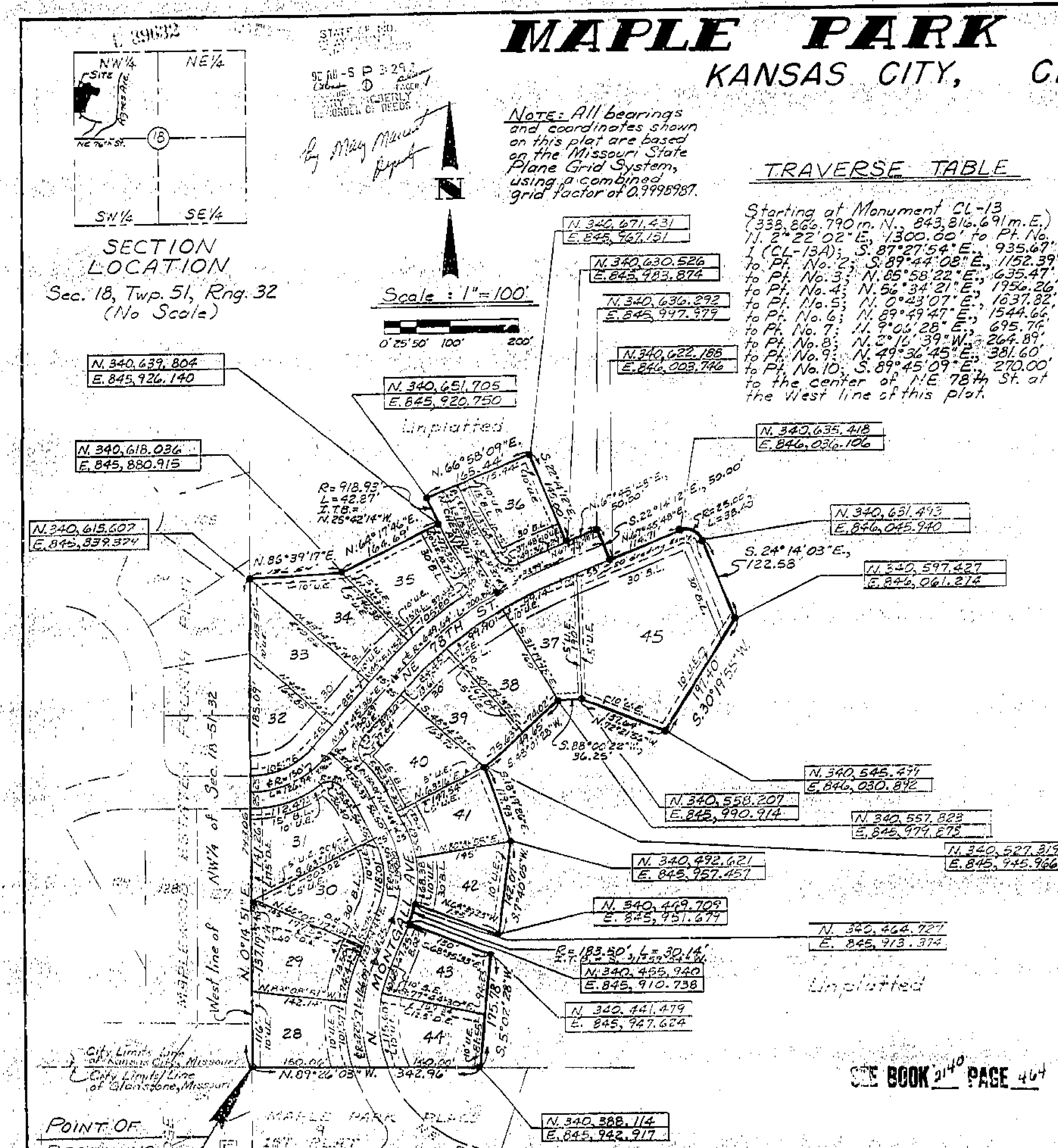
Clay County, Missouri
Land Survey Document

MAPLE PARK PLACE 3RD PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

SEE BOOK 2140 PAGE 464



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 CL-13 (338,866.790 m. N., 843,816.691 m. E.) N. 2°22'02" E., 1300.00' to Pt. No. 1 (CL-13A); S. 87°27'54" E., 935.67' to Pt. No. 2; S. 89°44'08" E., 1152.39' to Pt. No. 3; N. 85°58'22" E., 635.47' to Pt. No. 4; N. 56°34'21" E., 1956.26' to Pt. No. 5; N. 0°43'07" E., 1637.82' to Pt. No. 6; N. 89°49'47" E., 1544.66' to Pt. No. 7; N. 9°06'28" E., 695.76' to Pt. No. 8; N. 0°16'39" W., 264.89' to Pt. No. 9; N. 49°36'45" E., 381.60' to Pt. No. 10; S. 89°45'09" E., 270.00' to the center of NE 78th St. at the West line of this plat.

