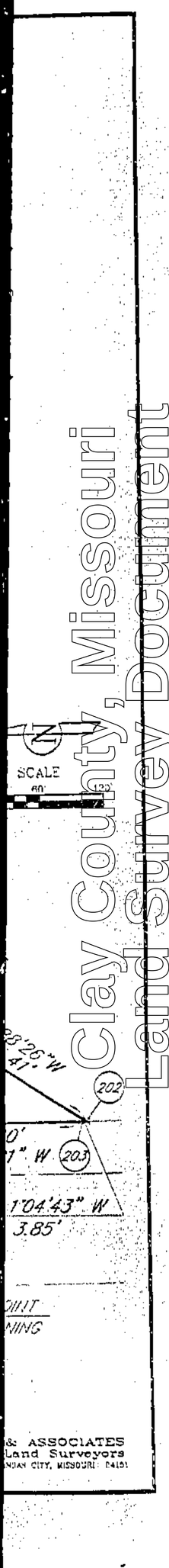
Clay County, Missouri
Land Survey Document



ARROWHEAD ESTATES – FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
CL-00			346155.675	942500.088
200	S57°46'36"W	867.530	345603.285	942272.171
201	N25°19'36"W	81.220	345780.797	942737.015
202	S31°28'26"W	62.603	345715.405	942704.929
203	N1°04'43"W	1.172	345714.510	942704.967
204	N0°58'21"W	55.953	345770.463	942703.969
205	N0°58'21"W	438.191	346208.191	942690.521
206	N05°56'02"E	162.584	346270.793	942835.562
207	S79°31'28"E	33.002	346254.007	942868.062
208	S10°28'02"W	304.864	345954.891	942813.553

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9996053. COORDINATES ARE IN METERS.

STREET GRADES

N. Central Street

Grade Point		Elev.	VCT
	East line of Plat (South end)	296.05	---
89.76	Feet Westerly of East Line of Plat (South end)	297.22	50.00'
364.76	Feet Westerly and Northerly of East Line of Plat (South End)	298.50	30.20'
839.76	Feet Westerly and Northerly of East Line of Plat (South End)	299.25	125.00'
1114.76	Feet Westerly and Northerly of East Line of Plat (South End)	301.25	150.00'
1264.76	Feet Westerly and Northerly of East Line of Plat (South End)	302.00	--

LEGAL DESCRIPTION:

All that part of the Southwest Quarter of Section 20, and all that part of the Northwest Quarter of Section 29, all being in Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 20; thence South 89°21'59" East, along the South line of said Southwest Quarter, 46.02 feet to a point on the East line of U.S. Highway Route 169 (also known as Arrowhead Trafficway), as now established, said point being also the True Point of Beginning of the tract to be herein described; thence North 0°58'21" West, along the Easterly line of said U.S. Highway Route 169, 1437.76 feet; thence North 05°56'02" East, 500.00 feet; thence South 79°31'28" East, 110.55 feet to a point on the centerline of the abandoned right-of-way line of the Chicago, Burlington and Quincy Railroad (formerly the Kansas City Connecting Railway); thence South 10°28'02" West, along said centerline 1000.31 feet; thence Southwesterly along said centerline, on a curve to the right; tangent to the last described course, having a radius of 1910.00, an arc distance of 700.00 feet; thence South 31°28'26" West, along said centerline, 265.41 feet to its intersection with the Easterly right-of-way line of the aforementioned U.S. Highway Route 169; thence North 1°04'43" West along said Easterly line 3.85 feet; thence North 0°58'21" West, along said Easterly line 183.40 feet to the Point of Beginning. Containing 13.01 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

ARROWHEAD ESTATES - FIRST PLAT

EASEMENTS: 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, pedestals, transformers, as well as poles, 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 excavation 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.

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

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Two Thousand Six Hundred Thirty Three and 80/100ths Dollars ($2,633.80), in lieu of required park land dedication for twenty-six (26) single-family units, pursuant to Section 31.32, Code of General Ordinances, as amended.

TRACT A: Tract A is to be used for a Church facility.

IN WITNESS WHEREOF: TALON DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 5th day of October, 1992.

TALON DEVELOPMENT, INC.

Louis A. Springer
President and Secretary

STATE OF MISSOURI)
COUNTY OF Platte) SS:

Be it remembered that on this 5th day of October, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Louis A. Springer, to me personally known, who being by me duly sworn, did say that he is President and Secretary of TALON DEVELOPMENT, INC., a Missouri corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Louis A. Springer acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: ELAINE A. BAGBY, Notary Public - State of Missouri, Platte County, My Commission Expires March 2, 1994

Elaine S. Bagby
Notary Public

NOTARY SEAL

IN WITNESS WHEREOF: NEW LIFE COMMUNITY CHURCH, a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 5th day of October, 1992.

NEW LIFE COMMUNITY CHURCH

James N. Moore, President

Nancy L. McNeal, Secretary

STATE OF MISSOURI)
COUNTY OF Platte) SS:

Be it remembered that on this 5th day of October, 1992, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James N. Moore and Nancy L. McNeal, to me personally known, who being by me duly sworn, did say that they are President and Secretary, respectively of NEW LIFE COMMUNITY CHURCH, a Missouri corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors, and that said James N. Moore and Nancy L. McNeal acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: NANCY L. LUTJEN, Notary Public - State of Missouri, Commissioned in Platte County, My Commission Expires August 1, 1993

Nancy L. Lutjen
Notary Public

Clay Co.
Plat Chk - JD
2/13/93

CITY PLAN COMMISSION
Approved 10-16-92
Robert J. Clayborugh
Secretary - William C. Hartman

PUBLIC WORKS
Approved 10-16-92
City Engineer - Gunter C. Gunter
Approved 10/16/92
Director - George J. Satterlee
9076
Entry Number

COUNCIL
This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 921199 duly authenticated as passed this 16th day of October, 1992.
Emanuel Cleaver, II
Mayor - Emanuel Cleaver, II
Catherine T. Hobbs
City Clerk - Catherine T. Hobbs

This plat and survey of ARROWHEAD ESTATES - FIRST PLAT were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, MO 64151.

I HEREBY CERTIFY: that the plat of ARROWHEAD ESTATES - FIRST 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 platting of subdivisions to the best of my professional knowledge and belief.

10-7-92
Date

Signed: W. James Schowe
W. James Schowe PLS #1909

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers – Land Surveyors
5577 NW BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4220

http://www.ClayCoGov.com