Clay County, Missouri
Land Survey Document

N 86205

OCT 14 1994

AUBURN HILLS SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64068
PHONE (816) 792-0077

STATE PLANE COORDINATES

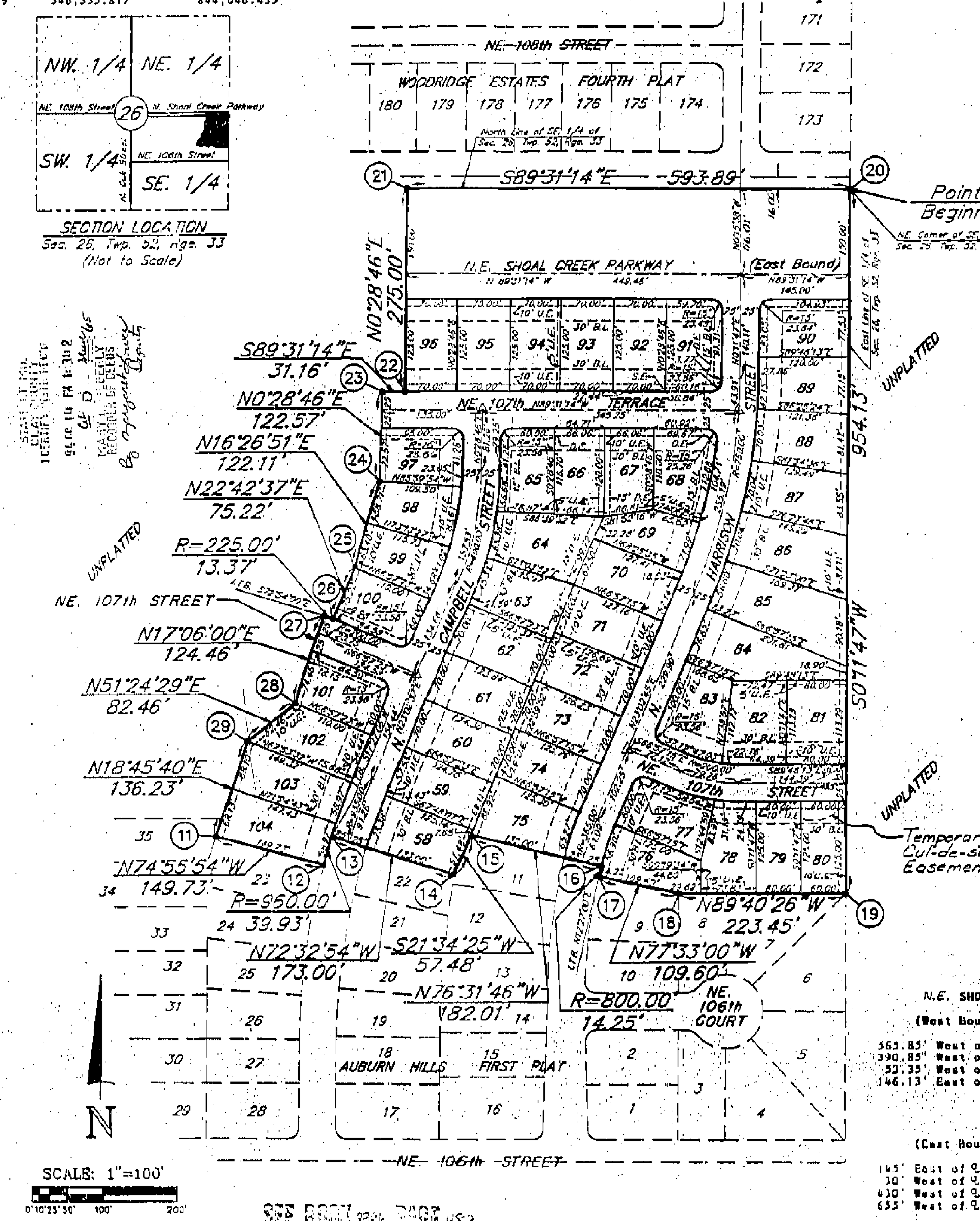
PT. NO.	NORTHING	EASTING
11	346,296.499	844,033.083
12	346,284.636	844,077.147
13	346,296.319	844,080.555
14	346,280.507	844,130.853
15	346,296.797	844,137.294
16	346,283.876	844,191.236
17	346,279.644	844,190.262
18	346,272.443	844,222.880
19	346,272.055	844,290.980
20	346,562.842	844,291.977
21	346,564.357	844,110.984
22	346,480.549	844,110.283
23	346,480.628	844,100.786
24	346,443.275	844,100.474
25	346,407.582	844,089.937
26	346,386.435	844,081.086
27	346,387.747	844,077.231
28	346,351.493	844,066.078
29	346,335.817	844,046.435

