Clay County, Missouri
Land Survey Document

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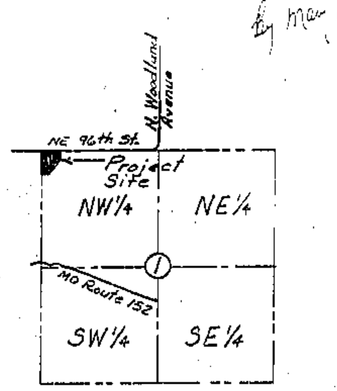
WILLOW BRANCH

KANSAS CITY, CLAY COUNTY, MISSOURI

MAY 1 8 1994
H 20012
CLAY COUNTY
I CERTIFY THIS INSTR. FILED
94 MY 18 PM 2:34
MARY LOU HERLY
RECORDER OF DEEDS
by Mar Marquet Deputy



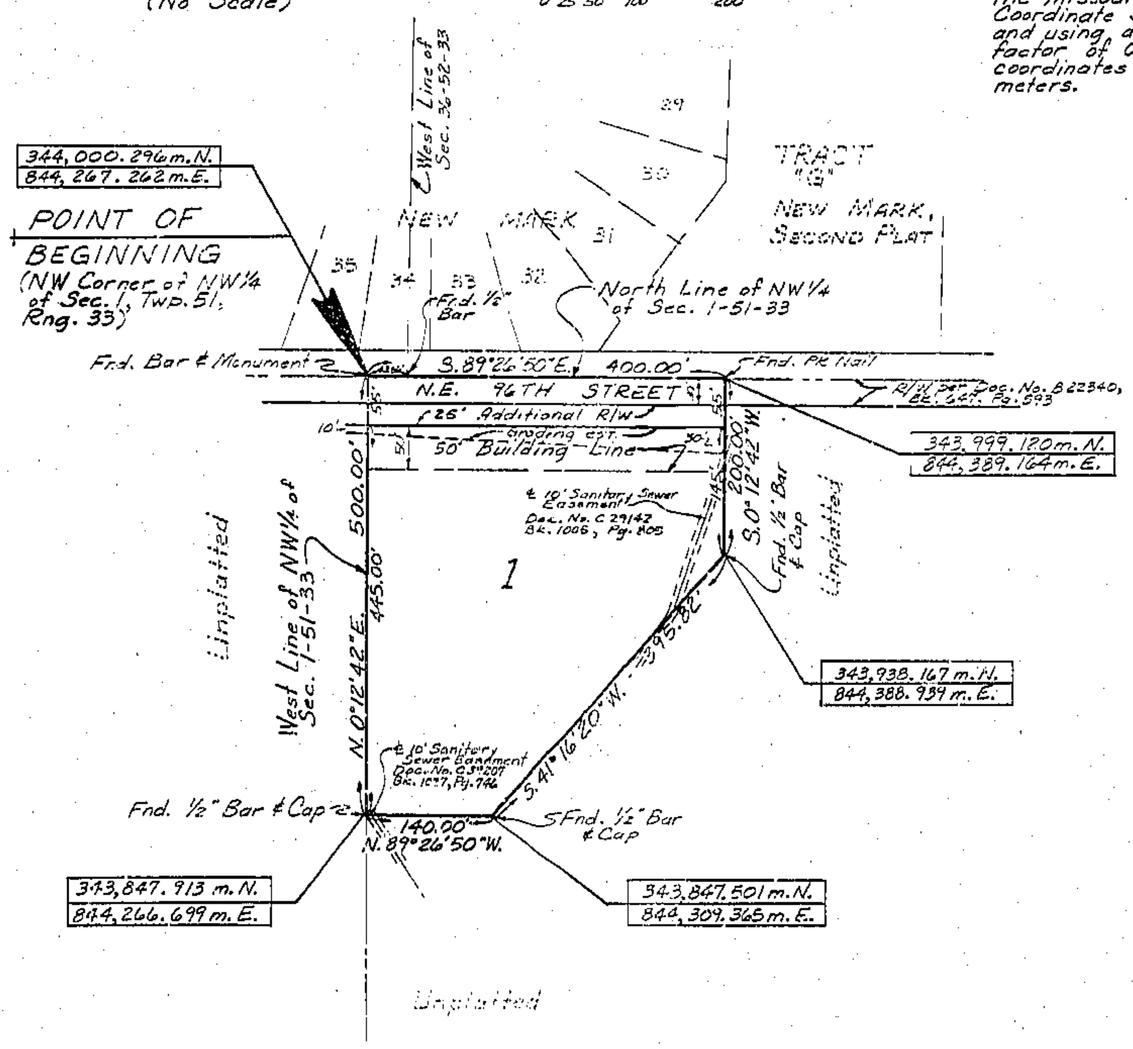
SECTION LOCATION
Sec. 1, Twp. 51, Rng. 33
(No Scale)

