Clay County, Missouri
Land Survey Document

N 54055

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

CLAYTON MEADOWS FIFTH PLAT

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

95 AP 24 PM 2:36
RECORDER OF DEEDS

TRAVERSE TABLE

CLAYTON MEADOWS FIFTH PLAT STREET GRADES

NORTHWEST 62ND TERRACE

DESCRIPTION		ELEV.	TAN. LENGTH
[illegible] W. OF W. LINE N. HOLLY ST. (PLAT BOUNDARY LINE)		[illegible]	
[illegible] W. OF W. LINE N. HOLLY ST.	PVI	[illegible]	100'
[illegible] E. OF E. LINE N. HOLLY ST.	PVI	[illegible]	[illegible]
[illegible] E. OF E. LINE N. HOLLY ST.	PVI	[illegible]	75'
[illegible] E. OF E. LINE N. HOLLY ST.	PVI	213.48	100'
[illegible] E. OF E. LINE N. HOLLY ST. (END NW. 62ND TERRACE BEG. NW. 63RD ST.)	PVI	191.00	150'

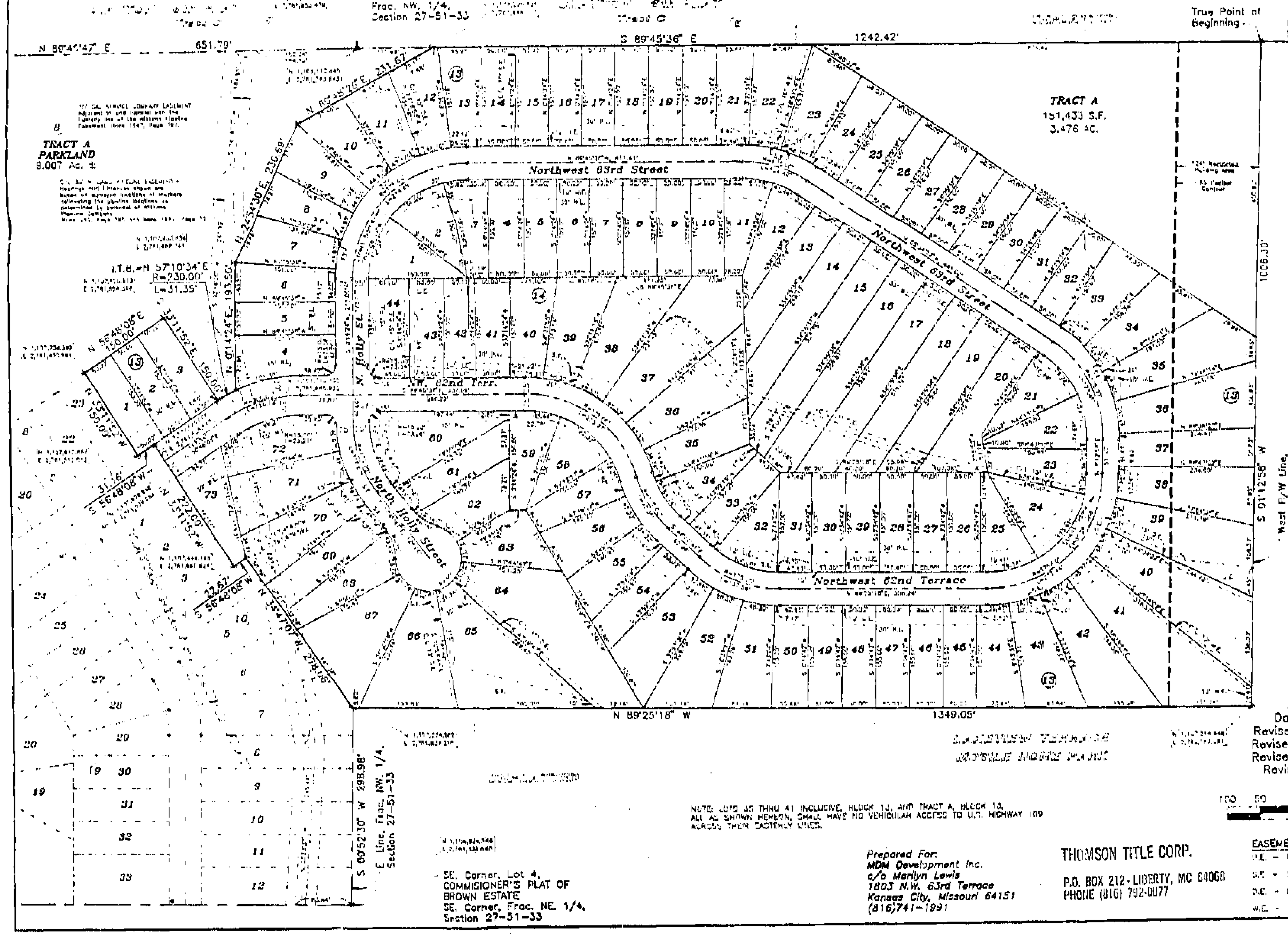
NORTHWEST 63RD STREET

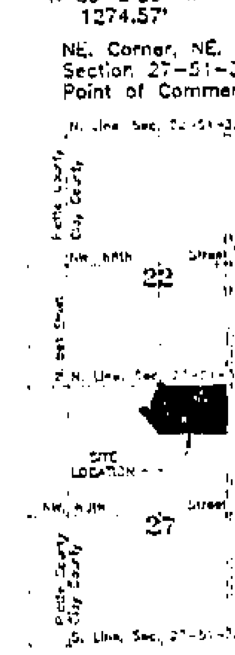
DESCRIPTION		ELEV.	TAN. LENGTH
[illegible] N. OF N. END NW. 62ND TERR.	PVI	[illegible]	[illegible]
[illegible] N. OF N. END NW. 62ND TERR.	PVI	[illegible]	[illegible]
[illegible] N. OF N. END NW. 62ND TERR.	PVI	152.62	100'
[illegible] N. OF N. END NW. 62ND TERR.	PVI	[illegible]	175'

NORTH HOLLY STREET

DESCRIPTION		ELEV.	TAN. LENGTH
[illegible] N. OF N. LINE NW. 62ND TERR.	PVI	[illegible]	[illegible]
[illegible] N. OF N. LINE NW. 62ND TERR.	PVI	[illegible]	25'
[illegible] NW. 62ND TERR.	PVI	[illegible]	[illegible]
[illegible] S. OF S. LINE NW. 62ND TERR.	PVI	[illegible]	[illegible]
[illegible] S. OF S. LINE NW. 62ND TERR. (CENTER OF CUL-DE-SAC)		[illegible]	

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





Scale: 1" = 100'
Date: July 12, 1994
Revised: October 28, 1994
Revised: February 13, 1995
Revised: February 28, 1995
Revised: March 6, 1995
DWG: CMSFIN

SCALE IN FEET

EASEMENT LEGEND
U.E. - UTILITY EASEMENT
S.E. - SANITARY SEWER EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT

NOTE: LOTS 35 THRU 41 INCLUSIVE, BLOCK 13, AND TRACT A, BLOCK 13, ALL AS SHOWN HEREON, SHALL HAVE NO VEHICULAR ACCESS TO U.S. HIGHWAY 169 ACROSS THEIR EASTERLY LINES.

