THOMSON TITLE CORP.
P.O. BOX 212 · LIBERTY, MO 64068
PHONE (515) 792-0077

CLAYTON MEADOWS FOURTH PLAT
A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that this plat is based on an actual survey made under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys (except for monumentation to be set after construction of streets and utilities) 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 of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Signed: Donald L. Barber Date: 7-30-92
Donald L. Barber, L.S.-623

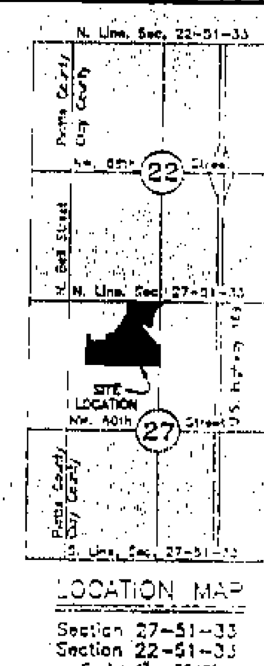
MISSOURI · No. LS-623 · DONALD L. BARBER · REGISTERED LAND SURVEYOR

Scale: 1" = 100'
Date: May 27, 1992
Revised: June 11, 1992
Revised: June 16, 1992
Revised: July 23, 1992
DWG: CM4PLAT

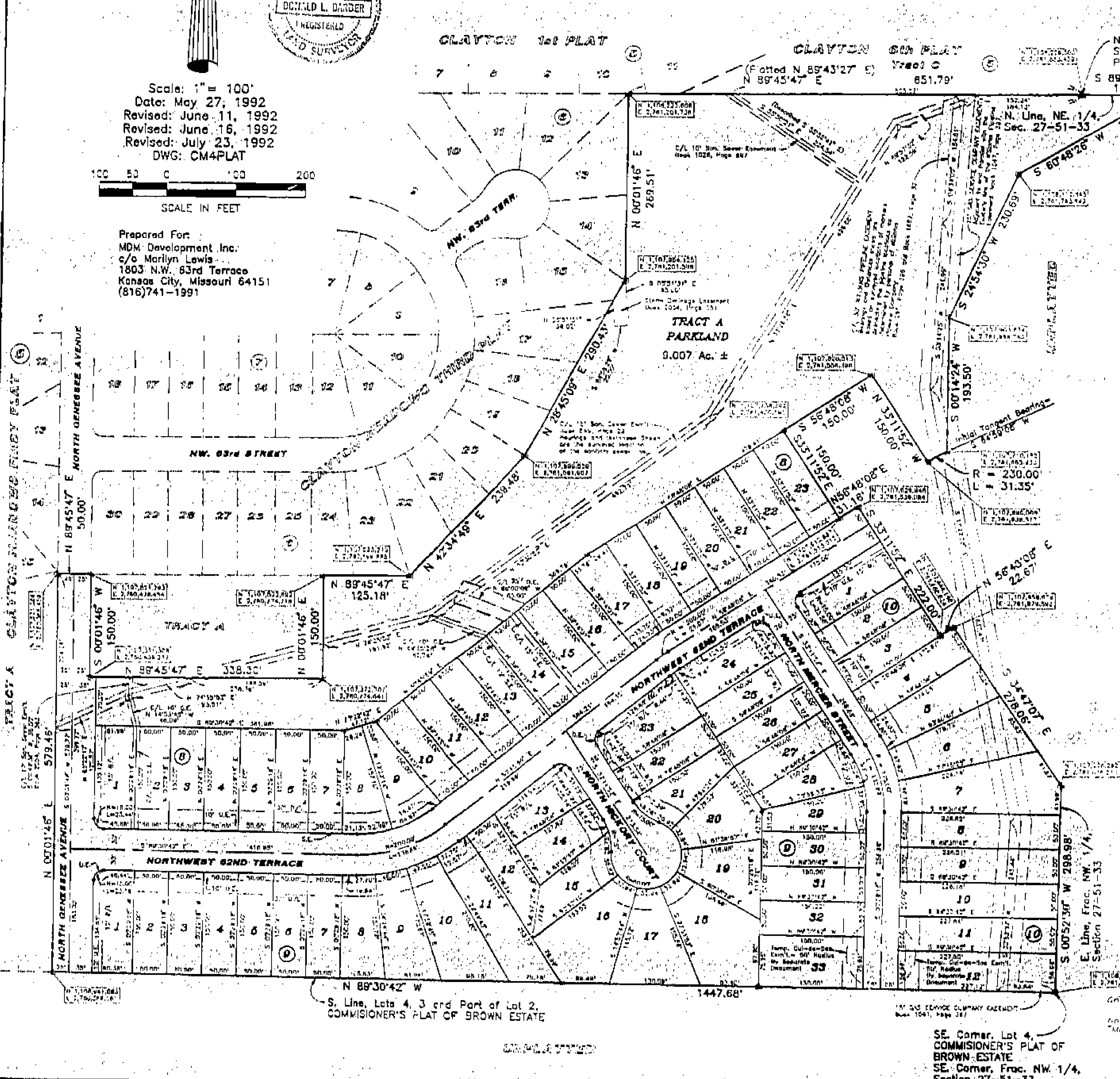
SCALE IN FEET

Prepared For:
MDM Development Inc.
c/o Marilyn Lewis
1603 N.W. 63rd Terrace
Kansas City, Missouri 64151
(816)741-1991

