Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

L 73950

AUBURN HILLS FIRST PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

Description: A tract of land located in the North Half of the Southeast Quarter of Section 26, Township 52, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows: Beginning at the Southeast corner of the North Half of the Southeast Quarter of said Section 26; thence, North 89°40'26" West, along the South line of said Half Quarter Section, 1644.36 feet to a point on the East line of the West 1000 feet of the North Half of the Southeast Quarter of said Section 26; thence, North 0°31'58" East, along said East line, 365.68 feet; thence South 89°40'26" East, 188.77 feet; thence North 69°03'58" East, 109.00 feet; thence North 67°58'04" East, 50.00 feet to a point on a curve; thence along said curve to the right with an initial tangent bearing of South 28°01'56" East, a radius of 295.00 feet an arc length of 20.12 feet; thence North 71°52'30" East, 137.47 feet; thence North 5°08'53" West, 18.21 feet; thence South 89°40'26" East, 331.50 feet; thence South 16°45'40" West, 25.94 feet; thence, South 74°55'54" East, 149.73 feet to a point on a curve; thence along said curve to the right with an initial tangent bearing of North 15°04'06" East, a radius of 460.00 feet, an arc length of 39.93 feet; thence, South 72°32'54" East, 193.00 feet; thence North 21°34'25" East, 57.48 feet; thence South 76°31'46" East, 182.01 feet to a point on a curve; thence along said curve to the left with an initial tangent bearing of South 13°28'14" West, a radius of 800.00 feet, an arc length of 14.25 feet; thence South 79°39'00" East, 109.60 feet; thence South 89°40'26" East, 223.45 feet to a point on the East line of the Southeast Quarter of said Section 26; thence South 0°11'47" West, along said East line, 365.00 feet to the Point of Beginning; containing 15.5 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 "AUBURN HILLS FIRST PLAT".

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 plat and no building, or portion thereof, shall be built between these lines and the street lines.

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 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.

STREET GRADES

Grade Point Location	Elev.	V.C.T.
N.E. 106TH ST.		
435.08' W. of ℄ of N. Holmes St.	339.00	None
335.08' W. of ℄ of N. Holmes St.	341.00	100'
64.92' E. of ℄ of N. Holmes St.	325.00	175'
314.92' E. of ℄ of N. Holmes St.	332.00	50'
264.92' E. of ℄ of N. Holmes St.	335.83	50'
880.00' E. of ℄ of N. Holmes St.	331.01	100'
1160.00' E. of ℄ of N. Holmes St.	342.01	175'
1335.00' E. of ℄ of N. Holmes St.	330.32	None
N. HOLMES ST.		
℄ of N.E. 106th St.	328.77	None
48.00' N. of ℄ of N.E. 106th St.	327.81	15'
275.00' N. of ℄ of N.E. 106th St.	334.50	75'
420.20' N. of ℄ of N.E. 106th St.	328.69	None
N. CHARLOTTE ST.		
℄ of N.E. 106th St.	331.48	None
48.00' N. of ℄ of N.E. 106th St.	330.52	15'
350.00' N. of ℄ of N.E. 106th St.	341.53	75'
465.00' N. of ℄ of N.E. 106th St.	338.65	None
(WEST) N.E. 106TH COURT		
℄ of N. Holmes St.	332.43	None
30.00' W. of ℄ of N. Holmes St.	337.83	15'
174.34' W. of ℄ of N. Holmes St.	336.63	None

Grade Point Location	Elev.	V.C.T.
N. CAMPBELL ST.		
℄ of N.E. 106th St.	335.12	None
48.00' N. of ℄ of N.E. 106th St.	334.16	15'
300.00' N. of ℄ of N.E. 106th St.	351.50	105'
437.47' N. of ℄ of N.E. 106th St.	347.03	None
N. HARRISON ST.		
℄ of N.E. 106th St.	333.70	None
50.00' N. of ℄ of N.E. 106th St.	332.70	15'
325.00' N. of ℄ of N.E. 106th St.	349.00	100'
425.00' N. of ℄ of N.E. 106th St.	346.00	None
(EAST) N.E. 106TH COURT		
℄ of N. Harrison St.	341.96	None
25.00' E. of ℄ of N. Harrison St.	341.46	15'
125.00' E. of ℄ of N. Harrison St.	343.46	85'
213.82' E. of ℄ of N. Harrison St.	337.51	None

SEE BOOK 2252 PAGE 152

RECORDED
CLAY COUNTY, MISSOURI
RECORDER OF DEEDS
93 MAY 20 AM 9:34
Clay Co. Recorder
By May Maurer Deputy
MAY BE ADDITIONALLY RECORDED IN OTHER COUNTIES

Parkland for the proposed Shoal Creek Parkway will be dedicated in future phases in satisfaction of the Parkland dedication requirement for 172 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: The undersigned proprietors have hereunto set their hands this 8th day of December, 1992.

Timothy D. Harris — Silvia Harris

STATE OF MISSOURI } s.s.
COUNTY OF CLAY } On this 8th day of December, 1992, before me personally appeared Timothy D. Harris and Silvia Harris, husband and wife, known to me to be the persons described in and who executed the foregoing instrument as their own free and deed.

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

My Commission Expires _____ LYNDA GRAND Notary Public - State of Missouri Commissioned in Clay County My Commission Expires April 15, 1994 — Notary Public:

In Testimony Whereof: The undersigned proprietor has hereunto set his hand this 8th day of December, 1992.

Craig A. Porter

STATE OF MISSOURI } s.s.
COUNTY OF CLAY } On this 8th day of December, 1992, before me personally appeared Craig A. Porter, known to me to be the person described in and who executed the foregoing instrument as his own free act and deed.

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

My Commission Expires _____ LYNDA GRAND Notary Public - State of Missouri Commissioned in Clay County My Commission Expires April 15, 1994 — Notary Public:

CITY PLAN COMMISSION

Approved _____

Chairman: Whitney E. Kerr Sr.

Secretary: William G. Hartman

PUBLIC WORKS DEPARTMENT

Approved 12-10-92

City Engineer: Burnie C. Gunter

Approved December 11, 1992

Director: George L. Satterlee

92 0831

Entry Number

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. 921-2-2 duly authenticated as passed this 2nd day of December, 1992.

Mayor: Emanuel Cleaver II — City Clerk: Catherine I. Rocha

Surveyors Certification: I hereby certify that the plat of AUBURN HILLS 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 the platting of subdivisions to the best of my professional knowledge and belief.

Date: 12-2-92

James M. Farrow — MO LS No. 1658

Clay County Title Co. 6/8/93

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

STATE OF MISSOURI — JAMES M. FARROW — NUMBER L-1658 — REGISTERED LAND SURVEYOR

AUBURN HILLS FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1252
Scale:	Noted
Date:	7-9-92
Drawn:	CDF
Ck'kd:	JMF
Appvd:	
Revisions:	7-31-92, 10-22-92, 11-19-92
Sheet No.	1 of 2