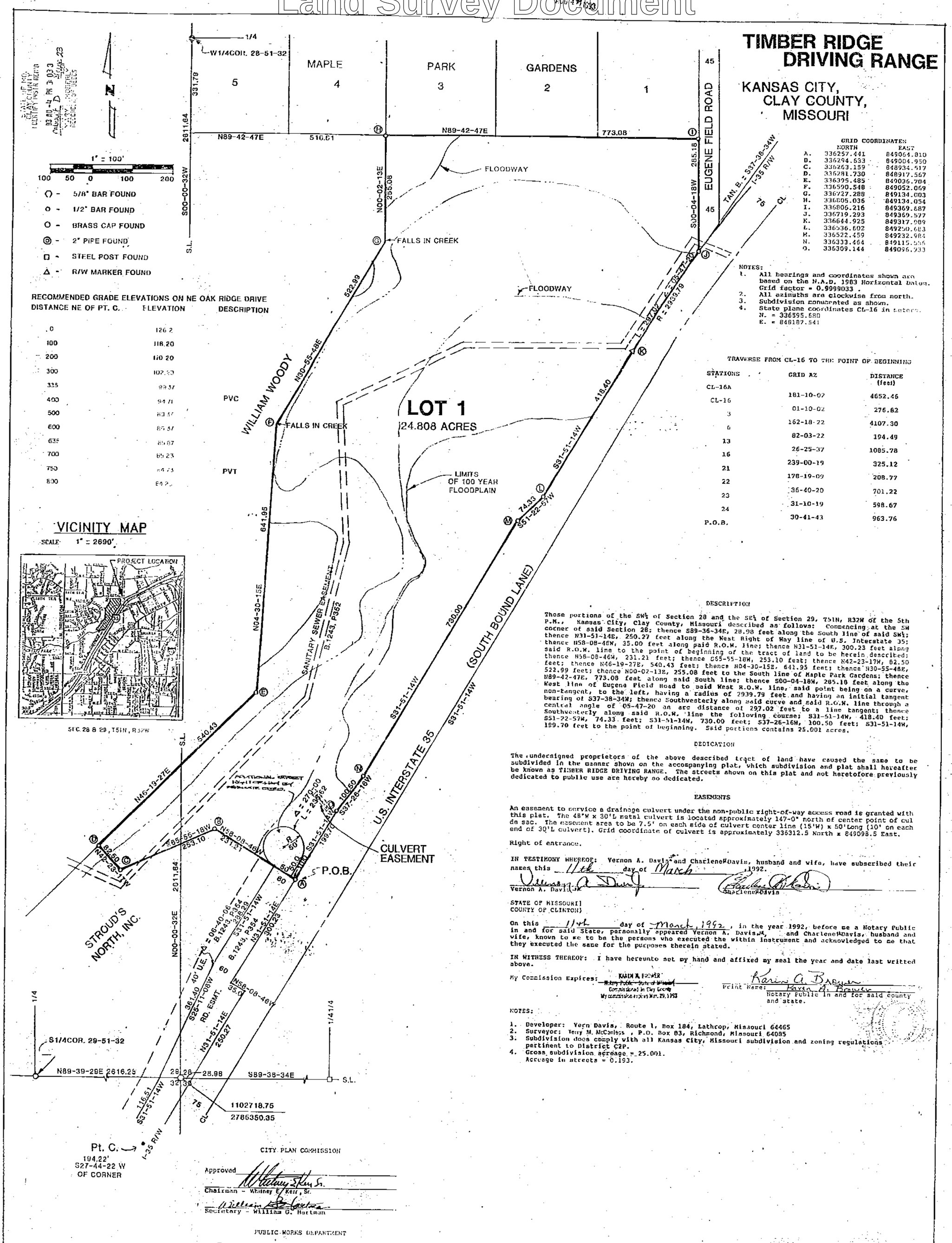
Clay County, Missouri
Land Survey Document

L 82762

TIMBER RIDGE DRIVING RANGE

KANSAS CITY,
CLAY COUNTY,
MISSOURI



RECOMMENDED GRADE ELEVATIONS ON NE OAK RIDGE DRIVE

DISTANCE NE OF PT. C.	ELEVATION	DESCRIPTION
0	126.2	
100	118.20	
200	110.20	
300	102.20	
325	99.37	
400	94.71	
500	88.37	
600	85.37	
635	85.87	
700	85.23	
750	84.73	
800	84.2[illegible]	

VICINITY MAP

SCALE 1" = 2690'

SEC. 28 & 29, T51N, R32W

GRID COORDINATES:

	NORTH	EAST
A.	336257.441	849064.810
B.	336294.633	849004.950
C.	336263.159	848934.517
D.	336281.730	848917.567
E.	336395.485	849036.704
F.	336590.548	849052.069
G.	336727.288	849134.003
H.	336805.036	849134.054
I.	336806.216	849369.687
J.	336719.293	849369.577
K.	336644.925	849317.989
L.	336536.602	849250.683
M.	336522.459	849232.984
N.	336333.464	849115.555
O.	336309.144	849096.933

NOTES:

1. All bearings and coordinates shown are based on the N.A.D. 1983 Horizontal Datum. Grid factor = 0.9999033 .
2. All azimuths are clockwise from north.
3. Subdivision monumented as shown.
4. State plane coordinates CL-16 in meters.
   N. = 336595.680
   E. = 848187.541

TRAVERSE FROM CL-16 TO THE POINT OF BEGINNING

STATIONS	GRID AZ	DISTANCE (feet)
CL-16A		
	181-10-07	4652.46
CL-16		
	01-10-02	276.62
3		
	162-18-22	4107.30
6		
	82-03-22	194.49
13		
	26-25-37	1085.78
16		
	239-00-19	325.12
21		
	178-19-09	208.77
22		
	36-40-20	701.22
23		
	31-10-19	598.67
24		
	30-41-43	963.76
P.O.B.		