CLAYTON MEADOWS FOURTH PLAT STREET GRADES			
NORTH GENESSEE AVENUE			
309.78' N. of N. Line, NW. 82nd Terr.	P.V.I.	117.79	175'
193.98' N. of N. Line, NW. 82nd Terr.	P.V.I.	107.24	175'
121.01' S. of S. Line, NW. 82nd Terr.	P.V.I.	137.24	185'
NORTHWEST 82ND TERRACE			
Centerline N. Genessee	P.V.	124.07	
70.00' E. of C. Line, N. Genessee	P.V.I.	123.06	25'
425.00' E. of C. Line, N. Genessee	P.V.I.	152.00	250'
790.00' E. of C. Line, N. Genessee	P.V.I.	152.22	250'
1305.00' E. of C. Line, N. Genessee	P.V.I.	74.77	175'
NORTH HICKORY COURT			
Centerline NW. 82nd Terr.	P.V.I.	155.17	
20.00' S. of S. Line, NW. 82nd Terr.	P.V.I.	154.17	23'
183.54' S. of S. Line, NW. 82nd Terr.		170.52	
NORTH MERCIER STREET			
Centerline NW. 82nd Terr.	P.V.I.	164.02	
10.00' S. of S. Line, NW. 82nd Terr.		163.23	25'
295.00' S. of S. Line, NW. 82nd Terr.	P.V.I.	191.73	120'
590.74' S. of S. Line, NW. 82nd Terr.		223.30	



LOCATION MAP
Section 27-51-33
Section 22-51-33
Scale: 1" = 2640'



TRAVERSE TABLE			
DESCRIPTION	POINT NO.	GRID BEARING	GRID DISTANCE (ft.)
[illegible]	[illegible]	[illegible]	[illegible]

Grid Coordinates: KL-20 N 1,114,046.129 E 2,729,040.213 (English Units); N 339,562.040 E 840,635.337 (Metric Units)
CL-14 N 1,105,667.614 E 2,763,188.395; N 337,008.152 E 842,215.410
Grid Factors: KL-20=0.9999993, CL-14=0.9999027, Avg.=0.9999010
Note: All Coordinates and Bearings shown hereon are based on the "Missouri Coordinate System of 1983", West Zone.
• Denotes Steel Pin
⊕ Denotes Steel Pin Set in Concrete

L 474403 OCT 9 1992

DESCRIPTION: A parcel of land in the North 1/2 of Section 27, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Northeast corner of Fractional Northwest 1/4 of Section 27; said corner being on the South line of Tract C, Block 5, CLAYTON 6TH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89 degrees, 45 minutes, 36 seconds East (platted South 89 degrees, 46 minutes, 40 seconds East) along the North line of the Northeast 1/4 of said Section 27 and also along the South line of said Tract C, Block 5, 112.69 feet; thence South 60 degrees, 48 minutes, 26 seconds West, 231.67 feet; thence South 24 degrees, 54 minutes, 30 seconds West, 230.69 feet; thence South 00 degrees, 14 minutes, 24 seconds West, 193.50 feet; thence Southwesterly, on a curve to the left, having a radius of 230.00 feet and an initial tangent bearing of South 64 degrees, 59 minutes, 08 seconds West, 31.35 feet; thence North 33 degrees, 11 minutes, 52 seconds West, 150.00 feet; thence South 56 degrees, 48 minutes, 08 seconds West, 150.00 feet; thence South 33 degrees, 11 minutes, 52 seconds East, 150.00 feet; thence North 56 degrees, 48 minutes, 08 seconds East, 31.16 feet; thence South 33 degrees, 11 minutes, 52 seconds East, 222.00 feet; thence North 56 degrees, 48 minutes, 08 seconds East, 22.67 feet; thence South 34 degrees, 47 minutes, 07 seconds East, 278.06 feet to a point on the East line of said Fractional Northwest 1/4 of said Section 27; thence South 00 degrees, 52 minutes, 30 seconds West, along said East line of said Fractional Northwest 1/4, 298.98 feet to the Southeast corner of Lot 4, COMMISSIONER'S PLAT OF BROWN ESTATE, said corner also being the Southeast corner of the Northeast 1/4 of said Fractional Northwest 1/4 of said Section 27; thence North 89 degrees, 30 minutes, 42 seconds West, along the South lines of Lots 4, 3 and Part of Lot 2, of said COMMISSIONER'S PLAT OF BROWN ESTATES, 1447.68 feet to the Southeast corner of Tract A, Block 5, CLAYTON MEADOWS FIRST PLAT, a subdivision of land in Kansas City, Clay and Platte Counties, Missouri; thence North 00 degrees, 01 minutes, 45 seconds East, along the East line of said Tract A, Block 5, CLAYTON MEADOWS FIRST PLAT, 579.46 feet to a point on the West right-of-way line of N. Genessee Street as established by the subdivision plat of CLAYTON MEADOWS THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 89 degrees, 45 minutes, 47 seconds East, 50.00 feet to the Northwest corner of Tract A, Block 6, said CLAYTON MEADOWS THIRD PLAT; thence South 00 degrees, 01 minutes, 46 seconds West along the West line of said Tract A, Block 6, 150.00 feet; thence North 89 degrees, 45 minutes, 47 seconds East, along the South line of said Tract A, Block 6, 338.30 feet; thence North 00 degrees, 01 minutes, 46 seconds East, along the East line of said Tract A, Block 6, 150.00 feet to the Northeast corner of said Tract A, Block 6; thence North 89 degrees, 45 minutes, 47 seconds East, along the South lines of Lots 24 and 23, Block 6, said CLAYTON MEADOWS THIRD PLAT, 125.18 feet to the Southeast corner of said Lot 23, Block 6; thence North 42 degrees, 34 minutes, 49 seconds East, along the Southeasterly lines of Lots 22, 21 and 20, Block 6, said CLAYTON MEADOWS THIRD PLAT, 239.48 feet to the most Easterly corner of said Lot 20, Block 6; thence North 28 degrees, 45 minutes, 09 seconds East along the Southeasterly lines of Lots 19, 18, 17 and 15, Block 6, said CLAYTON MEADOWS THIRD PLAT, 290.43 feet to the most Easterly corner of said Lot 15, Block 6; thence North 00 degrees, 01 minutes, 45 seconds East, along the East lines of Lots 14 and 13, Block 6, said CLAYTON MEADOWS THIRD PLAT, 269.51 feet; thence North 89 degrees, 45 minutes, 47 seconds East (platted North 89 degrees, 43 minutes, 27 seconds East) along the South lines of Lots 10 and 11, Block 5, CLAYTON 1ST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, and along the South line of said Tract C, Block 5, CLAYTON 6TH PLAT, 651.79 feet to the Point of Beginning.

