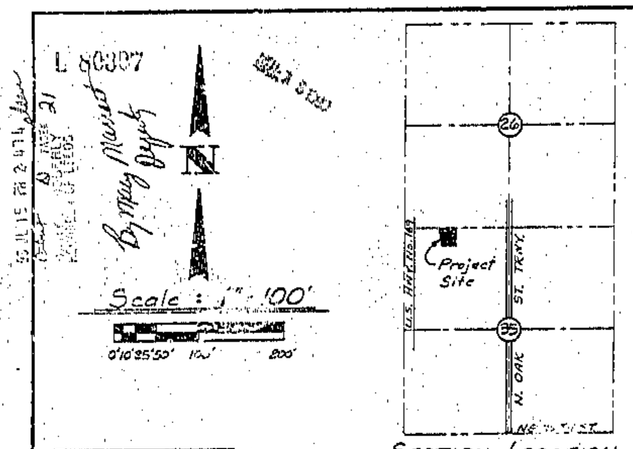
Clay County, Missouri
Land Survey Document

L 8133

DEERFIELD THIRD PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

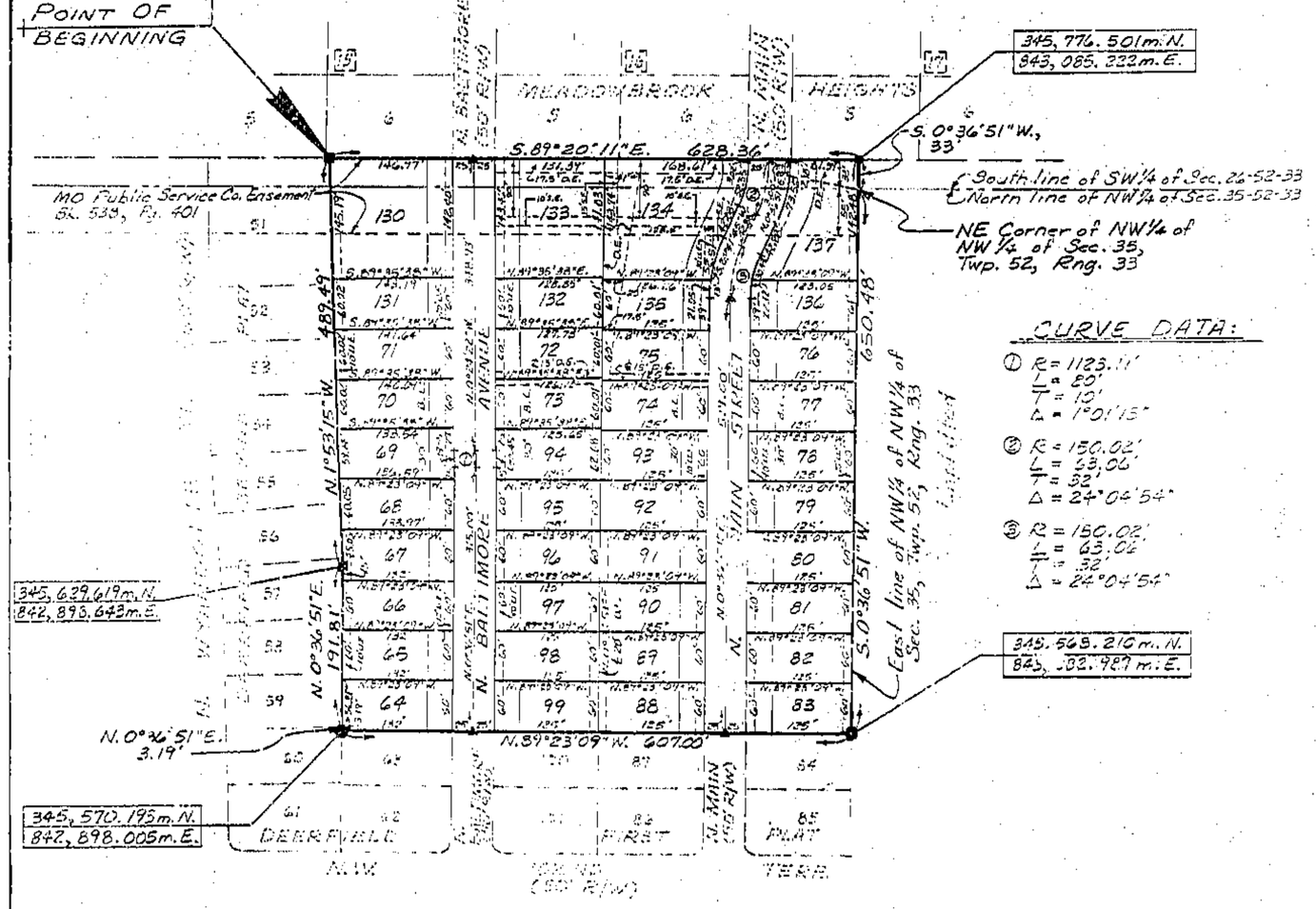


SECTION LOCATION
Secs. 26 & 35, Twp. 52, Rng. 33
(No Scale)

STATE PLANE TRAVERSE TABLE

Beginning at Monument CL-06 (345,155.875 m.N., 843,506.088 m.E.) with an initial backsight to KC-201; thence N.87°02'34"W., (176.96 feet); thence S.87°34'32"E., 178.89 feet to the Northwest corner this plat.

NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane grid system, using a combined grid factor of 0.999853. Coordinates are listed in Meters.



CURVE DATA:

① R = 1123.11'
L = 20'
T = 10'
Δ = 1°01'15"

② R = 150.02'
L = 63.06'
T = 32'
Δ = 24°04'54"

③ R = 150.02'
L = 63.06'
T = 32'
Δ = 24°04'54"

STREET GRADES

Grade Point Location		Elevation	V.C.T.
N. BALTIMORE AVENUE			
100.00'	N. of ℄ of N.W. 102nd Terr.	325.93	None
200.00'	N. of ℄ of N.W. 102nd Terr.	330.09	100'
400.00'	N. of ℄ of N.W. 102nd Terr.	320.09	75'
850.00'	N. of ℄ of N.W. 102nd Terr.	313.87	75'
925.00'	N. of ℄ of N.W. 102nd Terr.	308.54	None
N. MAIN STREET			
113.14'	N. of ℄ of N.W. 102nd Terr.	323.86	100'
775.00'	N. of ℄ of N.W. 102nd Terr.	305.50	50'
864.00'	N. of ℄ of N.W. 102nd Terr.	303.50	None

LEGEND:

- ● Found Monument
- ■ Found Bar & Cap
- ● Set ½" Bar & Cap
- ▲ Set Permanent Monument
- S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- U.E. Utility Easement
- B.L. Building Setback Line
- W.E. Water Main Easement

SEE BOOK 2249 PAGE 194

Description: A tract of land located in the Northwest Quarter of Section 35 and the Southwest Quarter of Section 26, all in Township 52, Range 33, in Kansas City, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 51, DEERFIELD SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 89°20'11" East along a line 33 feet North of and parallel to the North line of the Northwest Quarter of said Section 35, 628.36 feet, said line also being the South line of the Plat of MEADOWBROOK HEIGHTS, a subdivision in Kansas City, Clay County, Missouri; thence South 0°36'51" West, 33 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35; thence continuing South 0°36'51" West along the East line of said Quarter Quarter Section, 650.48 feet to the Northeast corner of Lot 84, DEERFIELD FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 89°23'09" West along the North line of said DEERFIELD FIRST PLAT, 607.00 feet; thence North 0°36'51" East, 3.19 feet to the Northeast corner of Lot 60, said DEERFIELD FIRST PLAT; thence continuing North 0°36'51" East along the East line of DEERFIELD SECOND PLAT, 191.81 feet; thence North 1°53'15" West along the East line of DEERFIELD SECOND PLAT, 489.49 feet to the Point of Beginning; containing 9.6 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 DEERFIELD THIRD 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.

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.

The undersigned proprietor agrees to pay $4,002.18 contribution in lieu of dedicating Parkland for 40 single family units, in satisfaction of Section 51.32, Code of General Ordinances.

In Testimony Whereof: GLADSTONE MORTGAGE COMPANY, INC. has caused these presents to be signed by its President and its seal to be affixed this _____ day of _____, 1993.

GLADSTONE MORTGAGE COMPANY, INC.

By: Daniel T. Robards, President — Attest: Terry J. Robards, Secretary

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

On this 15th day of June, 1993, before me appeared Daniel T. Robards, to me personally known, who Being by me duly sworn did say that he is President of GLADSTONE MORTGAGE COMPANY, INC. and that the seal affixed to this instrument is the seal of said Corporation and that said instrument was signed in behalf of said Corporation by authority of its governing body and that Daniel T. Robards acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

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

My Commission Expires: _____

SANDRA L. STRAUGHT
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF CLAY
MY COMMISSION EXPIRES AUG. 16, 1994

Notary Public: Sandra L. Straught

City Plan Commission

Approved _____
Chairman: Whitney E. Kerr, Jr. / Robert J. Glaveman
Secretary: _____

Public Works

Approved 6/8/93
City Engineer: Gurnie C. Gunter
Approved 6/21/93
Director: George L. Satterlee
930302
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. _____ duly authenticated as passed the _____ day of _____, 1993.

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

Surveyor's Certification: I hereby certify that the plat of DEERFIELD THIRD 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 a Class A Property Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors. 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: June 11, 1993

STATE OF MISSOURI — JAMES D. FARGUSON — REGISTERED LAND SURVEYOR

James D. Ferguson — MO LS No. 1658

8/5/93 9M
Plat Cab D

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

DEERFIELD THIRD PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1333
Scale:	Noted
Date:	8-24-92
Drawn:	CDF
Ch'kd:	JMF
Appvd:	
Revisions:	9-11-92, 2-8-93, 2-12-93, 3-10-93, 5-5-93, 6-1-93, 6-10-93
Sheet No.	1 of 1

http://www.ClayCoGov.com