Clay County, Missouri
Land Survey Document
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N 23946 JUN 17 1994

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RECORDER OF DEEDS
By Margaret Lowe Deputy

THOMSON TITLE CORP.
#8 SE WESTWOODS DR.
P.O. BOX 221 LIBERTY MO 64068
PHONE (816) 781-2277

CLAYTON MEADOWS SIXTH PLAT

A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI.

DESCRIPTION: A parcel of land in the East 1/2 of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 27, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Beginning at the Southeast corner of said Fractional Northwest 1/4 of Section 27; thence North 89 degrees, 27 minutes, 43 seconds West, along the South line of said Fractional Northwest 1/4 of Section 27, 106.18 feet; thence North 3 degrees, 36 minutes, 03 seconds East, 33.05 feet; thence North 89 degrees, 27 minutes, 43 seconds West, parallel to said South line of said Fractional Northwest 1/4 of Section 27, 100.14 feet; thence South 3 degrees, 36 minutes, 03 seconds West, 33.05 feet to a point on said South line of said Fractional Northwest 1/4 of Section 27; thence North 89 degrees, 27 minutes, 43 seconds West, along said South line of said Fractional Northwest 1/4 of Section 27, 439.03 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said Fractional Northwest 1/4 of Section 27; thence North 00 degrees, 37 minutes, 34 seconds East, along said West line, 1320.53 feet to a point on the South line of Lots 4, 3 and part of Lot 2, COMMISSIONER'S PLAT OF BROWN ESTATE, said line also being the South line of Lots 17, 18, 33 and part of Lot 16, Block 9 and Lot 12, Block 10, CLAYTON MEADOWS FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89 degrees, 30 minutes, 42 seconds East, along said South line, 646.17 feet to the Southeast corner of said Lot 4, COMMISSIONER'S PLAT OF BROWN ESTATE, said corner also being the Northeast corner of the Southeast 1/4 of said Fractional Northwest 1/4 of Section 27 and the Southeast corner of said Lot 12, Block 10, CLAYTON MEADOWS FOURTH PLAT; thence South 00 degrees, 39 minutes, 41 seconds West along the East line of the Southeast 1/4 of said Fractional Northwest 1/4 of Section 27, 1321.10 feet to the Point of Beginning. Containing 849,419 square feet or 19.50 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 CLAYTON MEADOWS SIXTH PLAT.

STREETS: 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 accompanying plat and no building, or portion thereof, shall be built between said setback lines and the street line.

EASEMENT DEDICATION: 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 and 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 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 by any obstructions 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.

An easement is hereby granted to Kansas City, Missouri, for the purpose of maintaining fills and/or slopes constructed of fill material, upon, over and along the strips of land designated fill easement (F/E), except and subject to any existing or future structure located within said fill easement.

PARK LAND: The developer elects to pay to the City of Kansas City, Missouri, the sum of Seven-thousand, Six-hundred, Seventy-six & 49/100 ($7,676.49) in lieu of required park land dedication for 55 single-family units pursuant to Section 31.32, Code of General Ordinances of Kansas City, Missouri, as amended.

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract of land have hereunto subscribed their names.

M D M DEVELOPMENT INC.

Marilyn Lewis, President — Attest: Mark L. Bolling, Assistant Secretary

STATE OF MISSOURI
COUNTY OF CLAY
Be it remembered that on this 20th day of June, 19__, before me the undersigned, a Notary Public in and for the County and State aforesaid came Marilyn Lewis, President of MDM Development Inc., and Mark L. Bolling, Assistant Secretary, personally known to me, who being duly sworn did say that they are the President and Secretary of MDM Development Inc., a Missouri Corporation, and that the seal affixed to this instrument is the corporate seal of said corporation, and that they are the same people who executed the within instrument of writing, and duly acknowledged the execution of the same to be the voluntary act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.

My Commission expires: 12-1-95 Signed: [signature] Print Name: Anne Messick
Notary Public In and for Said County & State

CITY PLAN COMMISSION
Approved: [signature]
Whitney E. Kerr, Sr., Chairman
[signature]
Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS
Approved: 6-3-94 [signature]
Approved: [signature]
George E. Wolf, Jr.
Acting Director of Public Works

