Clay County, Missouri
Land Survey Document

№ 38366 NOV 8 1994

MAPLE PARK PLACE 5TH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION: A RESURVEY OF LOTS 41 THROUGH 43, MAPLE PARK PLACE 3RD PLAT AND TRACT C, MAPLE PARK PLACE 4TH PLAT, BOTH SUBDIVISIONS IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 44, SAID MAPLE PARK PLACE 3RD PLAT; THE FOLLOWING TWO COURSES ARE ALONG THE EAST AND NORTHERLY LINES OF SAID LOT 44: NORTH 5°02'28" EAST, 81.55 FEET; NORTH 77°44'30" WEST, 159.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. MONTGALL AVE.; THE FOLLOWING FOUR COURSES ARE ALONG THE EAST RIGHT-OF-WAY LINE OF N. MONTGALL AVE.; NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF NORTH 12°15'30" EAST, A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 40.68 FEET TO A POINT OF TANGENCY; NORTH 23°54'43" EAST, 67.25 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 183.50 FEET, AN ARC DISTANCE OF 162.21 FEET TO A POINT OF TANGENCY; NORTH 26°44'00" WEST, 20.50 FEET TO THE NORTHWEST CORNER OF LOT 41, SAID MAPLE PARK PLACE 3RD PLAT; THENCE NORTH 63°16'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 41, 147.54 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WESTERLY LINE OF TRACT C, SAID MAPLE PARK PLACE 4TH PLAT; THE FOLLOWING SIX COURSES ARE ALONG THE NORTHERLY, EASTERLY, AND SOUTH LINES OF SAID TRACT C: NORTH 48°01'28" EAST, 149.65 FEET; NORTH 88°00'22" EAST, 36.25 FEET; SOUTH 72°21'56" EAST, 137.64 FEET; SOUTH 38°35'56" EAST, 469.19 FEET; SOUTH 0°16'59" WEST, 155.45 FEET; NORTH 89°26'03" WEST, 580.6 FEET TO THE POINT OF BEGINNING; CONTAINING 6.6 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 MAPLE PARK PLACE 5TH PLAT.

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 line.

Parkland for the proposed Maple Woods Parkway will be dedicated in future phases in satisfaction of the Parkland dedication requirement for 69 single family dwelling units, as indicated on the Community Unit Plan for MAPLE PARK PLACE, in accordance with Section 31.32(a) Chapter 31, Code of General Ordinances, as approved by the Council of Kansas City, Missouri.

