Clay County, Missouri
Land Survey Document

THOMSON TITLE CORP.

WOODFIELD FIRST PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

STATE OF MO. CLAY COUNTY
94 FEB 18 A 11:25
Book D Page 41

STREET GRADES

GRADE POINT LOCATION	ELEV.	V.C.T.
N.E. 63RD STREET		
℄ of North Brighton Avenue	143.47'	None
50' E. of ℄ of N. Brighton Avenue	141.97'	15'
235' E. of ℄ of N. Brighton Avenue	134.32'	167.50'
600' E. of ℄ of N. Brighton Avenue	169.00'	100'
801.23' E. of ℄ of N. Brighton Avenue	171.01'	None
N. DENVER AVENUE		
℄ of N.E. 63rd Street	169.13'	None
30' S. of ℄ of N.E. 63rd Street	169.13'	15'
155' S. of ℄ of N.E. 63rd Street	173.50'	None
N. QUINCY AVE.		
℄ of N.E. 63rd Street	150.21'	None
75' N. of ℄ of N.E. 63rd Street	148.71'	50'
275' N. of ℄ of N.E. 63rd Street	131.00'	15'
306' N. of ℄ of N.E. 63rd Street	131.00'	None
N.E. 63RD TERR.		
℄ of N. Quincy Ave.	131.00'	None
150' E. of ℄ of N. Quincy Ave.	143.00'	70'
220' E. of ℄ of N. Quincy Ave.	143.70'	None
75' W. of ℄ of N. Quincy Ave.	125.00'	25'
150' W. of ℄ of N. Quincy Ave.	120.50'	None
NORTH BRIGHTON AVENUE (Recommended grades)		
75' S. of N.W. corner of NE¼ of Sec. 29-51-32	130.38	None
N.W. Corner of NE¼ of Sec. 29	132.00	75'
375' S. of N.W. Corner of NE¼ of Sec. 29	136.75	150'
639.75' S. of N.W. Corner of NE¼ of Sec. 29	152.64	None

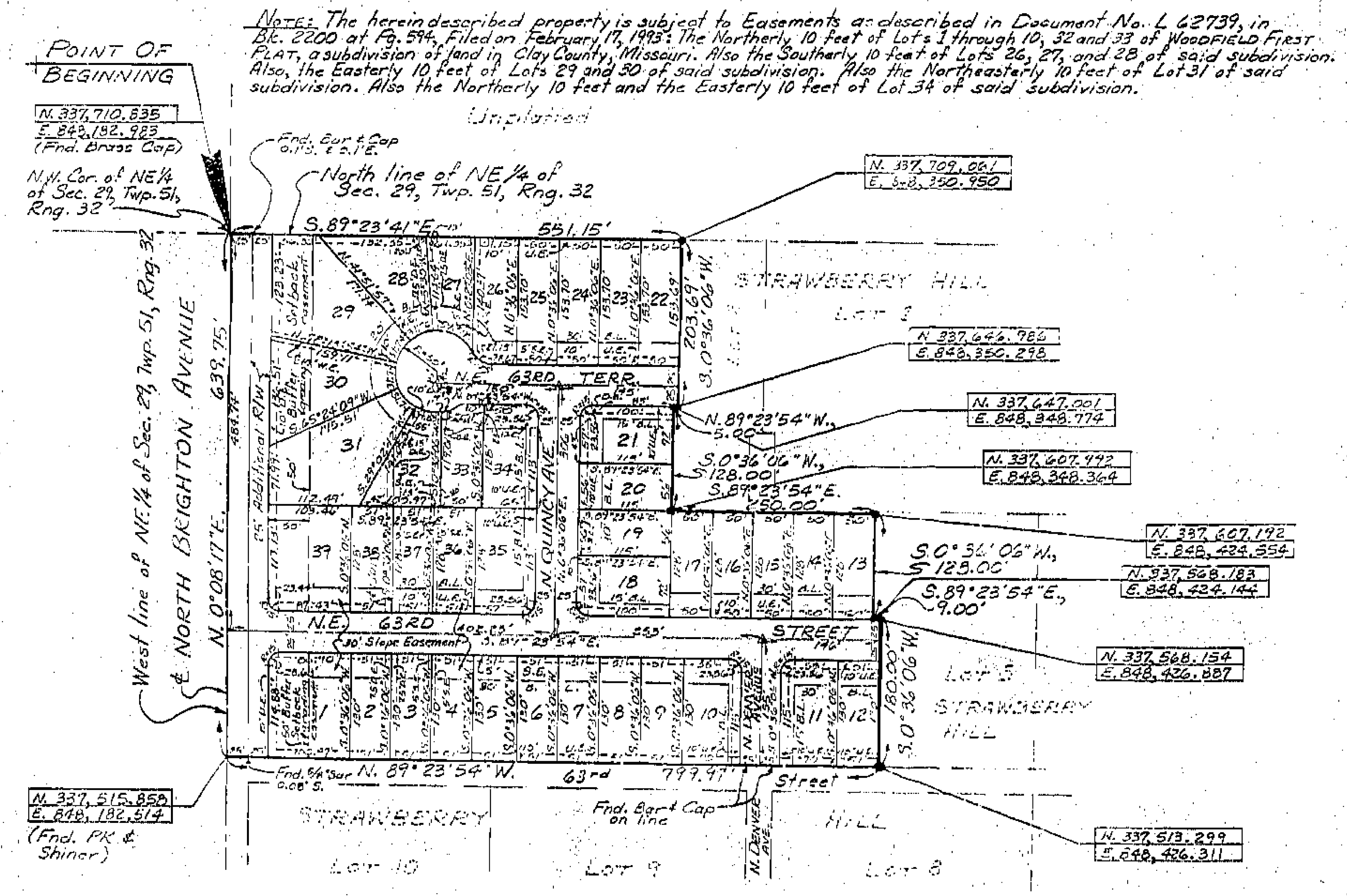
STATE PLANE TRAVERSE TABLE

Beginning at Monument CL-16 (336,595.680 m.N., 848,187.541 m.E.) with initial backsight CL-16A (S.1°10'02"W.); thence N.0°14'41"W., 864.38 feet; thence N.0°01'27"W., 1581.71 feet; thence N.1°32'43"E., 573.62 feet to the Southwest corner this plat.