ENTRY NO: 740902

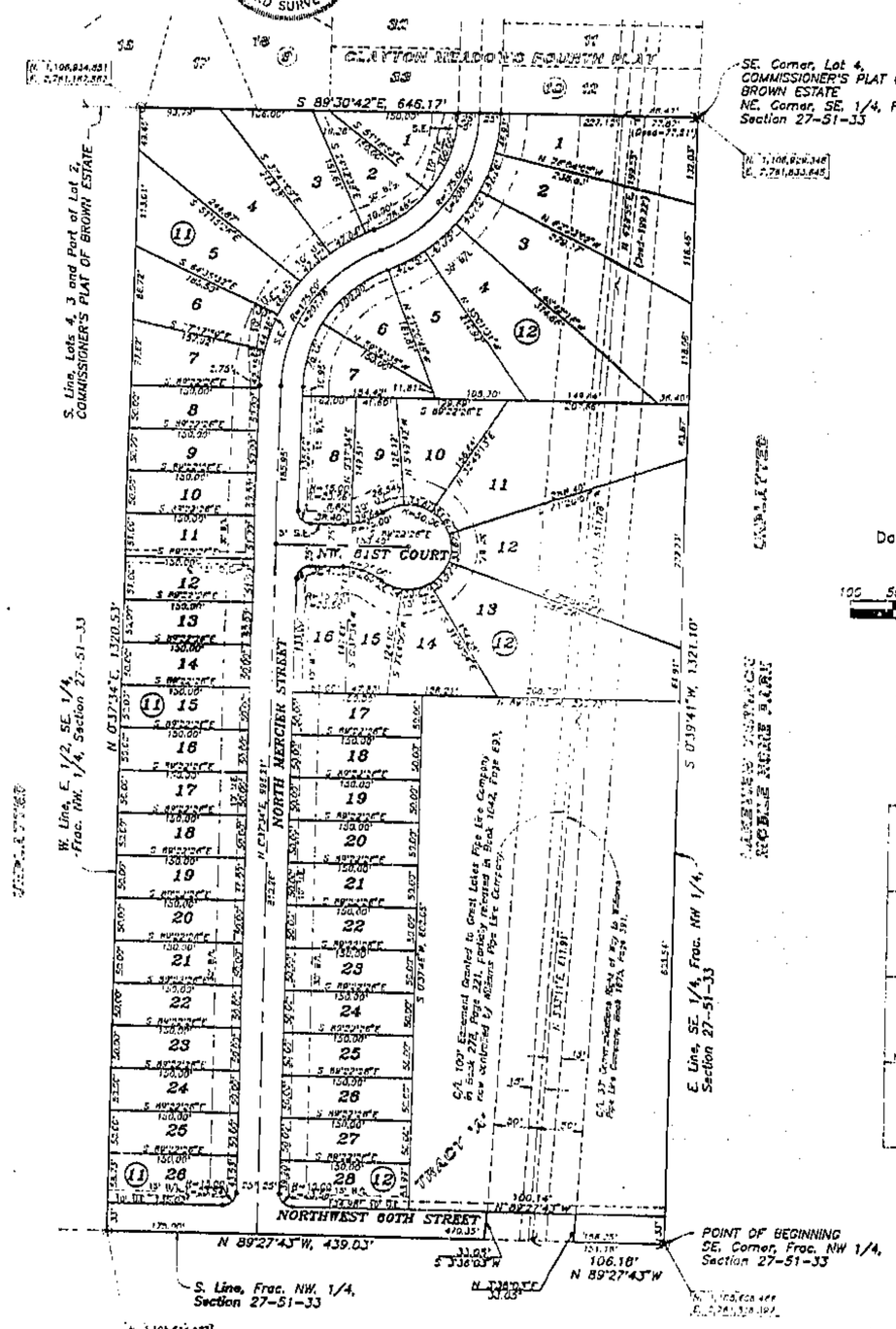
This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 940300 duly authenticated as passed this NINE day of April, 1994.

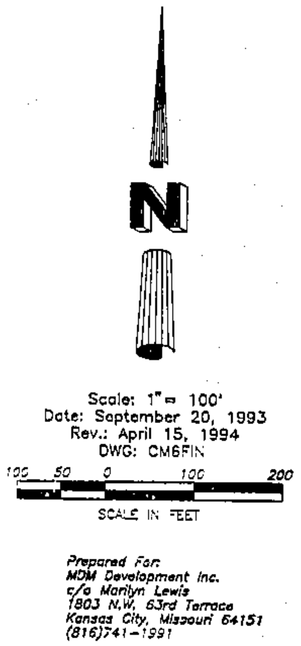
[signature] — Catherine T. Rocha, City Clerk

SURVEYOR'S CERTIFICATE:

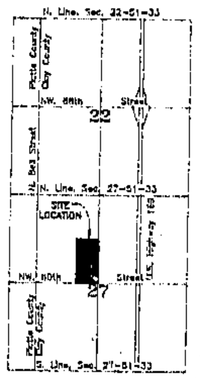
I HEREBY CERTIFY that this plat is based on an actual survey made by me or under my direct supervision and that the survey meets or exceeds the current minimum standards for Property Boundary Surveys (except for monumentation to be set after construction of streets and utilities), as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established 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 practice of surveying and platting of subdivisions to the best of my belief.

