Clay County, Missouri
Land Survey Document

B-200

L 36880 JUL 13 1992

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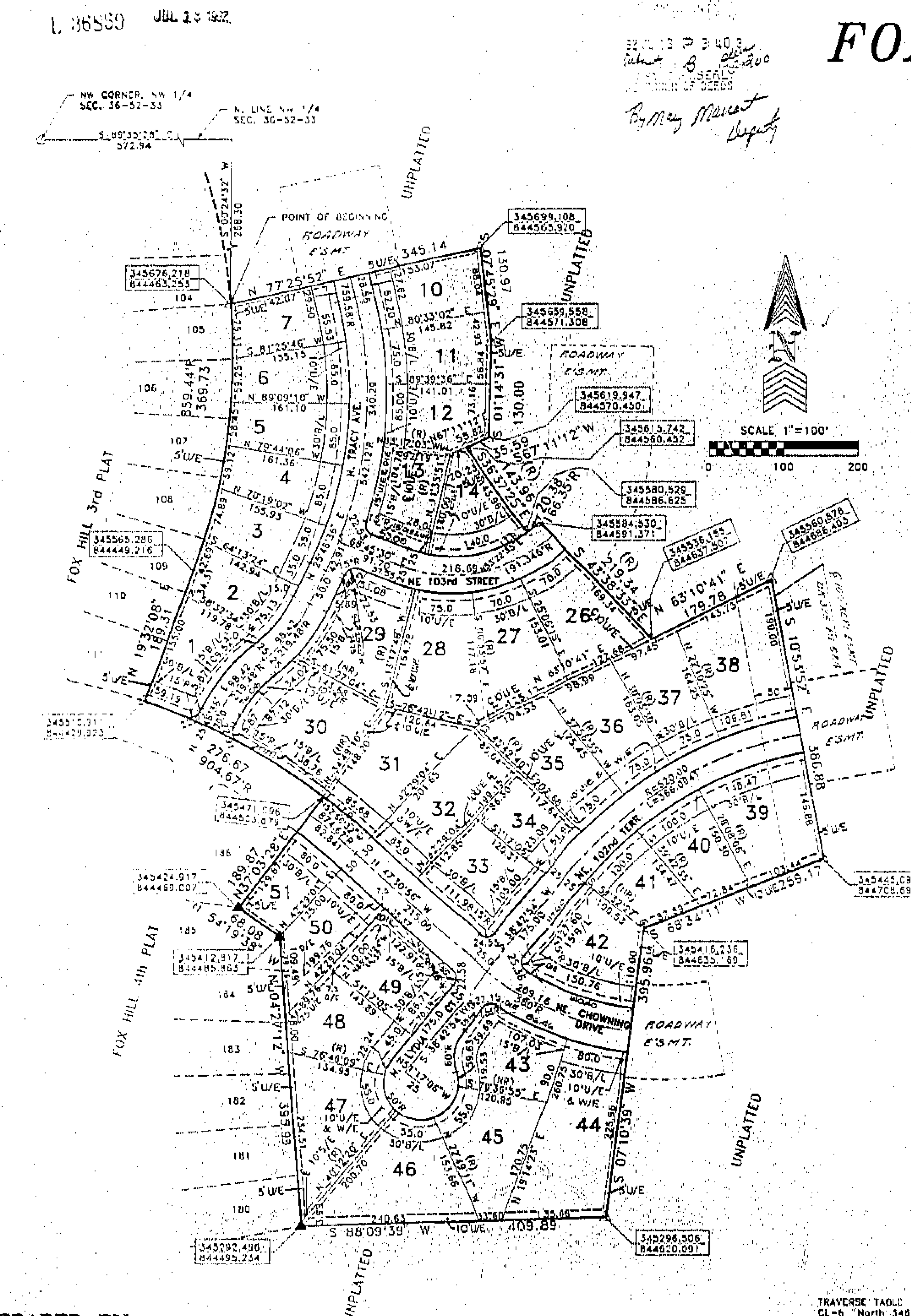
By Mary Marcot Deputy

FOX HILL FIFTH PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri



STREET GRADES

	ELEV.	VC
NE. CHOWNING DRIVE		
[illegible]		
NE. 102ND TERRACE		
[illegible]		
NE. 103rd STREET		
[illegible]		
N. LYDIA COURT		
[illegible]		
N. TRACY AVENUE		
[illegible]		

