Clay County, Missouri
Land Survey Document

TIMBER COURT—FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STREET GRADES

	Grade Point	Elev.	VCT
	N. Northbrook Drive		
232.11	Feet South of Centerline of NW 107th Street (Centerline of NW 106th Terrace)	292.30	---
~~160.00~~ 56.00	Feet South of Centerline of NW 107th Street ~~Feet South of Centerline of NW 107th Street~~	~~292.30~~ 295.00	~~0.00~~ 10.00
394.86	Feet North of Centerline of NW 107th Street	317.68	157.90
707.58	Feet North of Centerline of NW 107th Street	313.00	50.00
814.78	Feet North of Centerline of NW 107th Street	314.09	15.00
944.78	Feet North of Centerline of NW 107th Street (Centerline of NW 106th Street)	314.70	---
	NW 107th Street		
	Centerline of N. Northbrook Drive	300.62	---
275.00	Feet West of Centerline of N. Northbrook Drive	294.90	---
15.00	Feet Right of Centerline of NW 107th Street (Center of Cul-de-Sac)	294.77	---
85.00	Feet Left of Centerline of NW 107th Street (Center of Cul-de-Sac)	293.85	---
	NW 107th Terrace		
	Centerline of N. Northbrook Drive	314.45	---
33.00	Feet West of Centerline of N. Northbrook Drive	313.93	15.00
225.00	Feet West of Centerline of N. Northbrook Drive	298.47	25.00
345.00	Feet West of Centerline of N. Northbrook Drive (Center of Cul-de-Sac)	291.27	---

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
CL-06			348155.873	943536.086
200	S57°46'36"W	867.539	345603.285	942722.171
201	N25°10'36"W	61.220	345766.797	942737.515
204	N83°47'01"W	33.855	345770.483	942703.959
205	N0°58'21"W	438.192	346208.590	942696.522
209	N0°58'21"W	130.014	346339.365	942694.302
210	N34°41'18"E	26.306	346361.015	942709.273
211	N0°01'01"E	143.051	346503.187	942731.634
212	S87°31'42"E	149.987	346495.425	942911.653
207	S10°26'32"W	234.572	346334.365	942868.986
206	N79°31'28"W	33.694	346270.791	942835.854

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9999953. COORDINATES ARE IN METERS.

IN WITNESS WHEREOF: TALON DEVELOPMENT, INC. a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 3rd day of August 1994.

TALON DEVELOPMENT, INC.

Louis A. Springer
President and Secretary

STATE OF MISSOURI)
) SS
COUNTY OF Platte)

Be it remembered that on this 3rd day of August 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Louis A. Springer, to me personally known, who being by me duly sworn, did say that they are Vice President and Secretary of TALON DEVELOPMENT, INC., and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Louis A. Springer acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date here in last above written.

My commission expires: NANCY L. (LT.-)N Notary Public - State of Missouri Commissioned in Platte County My Commission Expires Aug. 7, 1997

Notary Public

CITY PLAN COMMISSION

Approved 9-15-94

Chairman - Whitney E. Kerr, Sr.

Asst. Secretary - Virginia L. Wash

PUBLIC WORKS

Approved 9-19-94

City Engineer - Charles E. Owsley

Approved

Director - George E. Wolf, Jr.

940818
Entry Number

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance Number 941011 duly authenticated as passed this 8th day of September 1994.

Mayor - Emanuel Cleaver, II

City Clerk - Catherine T. Rocha

This plat and survey of **TIMBER COURT - FIRST PLAT** were executed by John F. Lutjen & Associates, 5577 NW Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **TIMBER COURT - 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 Property Boundary Surveys 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 the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

8-1-94
Date

Signed: W. James Schowe
W. James Schowe - RLS 81906

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 26, Township 52, Range 33, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of said Southwest Quarter; thence South 89°21'59" East, along the South line of said Southwest Quarter, 46.02 feet to a point on the East line of U.S. Highway 169 (also known as Arrowhead Trafficway), as now established; thence North 0°58'21" West, along said East line, 1437.38 feet to the most Westerly corner of Lot 5, Block 2, ARROWHEAD ESTATES - FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri, said point being the True Point of Beginning of the tract to be herein described; thence continuing North 0°58'21" West, along said East line, 429.22 feet; thence North 34°41'18" East, along said East line, 86.31 feet; thence North 9°01'01" East, along said East line, 472.33 feet; thence South 87°31'42" East, 500.57 feet to a point on the centerline of the abandoned right-of-way of the Chicago, Burlington and Quincy Railroad; thence South 10°26'32" West, along said centerline, 770.00 feet to the Northeast Corner of Lot 1, Block 2, said ARROWHEAD ESTATES - FIRST PLAT; thence North 79°31'28" West, along the Northerly line of said Block 2, 110.56 feet; thence South 65°56'33" West, along said Northerly line, 500.58 feet to the True Point of Beginning. Containing 11.29 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

TIMBER COURT - FIRST PLAT

EASEMENTS: 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 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 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.

STREETS: The streets shown on this plat and hereinafore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARK LAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Three Thousand Six Hundred Twenty Eight & 86/100 Dollars ($3,628.86) in lieu of required park land dedication for twenty-six (26) single-family units, pursuant to Section 31.32, Code of General Ordinances, as amended.

12/6/94 Slide Cabinet D

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers -- Land Surveyors
5577 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-4320

http://www.ClayGov.com