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

STATE PLANE TRAVERSE TABLE

Beginning at Monument CL-06 (344,155.875 m.N., 843,506.088 m.E.) with an initial backsight (N. 4°29'05"E.) to KC-201; thence S. 1°37'27"W., 4,437.87 feet; thence S. 3°16'48"E., 1,322.25 feet; thence S. 13°19'22"E., 1,310.59 feet; thence S. 88°56'43"E., 2,246.05 feet, said point also being the Point of Beginning of this Plat.

NOTE: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System, West Zone, and using a combined grid factor of 0.999893. The coordinates are listed in meters.



NOTE: Street grades for N.E. 96TH STREET were established by the Plats of NEW MARK and NEW MARK, SECOND PLAT.

Description: A tract of land in the Northwest Quarter of Section 1, Township 51, Range 33, in Kansas City, Clay County, Missouri, described as follows: Beginning at the Northwest corner of the Northwest Quarter of said Section 1; thence South 89°26'50" East, along the North line of said Quarter Section, 400.00 feet; thence South 0°12'42" West, 200.00 feet; thence South 41°16'20" West, 399.82 feet; thence North 89°26'50" West, 140.00 feet to a point on the West line of the Northwest Quarter of said Section 1; thence North 0°12'42" East, along said West line, 500.00 feet to the Point of Beginning; containing 3.7 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 WILLOW BRANCH.

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 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 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.

Parkland Dedication: The undersigned proprietor agrees to pay $139.57 contribution in lieu of dedicating parkland for one single family unit, in satisfaction of Section 31.32, Code of General Ordinances.

In Testimony Whereof: WILLOW BROOKE DEVELOPMENT CO. has by authority of its Board of Directors, caused these presents to be signed by its V. President, attested by its Secretary, and its Corporate seal to be hereto affixed this 22 day of DECEMBER, 1993.

WILLOW BROOKE DEVELOPMENT CO.

By: David B. Brinton, V. President Attest: Robert F. Dansberg, Secretary

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

Be it remembered that on this 22ND day of DECEMBER, 1993, before me, a Notary Public, appeared David B. Brinton, to me personally known, who being by me duly sworn, did say that he is V. President of WILLOW BROOKE DEVELOPMENT CO., a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said David B. Brinton acknowledged said instrument to be the free act and deed of said Corporation.

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

JANA L. RUCH
Notary Public-State of Missouri
Commissioned in Jackson County
My Commission Expires June 6, 1994

My Commission Expires: _____ Notary Public

CITY PLAN COMMISSION
Approved
Chairman: Whitley E. Kerr Sr.
Assistant Secretary: Virginia L. Walsh

PUBLIC WORKS DEPARTMENT
Approved 12/23/93
for City Engineer: Gurnie G. Gunter
Approved
for Acting Director: George E. Wolf, Jr.
940019
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. 940019 duly authenticated as passed this 13th day of January, 1994.
Mayor: Emanuel Cleaver II
City Clerk: Catherine T. Rocha

Surveyor's Certification: I hereby certify that the plat of WILLOW BRANCH 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.

STATE OF MISSOURI JAMES M. FARROW NUMBER LS-1455 REGISTERED LAND SURVEYOR

James M. Farrow PLS No. 1458 Date: Dec 15, 1993

7/6/94 GM
Olde Ground

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

WILLOW BRANCH
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1535
Scale:	Noted
Date:	11-3-93
Drawn:	COF
Chkd:	JMF
Apprvd:	
Revisions:	11-16-93, 12-15-93
Sheet No.	1 of 1