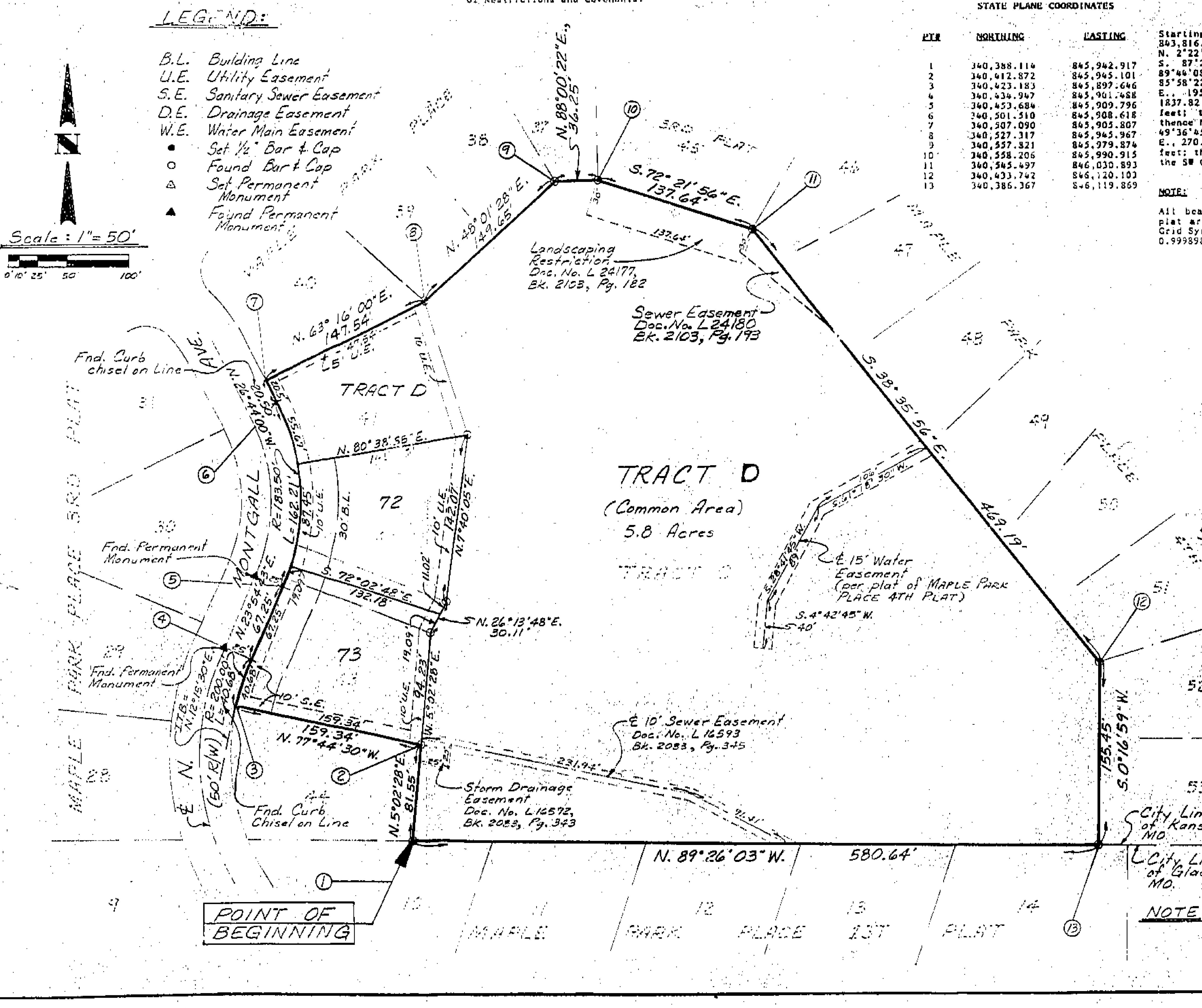
Tract "D" designated on the accompanying plat, is intended to be devoted to the common use and enjoyment of all owners and residents of the subdivision as members of the Maple Park Place Homeowners Association, subject to the terms and provisions of the Dedication of Restrictions and Covenants.

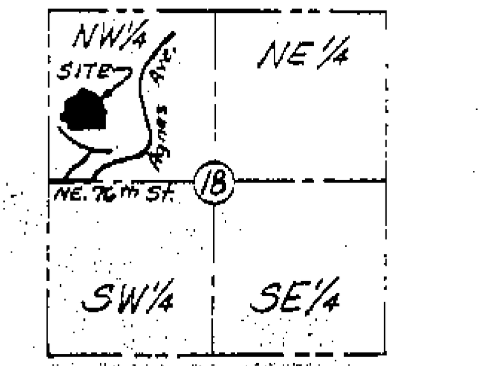
An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all on 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.

LEGEND:

- B.L. Building Line
- U.E. Utility Easement
- S.E. Sanitary Sewer Easement
- D.E. Drainage Easement
- W.E. Water Main Easement
- ● Set ½" Bar & Cap
- ○ Found Bar & Cap
- △ Set Permanent Monument
- ▲ Found Permanent Monument

Scale: 1" = 50'





SECTION LOCATION
Sec. 18, Twp. 51, Rng. 32
(Not to Scale)

NOTE: Permanent Monuments were set as per Plat of MAPLE PARK PLACE 3RD PLAT.