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
NE 78TH ST.		
161.00' W. of ℄ of N. Montgall Ave.	220.00'	110.00'
11.90' W. of ℄ of N. Montgall Ave.	223.58'	59.10'
188.10' E. of ℄ of N. Montgall Ave.	229.00'	115.00'
388.10' E. of ℄ of N. Montgall Ave.	232.00'	25.00'
524.32' E. of ℄ of N. Montgall Ave.	230.64'	None
N. CHESTNUT AVE.		
℄ of NE 78th St.	233.29'	None
100' N. of ℄ of NE 78th St.	231.29'	80.00'
180' N. of ℄ of NE 78th St.	223.29'	None
N. MONTGALL AVE.		
℄ of NE 78th St.	224.75'	None
33.27' S. of ℄ of NE 78th St.	224.08'	15.00'
413.27' S. of ℄ of NE 78th St.	180.00'	100' AT/400' FT
523.27' S. of ℄ of NE 78th St.	197.00'	None

LEGEND:

- ○ Found Bar & Cap
- ● Set ½" Bar & Cap
- △ Set Permanent Monument
- S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- U.E. Utility Easement

Description: A tract of land located in the Northwest Quarter of Section 18, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at the Northwest corner of Lot 9, MAPLE PARK PLACE 1ST PLAT, a subdivision in Gladstone, Clay County, Missouri, said point also being on the West line of said Quarter Section, and also being along the East line of MAPLE RIDGE and MAPLEWOOD ESTATES FOURTH PLAT, both subdivisions in Clay County, Missouri; thence North 0°14'51" East, along the West line of the quarter section, a distance of 743.06 feet; thence North 86°39'17" East, 136.54 feet; thence North 64°17'46" East, 164.69 feet to a point on a curve; thence Northwesterly along said curve to the right having an initial tangent bearing of North 25°42'14" West, a radius of 918.93 feet, an arc length of 42.87 feet; thence North 66°58'09" East, 165.44 feet; thence South 22°14'12" East, 145.00 feet; thence North 67°45'48" East, 50.00 feet; thence South 22°14'12" East, 50.00 feet; thence North 67°45'48" East, 114.71 feet to the P.C. of a curve; thence along said curve having a radius of 25.00 feet, an arc length of 38.40 feet to the P.T. of said curve; thence South 24°14'03" East, 122.58 feet; thence South 30°19'55" West, 197.40 feet; thence North 72°21'56" West, 137.64 feet; thence South 88°00'22" West, 36.25 feet; thence South 48°01'28" West, 149.65 feet; thence South 18°19'26" East, 119.93 feet; thence South 7°40'05" West, 142.01 feet; thence North 68°35'33" West, 135.00 feet to a point on a curve; thence Southwesterly along said curve to the right having an initial tangent bearing of South 11°59'54" West, a radius of 183.50 feet, an arc length of 30.14 feet; thence South 68°35'33" East, 130.00 feet; thence South 5°02'28" West, 175.78 feet to a point on the North line of said MAPLE PARK PLACE 1ST PLAT; thence North 89°26'03" West along said North line, 342.96 feet to the Point of Beginning; containing 8.81 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 PARK PLACE 3RD PLAT.

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

Building 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.

An easement is hereby granted to 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.

Parkland for the proposed Maple Woods Parkway will be dedicated in future phases in satisfaction of the Parkland dedication requirement for 69 single family dwelling units, in accordance with Section 31.32 (a) Chapter 31, Code of General Ordinances, as approved by the Council of Kansas City, Missouri.

In Testimony Whereof: PARK PLACE INVESTORS, A Missouri General Partnership, has caused these presents to be signed by its General Partner this 2 day of June, 1992.

PARK PLACE INVESTORS, A Missouri General Partnership By WILDBERRY DEV., INC., A Missouri Corporation, General Partner

By: Daniel T. Robards (signature)
Daniel T. Robards, President

Attest: [signature]

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 2nd day of June, 1992, before me appeared Daniel T. Robards, who being by me duly sworn, did say that he is the President for WILDBERRY DEV., INC., General Partner of PARK PLACE INVESTORS, a Missouri General Partnership, that the foregoing instrument was signed on behalf of said Partnership, and said Daniel T. Robards acknowledged said instrument to be the free act and deed of said PARK PLACE INVESTORS.

In Witness Whereof: I have hereunto set my hand and affixed my Notarial Seal on the day and year last above written.

My Commission Expires: May 14, 1993

Notary Public: [signature]

In Testimony Whereof: The undersigned proprietors have hereunto set their hands this 23 day of June, 1992.

OWNERS OF LOT 45

Karl David Love (signature)
Karl David Love

Kimberly S. Love (signature)
Kimberly S. Love

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 25th day of June, 1992, before me personally appeared Karl David Love and Kimberly S. Love, husband and wife, known to me to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as their own free act and deed.

In Witness Whereof: I have hereunto set my hand and affixed my notarial seal at my office in County and State aforesaid the day and year last above written.

My Commission Expires: September 12, 1992

Notary Public: [signature]

City Council

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. [illegible] duly authenticated as passed this [illegible] day of July, 1992.

[signature]
Mayor: Emanuel Cleaver II

[signature]
City Clerk: Catherine T. Rocha

Public Works

Approved 6-29-92 [signature]
City Engineer: Gurnie C. Gunter

Approved June 29, 1992 [signature]
Director: George L. Satterlee

Entry Number [illegible]

City Plan Commission

Approved July [illegible], 1992 [signature]
Chairman: Whitney E. Kerr Sr.

[signature]
Secretary: William G. Hartman

Surveyor's Certification: I hereby certify that the plat of MAPLE PARK PLACE 3RD 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: May 29, 1992

HANDS • FARROW • WEISKIRCH ENGINEERS
200½ NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

By: [signature]
James M. Farrow MO. L.S. No. 1658

http://www.ClayCoGov.com