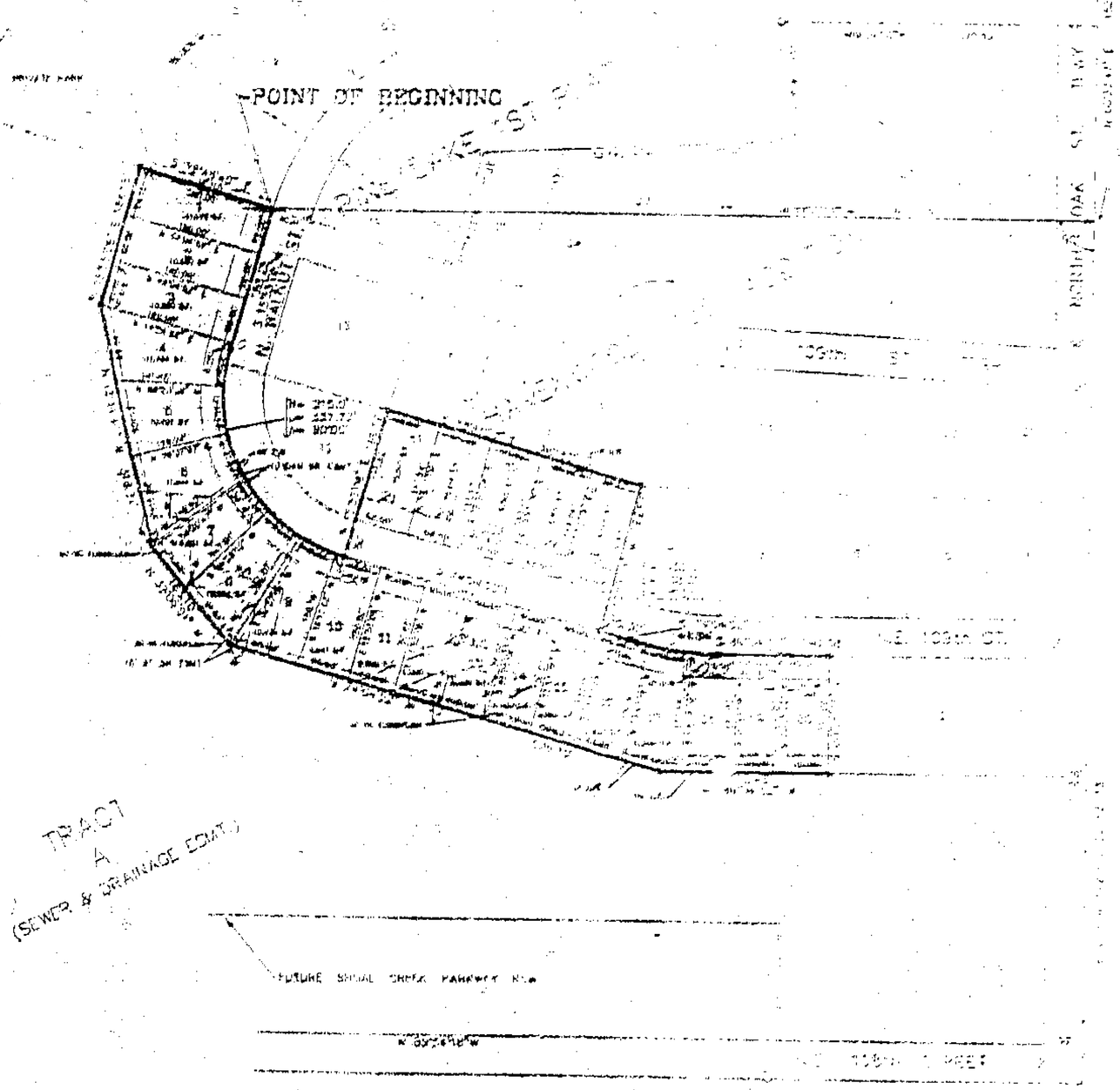
PLAT OF
HAVENWOOD 2ND PLAT

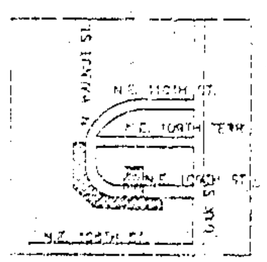
A RE--PLAT OF A PART OF TRACT "A" AND LOTS 9, 10 AND 11 HAVENWOOD 1ST ADDITION

KANSAS CITY, CLAY COUNTY, MISSOURI

SEC. 26 TWP. 52 RNG. 33



N.E. COR. OF N.W. 1/4
SEC. 26, TWP. 52, RNG. 33
FOUND BRASS CAP



LOCATION MAP
NOT TO SCALE

RECOMMENDED STREET GRADES FOR N. WALNUT AND N.E. 109TH ST.