Containing 1,147,214 square feet or 26.336 acres, more or less.

DEDICATION: 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 CLAYTON MEADOWS FOURTH PLAT.

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

Building setback lines are as shown on the accompanying plat and no building, or portion thereof, shall be built between said setback lines and the street line.

EASEMENT DEDICATION: 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, and 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 obstructions 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 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, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

~~An easement is hereby granted to Kansas City [illegible] along the [illegible] of land [illegible] material [illegible] located within said fill easement (F/E) [illegible]~~

PARK LAND: The developer in accordance with Section 31.32, Code of General Ordinances of Kansas City, Missouri, elects to dedicate Tract A, which contains 9.007 acres, as park land. This dedication is made for the 68 single family units shown on this plat and for an additional 148 single family units to be platted with CLAYTON MEADOWS FIFTH PLAT, for a total of 216 single family units. The amount of park land required by Section 31.32 for 216 single family units is 4.795 acres. Accordingly, the City acknowledges that the park land dedication is in excess of that required by said Section 31.32 and specifically 4.795 acres from Tract A, which contains 9.007 acres, rendering a reminder of 4.212 acres a voluntary transfer by the Developer.

Tract A (9.007 acres) be and the same is hereby dedicated for park and recreation purposes as approved by the Board of Park and Recreation Commissioner's by Resolution No. 21886, adopted June 30, 1992.

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract of land have hereunto subscribed their names.

MDM Development Inc.

Marilyn Lewis, President Attest: Debra L. Bolling, Secretary

STATE OF Missouri COUNTY OF Clay ss:

Be it remembered that on this 30th day of July, 1992, before me the undersigned, a Notary Public in and for the County and State aforesaid came Marilyn Lewis, President and Debra L. Bolling, Secretary, personally known to me, who being duly sworn did say that they are the President and Secretary of MDM Development Inc., a Missouri Corporation, and that the seal affixed to this instrument is the corporate seal of said corporation, and that they are the same people who executed the within instrument of writing, and duly acknowledged the execution of the same to be the voluntary act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

My Commission expires: Jan 13, 1995 Sign: [signature] Print Name [illegible]
Notary Public in and for said County & State

CITY PLAN COMMISSION

Approved: Whitney E. Kerr Sr., Chairman

William G. Hartman, Secretary

PUBLIC WORKS

Approved: 8/6/92
Gurnie C. Gunter, City Engineer

Approved: 8/7/92

Approved: George L. Satterlee, Director of Public Works

ENTRY NO: 920632

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 920933 duly authenticated as passed this 27th day of August, 1992.

Emanuel Cleaver II, Mayor Catherine T. Rocha, City Clerk

THOMSON TITLE CORP.
P.O. BOX 212 · LIBERTY, MO 64068
PHONE (816) 792-0077

CBL
CAMPBELL, BARBER, LAMBETH AND ASSOCIATES, P.A.
Consulting Engineers and Land Surveyors
Shawnee Mission, Kansas 66201
Tele. (913)722-1220 Fax (913)722-1223

D-5

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