Clay County, Missouri
Land Survey Document
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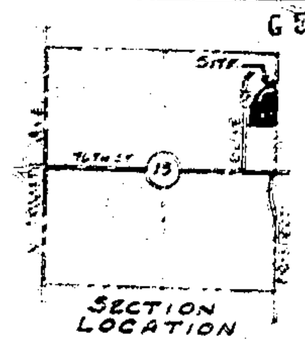
MAPLE WOOD ESTATES 4TH PLAT

LOTS 99 THRU 135

KANSAS CITY, CLAY COUNTY, MISSOURI



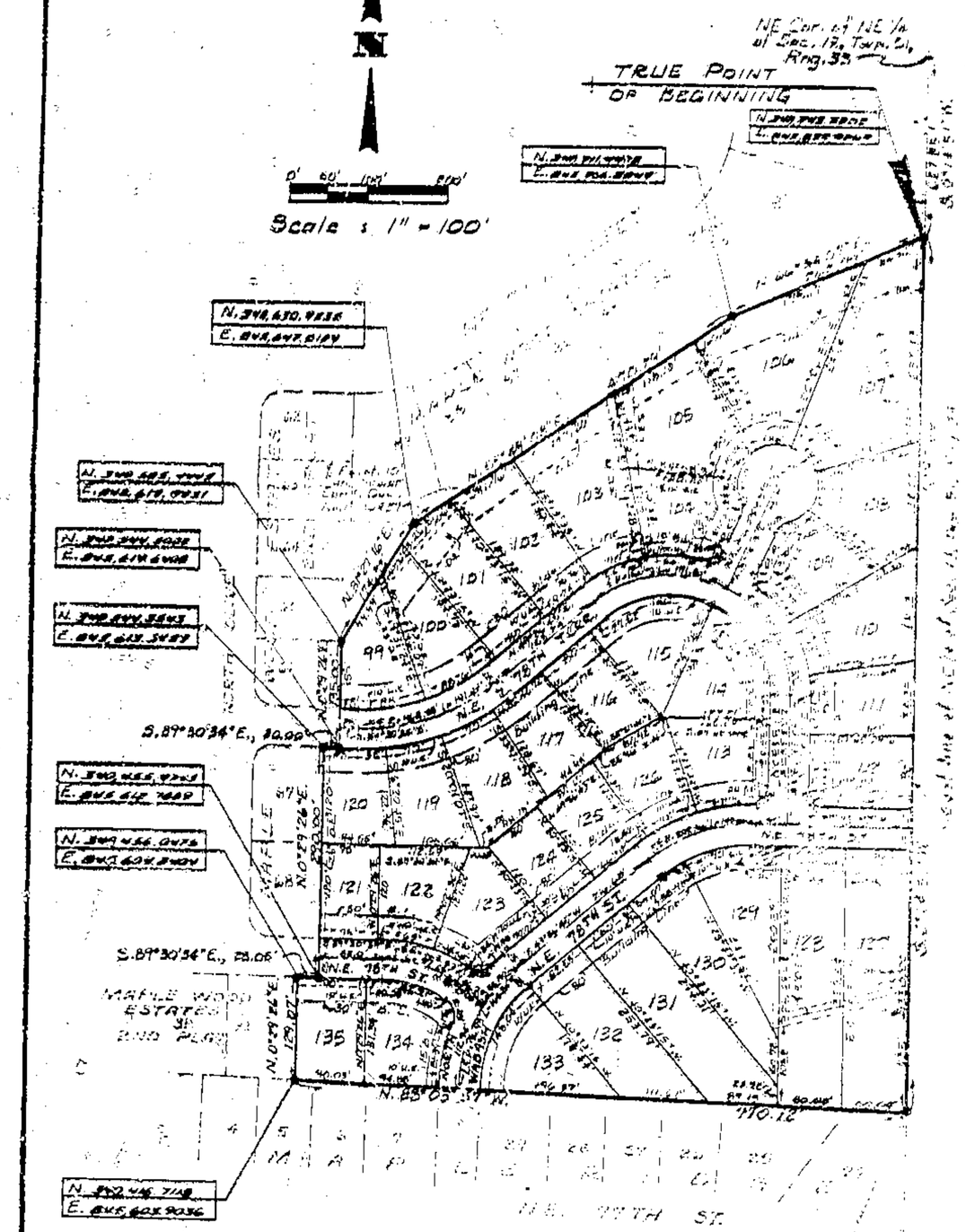
SECTION LOCATION

LEGEND

- ⁿ — Permanent Marker
- • — Found Monument
- ◦ — Set Monument
- S.E. — Sanitary Sewer Easement
- D.E. — Drainage Easement
- U.E. — Utility Easement

N

Scale: 1" = 100'



NOTE:
All bearings and coordinates shown on this plat are based on the Missouri State Plane Grid system, using a Combined grid factor of 0.9998987