STATE PLAN TRAVERSE TABLE

Starting at Monument CL-06 (346,155.875 m.N., 843,506.088 m.E.): with Initial backsight of North 4°29'05" East to Monument KC-201 thence North 88°25'31" East, 930.14 feet; thence South 89°40'26" East, 1644.36 feet; thence North 0°11'47" East, 365.00 feet to the Southeast corner of 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 0.9998953. The Coordinates are listed in Meters.

Note: No vehicular access will be allowed from N.E. Shoal Creek Parkway for Lots 90 through 96.



DESCRIPTION: A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 0°11'47" WEST ALONG THE EAST LINE OF THE SAID QUARTER SECTION, 954.13 FEET TO THE NORTHEAST CORNER OF LOT 7, AUBURN HILLS FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THE FOLLOWING EIGHT COURSES ARE ALONG THE NORTH LINE OF SAID AUBURN HILLS FIRST PLAT: NORTH 89°40'26" WEST, 223.45 FEET; NORTH 77°33'00" WEST, 109.60 FEET TO A POINT ON A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 12°27'00" EAST, A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 14.25 FEET; NORTH 76°31'46" WEST, 182.01 FEET; SOUTH 21°34'25" WEST, 57.48 FEET; NORTH 72°32'54" WEST, 173.00 FEET TO A POINT ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF SOUTH 17°27'06" WEST, A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 39.93 FEET; NORTH 74°55'54" WEST, 149.73 FEET TO THE NORTHWEST CORNER OF LOT 23, SAID AUBURN HILLS FIRST PLAT; THENCE NORTH 18°45'40" EAST ALONG THE EAST LINE OF LOT 35, SAID AUBURN HILLS FIRST PLAT, AND ITS NORTHERLY PROLONGATION, 136.23 FEET; THENCE NORTH 51°24'29" EAST, 82.46 FEET; THENCE NORTH 17°06'00" EAST, 124.46 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH AN INITIAL TANGENT BEARING OF SOUTH 72°54'00" EAST, A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 13.37 FEET; THENCE NORTH 22°42'37" EAST, 75.22 FEET; THENCE NORTH 16°26'51" EAST, 122.11 FEET; THENCE NORTH 0°28'46" EAST, 122.57 FEET; THENCE SOUTH 89°31'14" EAST, 31.16 FEET; THENCE NORTH 0°28'46" EAST, 275.00 FEET TO A POINT ON THE NORTH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 89°31'14" EAST, ALONG SAID NORTH LINE, 593.89 FEET TO THE POINT OF BEGINNING; CONTAINING 14.4 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 AUBURN HILLS SECOND PLAT.

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.

