORDER OF DEEDS
Rylinda Edwards
Deputy

WALNUT CREEK APARTMENTS

KANSAS CITY, CLAY COUNTY, MISSOURI

(A PLAT OF A PART OF THE SOUTHWEST QUARTER OF SECTION 1 – TOWNSHIP 50 – RANGE 33)



Legal Description:

This is a resurvey, resubdivision and replat of part of Tracts 7, 8, 9 and 10, and part of the vacated roadways adjoining said tracts as shown on the Commissioners' Plat in the Case of Elizabeth Russell et al vs. Grace Mary Kay, No. 9820 and that part of Block 8, Northgate, a subdivision of land, all being located in the Southwest Quarter of Section 1, Township 50, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows:

Commencing at the Northeast corner of the West One-Half of the Southwest Quarter of said Section 1; thence South 0°41'46" West along the East line of the West One-Half of said Southwest Quarter, a distance of [illegible].00 feet to the Southeast corner of Lot 9, Block 29, CRESTVIEW, a subdivision of land in said city, county and state; thence North 89°29'14" West along the South line of said Lots 9 and its Westerly prolongation, a distance of 167.54 feet to the Southeast corner of Lot 13, Block 27, said CRESTVIEW and the Point of Beginning; thence South 0°21'24" East along the Westerly right-of-way line of North Virginia Avenue, as now established, a distance of 8.70 feet; to a point of curvature; thence Southerly along the westerly right-of-way line of said Virginia Avenue and along a curve to the right, having a radius of 410.00 feet and a central angle of 22°46'01", a distance of 155.76 feet to the South right-of-way line of Northeast 42nd Street Terrace, as now established; thence Easterly along the South right-of-way line of said Northeast 42nd Street Terrace and along a curve to the right, having a radius of 7470.00 feet, a central angle of 1°10'19" and whose initial tangent bearing is South 89°54'41" East, a distance of 152.75 feet to a point of tangency; thence South 88°24'22" East along the South right-of-way line of said Northeast 42nd Street Terrace, a distance of 15.43 feet to a point on the East line of the West One-Half of said Southwest Quarter; thence South 0°41'46" West along the East line of the West One-Half of said Southwest Quarter, a distance of 150.00 feet; thence South 42°30'23" West, a distance of 300.05 feet; thence South 28°47'57" East, a distance of 264.42 feet; thence South 39°44'19" East, a distance of 604.14 feet, to a point on the Southeasterly line of Block 8, NORTHGATE, a subdivision of land in said city, county and state; thence South 42°31'42" West along said Southeasterly line, a distance of 400.00 feet to the most Southerly corner of said Block 8, NORTHGATE, and a point on the East line of the West One-Half of said Southwest Quarter; thence South 0°41'46" West along the East line of the West One-Half of said Southwest Quarter, a distance of 224.50 feet to a point on the Westerly right-of-way line of Davidson Road, as now established; thence Southerly along the westerly right-of-way line of said Davidson Road and along a curve to the left, having a radius of 440.00 feet, a central angle of 24°37'13" and whose initial tangent bearing is South 29°18'58" West, a distance of 189.07 feet, to a point of tangency; thence South 0°41'46" West along the westerly right-of-way line of said Davidson Road and parallel to the East line of the West One-Half of said Southwest Quarter, a distance of 33.17 feet to a point on the North right-of-way line of Russell Road, as now established; thence North 89°31'46" West along the North right-of-way line of said Russell Road, a distance of 374.06 feet to a point on the East line of HARTMANN HILLS, a subdivision of land in said city, county and state; thence North 0°41'46" East along said East line, a distance of 614.06 feet to the Northeast corner of said HARTMANN HILLS; thence North 89°27'41" West along said North line and along the North line of CARLISLE ACRES, a subdivision of land in said city, county and state, a distance of 123.21 feet to a point on the centerline of vacated North Troost Avenue; thence North 0°41'59" East along said centerline a distance of 707.90 feet to a point on the North right-of-way line of Perwin Road, as now established; thence North 89°27'00" West along the North right-of-way line of said Perwin Road, a distance of 143.80 feet to a point on the East right-of-way line of said North Troost Avenue; thence North 0°41'59" East along the East right-of-way line of said North Troost Avenue a distance of 801.06 feet to the Southwest corner of lands acquired by Kansas City, Missouri under Ordinance No. 19388 as approved August 12, 1958, and amended by Ordinance No. 21675 as approved July 8, 1987; thence South 89°29'00" East along said South line, a distance of 317.04 feet to the Southeast corner of said lands acquired by Kansas City, Missouri; thence North 0°30'46" East along said East line, a distance of 65.01 feet to the South line of said CRESTVIEW; thence South 89°29'14" East along the South line of said CRESTVIEW, a distance of 800.73 feet to the Point of Beginning, containing 46.011 acres, more or less.