DESCRIPTION

Those portions of the SW¼ of Section 28 and the SE¼ of Section 29, T51N, R32W of the 5th P.M., Kansas City, Clay County, Missouri described as follows: Commencing at the SW corner of said Section 28; thence S89-36-34E, 28.98 feet along the South line of said SW¼; thence N31-51-14E, 250.27 feet along the West Right of Way line of U.S. Interstate 35; thence N58-08-46W, 35.00 feet along said R.O.W. line; thence N31-51-14E, 300.23 feet along said R.O.W. line to the point of beginning of the tract of land to be herein described; thence N58-08-46W, 231.21 feet; thence S65-55-18W, 253.10 feet; thence N42-23-17W, 82.50 feet; thence N46-19-27E, 540.43 feet; thence N04-30-15E, 641.95 feet; thence N30-55-48E, 522.99 feet; thence N00-02-13E, 255.08 feet to the South line of Maple Park Gardens; thence N89-42-47E, 773.08 feet along said South line; thence S00-04-18W, 285.18 feet along the West line of Eugene Field Road to said West R.O.W. line, said point being on a curve, non-tangent, to the left, having a radius of 2939.79 feet and having an initial tangent bearing of S37-38-34W; thence Southwesterly along said curve and said R.O.W. line through a central angle of 05-47-20 an arc distance of 297.02 feet to a line tangent; thence Southwesterly along said R.O.W. line the following course; S31-51-14W, 418.40 feet; S51-22-57W, 74.33 feet; S31-51-14W, 730.00 feet; S37-26-16W, 100.50 feet; S31-51-14W, 199.70 feet to the point of beginning. Said portions contains 25.001 acres.

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 TIMBER RIDGE DRIVING RANGE. The streets shown on this plat and not heretofore previously dedicated to public use are hereby so dedicated.

EASEMENTS

An easement to service a drainage culvert under the non-public right-of-way access road is granted with this plat. The 48"W x 30'L metal culvert is located approximately 147-0" north of center point of cul de sac. The easement area to be 7.5' on each side of culvert center line (15'W) x 50'Long (10' on each end of 30'L culvert). Grid coordinate of culvert is approximately 336312.5 North x 849098.5 East.

Right of entrance.

IN TESTIMONY WHEREOF: Vernon A. Davis and Charlene Davis, husband and wife, have subscribed their names this 11th day of March 1992.

Vernon A. Davis Jr. — Charlene Davis

STATE OF MISSOURI]
COUNTY OF CLINTON]

On this 11th day of March, 1992, in the year 1992, before me a Notary Public in and for said State, personally appeared Vernon A. Davis Jr. and Charlene Davis, husband and wife, known to me to be the persons who executed the within instrument and acknowledged to me that they executed the same for the purposes therein stated.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My Commission Expires: KAREN A. BROWER, Notary Public, State of Missouri, Commissioned in Clay County, My commission expires Mar. 29, 1993

Print Name: Karen A. Brower
Notary Public in and for said county and state.

NOTES:

1. Developer: Vern Davis, Route 1, Box 184, Lathrop, Missouri 64465
2. Surveyor: Terry M. McCanless , P.O. Box 83, Richmond, Missouri 64085
3. Subdivision does comply with all Kansas City, Missouri subdivision and zoning regulations pertinent to District C2P.
4. Gross subdivision acreage = 25.001.
   Acreage in streets = 0.193.

CITY PLAN COMMISSION

Approved
Chairman - Whitney E. Kerr, Sr.
Secretary - William O. Hartman

PUBLIC WORKS DEPARTMENT

Approved March 12, 1992
City Engineer - Gurnie C. Gunter

Approved March 12, 1992
Director - George L. Satterlee

Entry No. 920209

COUNCIL

This is to certify that the within plat was submitted to and approved by the council of Kansas City, Missouri by Ordinance No. 920209 duly authenticated as passed this 12th day of March, 1992.

Mayor - ~~Emanuel~~ Emanuel Cleaver, II — City Clerk - Catherine T. Rocha

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: that the plat of "TIMBER RIDGE DRIVING RANGE" 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: 3-6-92 Signed: Terry M. McCanless MO. REG. NO. 2143

M & M LAND SURVEYING SERVICE, INC.
112 SOUTH COLLEGE ST.
P.O. BOX 83, RICHMOND, MO 64085
OFFICE 816/776-6343

SURVEYOR				
VERN DAVIS LATHROP, MO.				
2-6-1992	PLAT	1" = 100'	DM-RE	91-3088

Clay Co. Mill Civil D 9/6/93

http://www.ClayCoGov.com