Signed: [signature] Date 4-20-94
Donald E. Barber, Professional Land Surveyor — Missouri Registered Land Surveyor





Prepared For:
MDM Development Inc.
c/o Marilyn Lewis
1803 N.W. 63rd Terrace
Kansas City, Missouri 64151
(816)741-1991



LOCATION MAP
Section 27-51-33
Section 22-51-33
Scale: 1" = 2640'

TRAVERSE TABLE

DESCRIPTION	POINT NO.	GRID BEARING	GRID DISTANCE (ft.)
	PL-20		
	ACR. MK.		
	PL-20		
	1	S 01°-38-16.0 E	(No Dist.)
	2	S 03°-53-36.0 W	333.483
	3	S 89°-17-55.3 W	1812.229
	4	S 00°-18-33.5 W	968.781
	5	S 87°-18-31.0 E	716.947
	6	S 89°-30-10.0 E	1325.484
	7	S 02°-34-48.5 E	743.188
	8	S 09°-53-21.0 W	831.121
	9	S 02°-19-17.0 E	908.122
Ski. Cor. Lots Fract. NW 1/4, Sec. 27-51-33 and Northeast County Line	10	S 84°-37-41.0 W	229.271
	11	S 29°-29-20.0 W	174.880
	12	S 88°-06-13.3 W	626.724
NW. Cor. Fract. NE 1/4, Sec. 27-51-33	13	N 89°-17-20.8 W	213.078
	14	S 03°-36-26.0 W	188.378
	15	S 02°-02-23.0 E	158.823
	16	S 01°-23-29.0 W	182.246
	17	S 00°-09-25.3 E	381.219
	18	S 29°-39-46.0 W	214.027
	19	S 41°-44-31.5 E	243.550
	20	S 39°-15-29.0 W	148.874
	21	S 30°-07-46.0 E	181.873
	22	S 03°-29-33.5 E	121.071
	23	S 16°-34-19.3 W	145.176
	24	S 01°-58-19.0 W	330.116
	25	S 04°-07-20.0 E	144.006
	26	S 00°-38-29.0 W	261.475
SE. Cor. Fract. NW 1/4, Sec. 27-51-33	27	N 87°-17-22.5 E	106.140
	28	N 87°-31-00.2 E	228.294
	29	S 87°-44-24.0 E	276.978
	30	N 85°-32-43.9 E	134.942
	31	N 08°-57-33.3 W	151.143
	32	N 73°-43-33.0 W	160.719
	33	N 08°-11-37.5 W	144.148
	34	N 29°-37-04.0 W	156.141
	35	N 15°-45-12.3 W	119.074
	36	N 30°-27-21.0 W	117.207
	37	N 34°-08-33.0 E	138.848
	38	N 34°-57-54.5 E	277.833
	39	N 54°-21-07.0 E	168.438
	40	N 38°-41-10.3 W	492.421
	41	N 30°-06-18.0 E	288.136
	42	N 01°-43-38.0 W	389.085
	43	N 86°-44-23.0 E	1066.972
	44	S 48°-23-23.7 E	336.341
	45	N 79°-37-40.5 E	121.989
NE. Cor. Fract. NW 1/4, Sec. 27-51-33	46	S 23°-40-49.7 E	197.345
	47	S 04°-38-11.4 E	333.291
	48	S 43°-10-38.8 W	318.703
	49	S 11°-28-33.4 E	344.590
	50	S 38°-22-19.6 E	206.440
	51	S 09°-30-37.6 W	204.551
	52	S 81°-10-21.8 E	1283.364
	CL-14	S 86°-34-18.8 W	(No Dist.)
	CL-14		
	ACR. MK.		

	Engliish Units	Metric Units
Grid Coordinates: PL-20	N 1,114,248.129 E 2,736,040.215	N 339,562.540 E 840,652.337
CL-14	N 1,105,667.614 E 2,762,168.395	N 337,008.122 E 842,215.410

Grid Factors: PL-20=0.9999991, CL-14=0.9999027, Avg.=0.9999010

Note: All Coordinates and Bearings shown hereon are based on the "Missouri Coordinate System of 1983", West Zone.

▫ Denotes Permanent Iron Marker
Ⓢ Denotes Steel Pin Set in Concrete

7/6/94 [signature]

CBL
CAMPBELL, BARBER, LAMBETH AND ASSOCIATES, P.A.
Consulting Engineers and Land Surveyors
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Shawnee Mission, Kansas 66201
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