STREET GRADES

N.E. SHOAL CREEK PARKWAY (Established by Woodridge Estates)

(West Bound Lanes)

	ELEV.	V.C.L.
563.85' West of ℄ N. Harrison	331.05	None
390.85' West of ℄ N. Harrison	332.80	175'
33.35' West of ℄ N. Harrison	320.31	162.50
146.13' East of ℄ N. Harrison	323.90	None

N.E. SHOAL CREEK PARKWAY

(East Bound Lanes)

145' East of ℄ N. Harrison	328.00	None
30' West of ℄ N. Harrison	324.50	125'
430' West of ℄ N. Harrison	329.50	225'
635' West of ℄ N. Harrison	332.75	None

N. HARRISON STREET

147.60' South of ℄ NE 107th Street	346.00	None
427.40' North of ℄ NE 107th Street	328.73	None
617.40' North of ℄ NE 107th Street	324.90	24'
31' North of ℄ N.E. Shoal Creek Parkway (East bound lanes)	325.73	15'
℄ N.E. Shoal Creek Parkway (West bound lanes)	322.04	None

NE 107TH STREET

℄ N. Harrison Street	341.57	None
50' East of ℄ N. Harrison St.	341.57	25'
250' East of ℄ N. Harrison St.	344.57	100'
350' East of ℄ N. Harrison St.	339.07	None
℄ N. Campbell Street	342.04	None
30' West of ℄ N. Campbell St.	342.04	15'
200' West of ℄ N. Campbell St.	350.00	150'
330' West of ℄ N. Campbell St.	341.00	None

N. CAMPBELL STREET

651.63' South of ℄ NE 107th Terr.	348.09	None
306.63' South of ℄ NE 107th Terr.	343.37	25'
31.63' South of ℄ NE 107th Terr.	338.62	None
℄ of NE 107th Terr.	338.62	None

NE 107TH TERRACE

℄ of N. Harrison St.	327.58	None
50' West of ℄ N. Harrison St.	326.58	25'
200' West of ℄ N. Harrison St.	329.18	60'
520' West of ℄ N. Harrison St.	349.98	160'
680' West of ℄ N. Harrison St.	343.58	None

THOMSON TITLE CORP.
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Parkland requirements will be met by that portion of the N.E. Shoal Creek Parkway right-of-way which exceeds 50 feet in width, being 5,939 square feet, and is sufficient for 61 single family lots in satisfaction of Section 31.32(a) Chapter 31, Code of General Ordinances, as approved by the Council of Kansas City, Missouri. Approved by Resolution Number 22496 adopted on September 20, 1994

IN TESTIMONY WHEREOF: AUBURN HILLS DEVELOPMENT, INC., has by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary this 25th day of July, 1994.

AUBURN HILLS DEVELOPMENT, INC.

By: [signature] Timothy D. Harris, President
Attest: [signature] Craig Porter, Secretary

STATE OF MISSOURI)
) s.s.
COUNTY OF CLAY)

Be it remembered that on this 25th day of July, 1994, before me, a Notary Public, appeared Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is the President of AUBURN HILLS DEVELOPMENT, INC., a Missouri Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Timothy D. Harris 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.

Clara M. Baum, Notary Public
Ray County, State of Missouri
My Commission Expires: My Commission Expires 5/30/98

[signature]
Notary Public

CITY PLAN COMMISSION

Approved [signature]
Chairman: Whitney E. Kerr Sr.

[signature]
Assistant Secretary: Virginia L. Walsh

PUBLIC WORKS DEPARTMENT

Approved 8/5/94
[signature]
City Engineer: Charles E. Owsley

Approved 8/5/94
[signature]
Director: for George E. Wolf Jr.

Entry Number 940450

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. 941195 duly authenticated as passed this 29th day of September, 1994.

[signature] Mayor: Emanuel Cleaver II
[signature] City Clerk: Catherine T. Rocha

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of AUBURN HILLS SECOND 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: 5-17-94

[signature]
James W. Farrow No. 1658

STATE OF MISSOURI — JAMES W. FARROW — NUMBER LS-1658 — REGISTERED LAND SURVEYOR

11/3/94 5114 D

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

AUBURN HILLS SECOND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1486
Scale:	Noted
Date:	7-6-93
Drawn:	PJS/CDF
Ch'kd:	JWF
Apprvd:	
Revisions:	7-20-93, 8-2-93, 1-28-94, 4-18-94, 4-27-94, 5-17-94
Sheet No.	1 of 1

http://www.ClayCoGov.com