STREET POINT	ELEV.	V.C.I.	S.D.
20' N. OF C.L. OF N.E. 109TH TERR.	310.00	50'	
20' S. OF C.L. OF N.E. 109TH TERR.	310.48		X
20' S. OF C.L. OF N.E. 109TH TERR.	309.38	50'	
20' S. OF C.L. OF N.E. 109TH TERR.	296.32	125'	
20' N. OF C.L. OF N.E. 109TH TERR.	298.78		

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK D, PINE LAKE 1ST PLAT, ACCORDING TO THE RECORDED PLAT THEREOF; SAID POINT ALSO BEING ON THE NORTH LINE OF HAVENWOOD 1ST ADDITION ACCORDING TO THE RECORDED PLAT THEREOF; SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH WALNUT STREET; THENCE S 15°55'08" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 186.25 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 109TH STREET ON A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND AN ARC LENGTH OF 337.72 FEET; THENCE N 15°55'08" E ALONG THE WESTERLY LINE OF LOT 11 OF SAID HAVENWOOD 1ST ADDITION AND EXTENSIONS THEREOF A DISTANCE OF 198.92 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE S 73°41'23" E ALONG THE NORTHERLY LINE OF SAID LOT 11 AND THE NORTHERLY LINE OF LOTS 10 AND 9, OF SAID HAVENWOOD 1ST ADDITION, A DISTANCE OF 342.52 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE S 15°55'08" W ALONG THE EASTERLY LINE OF SAID LOT 9 AND EXTENSIONS THEREOF, A DISTANCE OF 194.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORTHEAST 109TH STREET; THENCE S 74°04'52" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 49.84 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND AN ARC LENGTH OF 108.27 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S 89°34'52" E A DISTANCE OF 140.66 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID HAVENWOOD 1ST ADDITION; THENCE S 00°25'08" W ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 150.00 FEET; THENCE N 89°34'52" W A DISTANCE OF 215.43 FEET; THENCE N 74°04'52" W A DISTANCE OF 578.70 FEET; THENCE N 39°08'01" W A DISTANCE OF 183.10 FEET; THENCE N 12°34'40" W A DISTANCE OF 310.31 FEET; THENCE N 15°55'08" E A DISTANCE OF 164.15 FEET, TO A POINT ON THE SOUTH LINE OF SAID PINE LAKE 1ST PLAT; THENCE S 72°45'40" E ALONG THE SOUTH LINE OF SAID PINE LAKE 1ST PLAT A DISTANCE OF 160.05 FEET TO THE POINT OF BEGINNING. CONTAINS 6.13 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE RE-SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS: HAVENWOOD 2ND PLAT.

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 RE-CONSTRUCTION AND PROPER, SAFE AND OR 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 COMMUNICATION SAID EASEMENT AND AS MUCH OF THE ADJOINING LAND 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 AND DIRECTOR OF WATER AND POLLUTION CONTROL, AS APPLICABLE.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:
THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES, ARE HEREBY SO DEDICATED.

PARKLAND:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $2,479.68 IN LIEU OF REQUIRED PARKLAND FOR 25 SINGLE-FAMILY UNITS PURSUANT TO SECTION 31.32 CODE OF GENERAL ORDINANCES AS AMENDED.

IN TESTIMONY WHEREOF: PROLAND DEVELOPMENT CO., A MISSOURI GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF June, 1990
BY Richard N. Ellis
RICHARD N. ELLIS MANAGING PARTNER

STATE OF MISSOURI
COUNTY OF Clay SS:

ON THIS 21st DAY OF June, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD N. E. JR., MANAGING PARTNER OF PROLAND DEVELOPMENT CO., A MISSOURI GENERAL PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID GENERAL PARTNERSHIP AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 3-22-91
Kay E. Cook
NOTARY PUBLIC

CITY PLAN COMMISSION
APPROVED:
J.R. DEVOSH CHAIRMAN
WILLIAM C. HARTMAN SECRETARY

PUBLIC WORKS:
APPROVED: 6-25-90
GUNNIE C. GUNTER CITY ENGINEER
GEORGE W. SATTERLEE DIRECTOR

900371
ENTRY NO.

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. 900371, DULY AUTHENTICATED AS PASSED THIS 12TH DAY OF July, 1990.
RICHARD L. BERKLEY MAYOR
CATHERINE T. ROCHA CITY CLERK

THIS PLAT AND THE SURVEY OF HAVENWOOD 2ND PLAT WERE EXECUTED BY KAW VALLEY ENGINEERING & DEVELOPMENT, INC., P.O. BOX 14220, 5207 N.W. CROOKED RD., PARKVILLE, MISSOURI 64152.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY: THAT THE PLAT OF HAVENWOOD 2ND PLAT A RE-SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY 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 SURVEYS, THE STATE OF MISSOURI. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND THE REGULATIONS GOVERNING SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
JOHN L. SHEETS LS #2250
DATE: 6-26-90

KAW VALLEY ENGINEERING
P.O. BOX 14220
KANSAS CITY, MISSOURI
(816) 741-1010

GRID FACTOR: 0.9999 [illegible]
BASIS OF BEARINGS [illegible]

THE LANDS HEREIN PLATTED LIE PARTLY WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DESIGNATED ON THE OFFICIAL FLOOD PLAIN SCHEMATIC AND THE LIMITS OF THE FLOOD PLAIN OF CHAPTER NO. 56 CODE OF GENERAL ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE SUBJECT TO THE PROVISIONS OF CHAPTER 56 [illegible] NATIONAL FLOOD INSURANCE PROGRAM [illegible]

SCALE: 1" = 20'

LEGEND:
- 1/2" RAIL FOUND
- 1/2" RAIL SET W/ KVE CAP
- B/L - BUILDING LINE
- S/L - SETBACK LINE
- U/E - UTILITY EASEMENT
- SEWER EASEMENT
- DR. ESMT. - DRAINAGE EASEMENT
- SAN. SEW. ESMT. - SANITARY SEWER EASEMENT

4/20/91 9:11 AM
Slide-Plat

http://www.ClayCoGov.com
Clay County Missouri Land Survey Department