DESCRIPTION:
All that part of the Northwest Quarter of Section 36, Township 52, Range 33, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 36; thence South 89 degrees 35 minutes 28 seconds East, along the North line of the Northwest Quarter of said Section 36, a distance of 572.94 feet; thence South 0 degrees 24 minutes 32 seconds West, a distance of 268.30 feet to the point of beginning of the tract of land herein to be described; thence North 77 degrees 25 minutes 52 seconds East, a distance of 345.14 feet; thence South 07 degrees 45 minutes 29 seconds East, a distance of 130.07 feet; thence South 01 degree 14 minutes 31 seconds West, a distance of 130.00 feet; thence South 67 degrees 11 minutes 12 seconds West, a distance of 35.59 feet; thence South 36 degrees 37 minutes 25 seconds East, a distance of 143.96 feet, thence Northeasterly along a curve to the left, having an initial tangent bearing of North 53 degrees 22 minutes 35 seconds East, a radius of 166.35 feet, an arc distance of 20.38 feet; thence South 43 degrees 38 minutes 33 seconds East, a distance of 219.34 feet; thence North 63 degrees 10 minutes 41 seconds East, a distance of 179.78 feet; thence South 10 degrees 53 minutes 52 seconds East, a distance of 386.88 feet; thence South 68 degrees 34 minutes 11 seconds West, a distance of 259.17 feet; thence South 07 degrees 10 minutes 39 seconds West, a distance of 395.96 feet; thence South 88 degrees 09 minutes 39 seconds West, a distance of 409.89 feet to the Southeast corner of Lot 180, FOX HILL FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 04 degrees 27 minutes 12 seconds West along the East line of Lots 180 thru 185, inclusive, of said FOX HILL FOURTH PLAT, a distance of 395.99 feet to an angle point on the East line of said Lot 185; thence North 54 degrees 19 minutes 38 seconds West, a distance of 68.08 feet to the Southerly most corner of Lot 186, of said FOX HILL FOURTH PLAT; thence North 37 degrees 03 minutes 28 seconds East along the Easterly line of said Lot 186 and the Northeasterly prolongation thereof, a distance of 189.87 feet to a point on the Northerly line of NE. Chowning Drive; thence along a curve to the left and along the Northerly line of NE. Chowning Drive having an initial tangent bearing of North 32 degrees 56 minutes 32 seconds West, a radius of 904.67 feet, an arc distance of 276.67 feet to the Southerly most corner of Lot 111, FOX HILL THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 19 degrees 32 minutes 08 seconds East along the East line of Lots 111, 110 and 109 of said FOX HILL THIRD PLAT, a distance of 189.31 feet; thence Northerly along a curve to the left along the East line of Lots 109, 108, 107, 106 and 105, of said FOX HILL THIRD PLAT, tangent to the last described course, having a radius of 859.44 feet, an arc distance of 369.73 feet to the point of beginning. The above described tract of land contains 15.63 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described has caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "FOX HILL FIFTH PLAT".

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, under and along the strips of land designated utility easements (U/E). Where other easements are designed 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 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 the easements. 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: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

PARK LAND: In satisfaction of Section 31.37, Code of General Ordinances, 1973, Park Land was dedicated as part of FOX HILL FOURTH PLAT, approved by Ordinance No. 65470, passed MAY 3 1990.

IN TESTIMONY WHEREOF: Baldwin Properties, Inc., has caused these presents to be signed by its President, attested by its Secretary and its corporate seal to be affixed this 21 day of May, 1992.

BALDWIN PROPERTIES, INC.

Ron Baldwin, President — Seal — Secretary

STATE OF MISSOURI)
COUNTY OF CLAY) s.s.

On this 21 day of May, 1992, before me appeared Ron Baldwin to me personally known who being by me duly sworn did say that he is President of Baldwin Properties, Inc. and that the seal affixed to this instrument is the corporate seal of said Baldwin Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Ron Baldwin acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: March 27, 1996

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: June 4, 1992

CHAIRMAN: Whitney E. Kerr, Sr.

SECRETARY: William C. Hartman

PUBLIC WORKS

APPROVED:

CITY ENGINEER: Curnie C. Gunter

APPROVED: May 26, 1992

DIRECTOR: George L. Satterlee

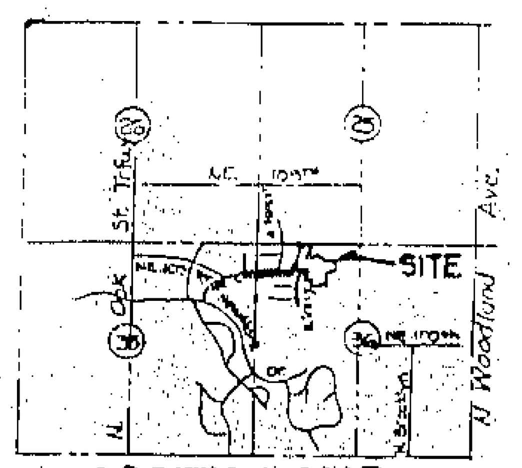
ENTRY NO. 920474

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. 920639 duly authenticated as passed this 4th day of June, 1992.

MAYOR: Emanuel Cleaver II

CITY CLERK: Catherine T. Rocha



LOCATION MAP
SEC. 36-52-33

TRAVERSE TABLE
CL-6 North 348155.881 East 843506.090
CL-6 Sighting KC201 N 4 degrees 29 minutes 05 seconds E
CL-6 to Point #1 S 23 degrees 45 minutes 22.5 seconds E (599.117 GRID METERS)
Point #1 to Point #2 S 70 degrees 27 minutes 46.5 seconds E (413.133 GRID METERS)
Point #2 to Point #3 N 78 degrees 53 minutes 58.5 seconds E (251.245 GRID METERS)
Point #3 to Point of Beginning N 26 degrees 07 minutes 12.8 seconds E (177.247 GRID METERS)

NOTE:
The Bearings and coordinates shown on this plat are based upon the Kansas City, Missouri coordinate system, using a combined grid factor of 0.999899147.

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

▲ Denotes Existing Monument

△ Denotes 2 1/4 Inch Aluminum Berntsen Monument to be set after construction of Utilities and Streets.

● Denotes 1/2" Rebars to be Set with Plastic Caps #2074

NOTE: No vehicular access shall be permitted on to NE. Chowning Drive from Lots 1, 30, 33, 42, 43 and 49.

PREPARED BY:
AYLETT SURVEY COMPANY
7200 NORTH GRAND
GLADSTONE MISSOURI 64118 (816) 436-0732
SURVEYORS AND ENGINEERS

I hereby certify that the plat of FOX HILL FIFTH 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 20, 92 — SAM A. AYLETT

STATE OF MISSOURI — SAM ANTHONY AYLETT — REGISTERED LAND SURVEYOR

http://www.ClayCoGov.com