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	340,388.114	845,942.917
2	340,412.872	845,945.101
3	340,423.183	845,897.646
4	340,434.947	845,901.468
5	340,453.684	845,909.796
6	340,501.510	845,908.618
7	340,507.090	845,905.807
8	340,527.317	845,945.967
9	340,557.821	845,979.874
10	340,558.206	845,990.915
11	340,545.497	846,030.893
12	340,433.742	846,120.103
13	340,386.367	846,119.869

TRAVERSE TABLE

Starting at Monument CL-13 (338,866.790 m.N., 843,816.691 m.E.) with an initial backsight of N. 2°22'02" E., 1300.00 feet to CL-13A; thence S. 87°27'54" E., 935.67 feet; thence S. 89°44'08" E., 1152.39 feet; thence N. 85°58'22" E., 635.47 feet; thence N. 56°34'21" E., 1956.26 feet; thence N. 0°43'07" E., 1837.82 feet; thence N. 89°49'47" E., 1544.66 feet; thence N. 9°06'28" E., 695.74 feet; thence N. 2°16'39" W., 264.89 feet; thence N. 49°36'45" E., 381.60 feet; thence S. 89°45'09" E., 270.00 feet; thence S. 0°14'51" W., 419.45 feet; thence S. 89°26'03" E., 342.96 feet to the SW Corner of Tract D.

NOTE:

All bearings and coordinates shown on this plat are based on the Missouri State Plane Grid System, using a combined grid factor of 0.9998987.

IN TESTIMONY WHEREOF: PARK PLACE INVESTORS, a Missouri General Partnership, has caused these presents to be signed by its General Partner this 8th day of July, 1994.
PARK PLACE INVESTORS, A Missouri General Partnership by WILDBERRY DEV., INC., a Missouri Corporation, General Partner.

By: Daniel T. Robards, President   Attest: ____

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

On this 8th day of July, 1994, before me appeared Daniel T. Robards, who being by me duly sworn, did say that he is the President of WILDBERRY DEV., INC., General Partner of PARK PLACE INVESTORS, a Missouri General Partnership, that the foregoing instrument was signed in behalf of said Partnership, and said Daniel T. Robards acknowledged said instrument to be the free act and deed of said PARK PLACE INVESTORS.

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

My Commission Expires: 5-11-97   Notary Public

IN TESTIMONY WHEREOF: BALDWIN PROPERTIES, INC., has by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary this 8th day of July, 1994.

BALDWIN PROPERTIES, INC.

By: Ron Baldwin, President   Attest: ____

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

Be it remembered that on this 8th day of July, 1994, before me, a Notary Public, appeared Ron Baldwin, to me personally known, who being by me duly sworn, did say that he is the President of BALDWIN PROPERTIES, INC., a Missouri Corporation, and that said instrument was signed in behalf of said Corporation by authority of it Board of Directors, and said Ron Baldwin 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.

My Commission Expires: 5-11-97   Notary Public

CITY PLAN COMMISSION

Approved ____

Chairman
Whitney E. Kerr Sr.

Assistant Secretary
Virginia L. Walsh

PUBLIC WORKS DEPARTMENT

Approved ____

City Engineer
For Charles E. Owsley

Approved ____

Director
George E. Wolf, Jr.

940917
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. 941265 duly authenticated as passed this 1st day of December, 1994.

Mayor
Emanuel Cleaver II

City Clerk
Catherine T. Rocha

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of MAPLE PARK PLACE 5TH 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 June 30, 1994

James M. [illegible] LS No. 1658

12/6/94 711 Slide Cabinet D

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

MAPLE PARK PLACE 5TH PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1667
Scale	Noted
Date	4-7-94
Drawn	CDF
Ch'kd	[illegible]
Approved	
Revisions	5-11-94, 6-21-94, 6-30-94
Sheet No.	1 of 2

http://www.ClayCoGov.com