Note: The drainage easements are shown on Page 2 of 2 because details required more space and further that both drawings are to be taken as a whole.

• - denotes bar set
o - denotes bar fnd.

TRAVERSE TABLE

From	To	Bearing	Distance
R.C. Monument No. 90	R.C. Monument No. 91	S. 27°26'26" E.	4448.58'
R.C. Monument No. 90	Property Corner	N. 35°30'30" E.	760.58'

STREET GRADES

GRADE POINT	TYPE	ELEV	VCT
ESTABLISHED GRADES			
PERWIN ROAD			
Centerline of N. Troost Ave. (Vacating 33')	*	304.00	*
20'N' ± of Centerline of N. Troost Ave.	PVI	171.00	175'
20'N' ± of Centerline of N. Troost Ave.	PVI	172.00	125'
1370' ± N. of Centerline of N. Troost Ave.	PVI	170.00	150'
Centerline of Davidson Road	*	156.50	*
N. TROOST AVENUE			
Centerline of Perwin Road	*	156.52	*
30.20'S' ± of Centerline of Perwin Road	PVI	156.70	12.5'
N. Line of Vacated 33'±	*	157.00	*
RECOMMENDED GRADES			
N. TROOST AVENUE			
Centerline of Perwin Road	*	160.24	*
40.20'S' ± of Centerline of Perwin Road	PVI	164.[illegible]	25'
600.20'N' ± of Centerline of Perwin Road	PVI	170.29	125'
710.20'N' ± of Centerline of Perwin Road	PVI	174.97	175.5'
990.20'N' ± of Centerline of Perwin Road	*	175.00	*
DAVIDSON ROAD			
200' ± of Centerline of Davidson Road (Established by Ordinance No. 17440)	*	166.[illegible]	*
695.20'N' ± of Centerline of Davidson Road	PVI	169.00	20'
900.20'N' ± of Centerline of Davidson Road	*	171.37	*

NOTE: ALL BEARINGS & ENCLOSED COORDINATES ON THIS PLAT ARE BASED ON THE KANSAS CLAY GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.9999010139

BY: K.D.S. Feb. 1987 Job No. 4740

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 WALNUT CREEK APARTMENTS.

The streets, terraces, [illegible], and roads shown on the plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

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, and 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 the 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 staked 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.

Building lines 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.

Right of Entrance: The right of entrance and egress in travel along any 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 and storm sewer lines, collection of garbage and rubbish, the United States Postal Service for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

Pursuant to Section 31.38, Code of General Ordinances, as amended, the developer hereby reserves Private Open Space as shown hereon for recreational purposes in lieu of the required parkland dedication for 380 multi-family units, as more specifically set out in the "Covenant for Private Open Space" filed concurrently herewith (Page 2).

IN TESTIMONY WHEREOF, the undersigned proprietors has caused this instrument to be signed this 8th day of September, 1988.

WALNUT CREEK ASSOCIATES, L.P., a Missouri Limited Partnership

By: NATHAN REALTY INCORPORATED, a Kansas Corporation, as General Partner

By: Fred C. Kay, President — Attest: Julie A. Patton, Secretary

STATE OF Mo
COUNTY OF Jackson } SS

On this 8th day of September, 1988, before me, appeared Fred C. Kay and Julie A. Patton, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively, of Nathan Realty Incorporated, a General Partner of Walnut Creek Associates, L.P., and that the foregoing instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, as General Partner of said Partnership and said Fred C. Kay and Julie A. Patton acknowledged said instrument to be the free act and deed of said corporation and partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Jackson County, Missouri the day and year last above written.

Kathleen A. Coombs
Notary Public

Kathleen A. Coombs
Print Name

10/11/89 Pltd 24.24

My commission expires January 21, 1992

CITY PLANNING COMMISSION
KANSAS CITY, MISSOURI

APPROVED: 2-2-89
CHAIRMAN 2-1-89 DATE

SECRETARY 2-1-89 DATE

PUBLIC WORKS DEPARTMENT
KANSAS CITY, MISSOURI

APPROVED: 7-12-89
CITY ENGINEER, CHIEF ENGINEER DATE

APPROVED: 7-12-89
DIRECTOR OF PUBLIC WORKS DATE
GEORGE L. SATTERLEE

ENTRY NO. [redacted]

CITY COUNCIL
KANSAS CITY, MISSOURI

THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 63022 duly authenticated as passed the 10th day of October, 1989.

MAYOR — CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY; that the plat of WALNUT CREEK APARTMENTS 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 Departments of Natural Resources, Division of Geology and Land Survey of the State of Missouri. 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.

9/8/88 Date — Signed: Larry D. Haag, MLS No. 1999

GBA
GEORGE BUTLER ASSOCIATES, INC.
Engineers / Architects / Landscape Architects / Planners
The Fine Arts Place / 5201 Johnson Drive / Mission, Kansas 66205

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