TRAVERSE TABLE

Starting at Monument [illegible]

STREET BEARINGS

Course Point Location	Bearing	Width
NORTH MAPLE RIDGE STREET		
[illegible]	[illegible]	None
[illegible]	[illegible]	50'
[illegible]	[illegible]	None
[illegible]	[illegible]	110'
[illegible]	[illegible]	None
NE 79TH STREET		
[illegible]	243.43'	15'
[illegible]	24.00'	25'
[illegible]	235.00'	115'
NE 79TH STREET & NORTH PROSPECT AVE.		
[illegible]	231.00'	None
[illegible]	222.67'	100'
[illegible]	213.77'	100'
[illegible]	214.20'	110'
[illegible]	227.37'	15'
[illegible]	227.07'	None
NORTH PROSPECT AVENUE		
[illegible]	222.04'	None
[illegible]	221.46'	15'
[illegible]	212.60'	15'

Description: Being a subdivision of a tract of land located in the Northeast 1/4 of Section 13, Township 51, Range 33, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of said Northeast 1/4 of Section 13; thence S.0°14'51"W. along the East line of said 1/4 Section, 627.85 feet to the true Point of Beginning, said point also being the most Southeasterly corner of Lot 82, MAPLE WOOD ESTATES 3RD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence continuing S.0°14'51"W. along said East line, 1097.66 feet to a point on the Northerly line of MAPLE RIDGE, a subdivision in Kansas City, Clay County, Missouri; thence N.89°03'57"W. along the North line of said MAPLE RIDGE, 770.12 feet to the Southeast corner of Lot 98, MAPLE WOOD ESTATES 2ND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence Northerly, along the Easterly line of the Plat of said MAPLE WOOD ESTATES 2ND PLAT, the following six courses: N.0°29'26"E., 729.07 feet; S.89°30'34"E., 25.05 feet; N.0°29'26"E., 290.00 feet; S.89°30'34"E., 20.00 feet; N.0°29'26"E., 135.00 feet; N.31°27'16"E., 174.93 feet to the Northeast corner of Lot 64, said MAPLE WOOD ESTATES 2ND PLAT; thence Northeasterly along the Southerly line of the Plat of said MAPLE WOOD ESTATES 3RD PLAT, the following two courses: N.55°49'05"E., 470.24 feet; N.66°34'07"E., 242.99 feet to the Point of Beginning; containing 14.9 Acres, more or less.

Dedication: The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "MAPLE WOOD ESTATES 4TH PLAT".

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 of 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 this easement. No excavation or fill shall be made or operations 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, or the Director of the Water Department, as deemed applicable.

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

Building Lines: 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.

Park Land: The land shown and designated as Tract A in MAPLE WOOD ESTATES 2ND PLAT, was dedicated for park and recreation purposes in satisfaction of the Parkland dedication requirement for 136 single family dwelling units as approved by the Board of Parks and Recreation Commissioners by their Resolution Number 20449, adopted April 7, 1987, in accordance with Section 31.32(a) Chapter 31, Code of General Ordinances, as amended, and the development plan approved by the Council of Kansas City by Ordinance No. 58302, passed August 29, 1985.

In Testimony Whereof: WILDBERRY DEVELOPMENT INC. has caused these presents to be signed by its President and its seal to be affixed this 17th day of July, 1989.

WILDBERRY DEVELOPMENT INC.

By: Daniel T. Robards
President: Daniel T. Robards

Attest: Ronald O. Baldwin
Secretary: Ronald O. Baldwin

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 17th day of July, 1989, before me appeared Daniel T. Robards, to me personally known, who being by me duly sworn did say that he is the President of WILDBERRY DEVELOPMENT INC., and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body and that said Daniel T. Robards acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

In Witness Thereof: I have hereunto set my hand and affixed my Notarial Seal in my office in said County and State the day and year last written above.

My Commission Expires [illegible]

BARBARA FAYE WINN
Notary Public State of Missouri
County of Jackson
My Commission Expires Oct. 20, 1989

Notary Public

City Plan Commission

Approved [illegible]

Chairman: [illegible]

Secretary: Richard E. Duncan

Public Works

Approved 8-1-89

City Engineer: Gurnie C. Gunter

Approved: 8/8/89

Director: George L. Sullivan

Entry Number

City 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. 44423 passed this 31st day of August, 1989.

Mayor: Richard L. Berkley

City Clerk: Catherine T. Rocha

Surveyor's Certification: I hereby certify that the plat of "MAPLE WOOD ESTATES 4TH 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: June 29, 1989

HANDS • FARROW • WEISKIRCH
ENGINEERS
10108 EAST TRUMAN ROAD
INDEPENDENCE, MISSOURI 64053
(816) 254-5000

By: E. Dan Weiskirch MO PLS No. 1439

SEE BOOK 1940 PAGE 914

4/25/4 PM
Titles-Plat

A-127