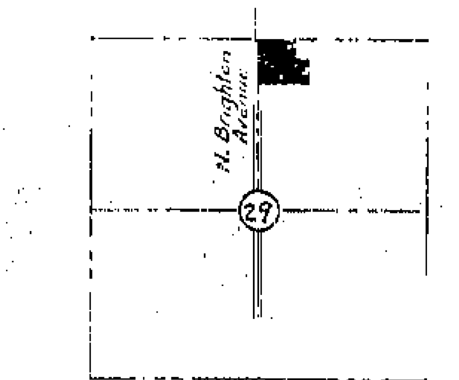
NOTE: All bearings and coordinates shown on this plat are based on the Missouri State Plane grid system, using a combined grid factor of 0.9999033.

NOTE: Lots 1 through 4, and Lots 36 through 39, shall have a 30' Slope Easement between the building setback line and the street right-of-way line of N.E. 63RD STREET.

NOTE: The herein described property is subject to Easements as described in Document No. L 62739, in Bk. 2200 at Pg. 594, Filed on February 17, 1993: The Northerly 10 feet of Lots 1 through 10, 32 and 33 of WOODFIELD FIRST PLAT, a subdivision of land in Clay County, Missouri. Also the Southerly 10 feet of Lots 26, 27, and 28 of said subdivision. Also, the Easterly 10 feet of Lots 29 and 30 of said subdivision. Also the Northeasterly 10 feet of Lot 31 of said subdivision. Also the Northerly 10 feet and the Easterly 10 feet of Lot 34 of said subdivision.



LEGEND:
- S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- U.E. Utility Easement
- W.E. Water Main Easement
- B.L. Building Setback Line
- △ Set Permanent Monument
- • Set ½" Bar & Cap



SECTION LOCATION
Sec. 29, Twp. 51, Rng. 32
(No Scale)

Scale: 1" = 100'
0' 25' 50' 100' 200'

N

Description: A Replat of part of Lot 2, all of Lots 3 and 4, and part of Lot 5, STRAWBERRY HILL, a subdivision; and part of the Northeast Quarter of Section 29, Township 51, Range 32, all in Kansas City, Clay County, Missouri, more particularly described as follows: Beginning at the Northwest Corner of the Northeast Quarter of said Section 29; thence South 89°23'41" East along the North line of said Quarter Section and the North line of Lot 2 and the Westerly prolongation thereof, said STRAWBERRY HILL, 551.15 feet; thence South 0°36'06" West, 203.69 feet; thence North 89°23'54" West, 5.00 feet; thence South 0°36'06" West, 125.00 feet; thence South 89°23'54" East, 250.00 feet; thence South 0°36'06" West, 125.00 feet; thence South 89°23'54" East, 9.00 feet; thence South 0°36'06" West, 180.00 feet to a point on the South line of Lot 5, said STRAWBERRY HILL; thence North 89°23'54" West along the South line of Lots 5, 4, 3 and the Westerly prolongation thereof, said STRAWBERRY HILL, 799.97 feet to a point on the West line of the Northeast Quarter of said Section 29; thence North 0°08'17" East along said West line, 639.75 feet to the Point of Beginning; containing 9.81 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 "WOODFIELD FIRST PLAT".

Buffer setback. The buffer setback depicted on this plat is for the purpose of satisfying the requirements of Section 31.20 (C) (1), and is intended as a nonaccess reservation to provide an area for screen planting and will be kept free and clear of all buildings, structures, paved areas and any type of improvement except for landscaping and fences.

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, and to the utility companies franchised to operate in 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 re-construction 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 $3,950.78 contribution in lieu of dedicating Parkland for 39 single family units, in satisfaction of Section 31.32, Code of General Ordinances.

In Testimony Whereof, North Bright, Inc. has caused these presents to be signed by its President and its seal to be affixed this ___ day of ___, 1993.

NORTH BRIGHT, INC.

By: Joe H. Duffey, President
Attest: Wayne R. Valentine, Secretary

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

On this ___ day of ___, 1993, before me appeared Joe H. Duffey, to me personally known, who being by me duly sworn did say that he is President of NORTH BRIGHT, 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 said Joe H. Duffey acknowledged said instrument to be the free act and deed of said Corporation, and he duly acknowledges the execution of the same.

In Witness Whereof, 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.

GAIL ANN THOMPSON
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF CLAY
MY COMMISSION EXPIRES MAY 28, 1996

My Commission Expires: ___ 1996
Notary Public: Gail Ann Thompson

City Plan Commission
Approved ___
Chairman: Whitney E. Kerr, Sr.
Virginia L. Walsh, Assistant Secretary

Public Works
Approved 1-21-94
City Engineer: Gurnie C. Gunter
Approved 1/24/94
Director: ___
Entry Number 7603Z

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 this ___ day of February, 1994.
Mayor: Emanuel Cleaver II
City Clerk: Catherine T. Rocha

3/14/94 Cab D

Surveyor's Certificate: I hereby certify that the plat of "WOODFIELD 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 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: Dec. 3, 1993

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

By: ___
James M. Farrow MO L.S. No. ___

http://www.ClayCoGov.com