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

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

DESCRIPTION: A parcel of land in the North 1/2 of Section 27, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Northeast corner of the Northeast 1/4 of said Section 27; thence North 89 degrees, 45 minutes, 36 seconds West, along the North line of said Northeast 1/4 of said Section 27, 1274.57 feet to a point on the West right-of-way line of U.S Highway 169, said point also being the True Point of Beginning of the parcel of land to be described herein; thence South 01 degrees, 12 minutes, 58 seconds West, along said West right-of-way line of U.S. Highway No. 169, 1006.30 feet; thence North 89 degrees, 25 minutes, 18 seconds West, 1349.05 feet to a point on the East line of the Fractional Northwest 1/4 of Section 27, said point also being a bend point in the East line of Lot 7, Block 10, CLAYTON MEADOWS FOURTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 34 degrees, 45 minutes, 07 seconds West, along the Northeasterly lines of Lots 7, 6, 5 and 4, Block 10, said CLAYTON MEADOWS FOURTH PLAT, 278.06 feet to the most Northerly corner of said Lot 4, Block 10; thence South 56 degrees, 48 minutes, 08 seconds West, along the Northwesterly line of said Lot 4, Block 10, 22.67 feet to the most Easterly corner of Lot 3, Block 10, said CLAYTON MEADOWS FOURTH PLAT; thence North 33 degrees, 11 minutes, 52 seconds West, along the Northeasterly lines of Lots 3, 2 and 1, Block 10, said CLAYTON MEADOWS FOURTH PLAT, and their Northwesterly projection thereof, 222.00 feet to a point on the Northerly right-of-way line of Northwest 62nd Terrace as now established; thence South 56 degrees, 48 minutes, 08 seconds West, along said Northerly right-of-way line of Northwest 62nd Terrace, 31.16 feet to the most Easterly corner of Lot 23, Block 8, said CLAYTON MEADOWS FOURTH PLAT; thence North 33 degrees, 11 minutes, 52 seconds West, along the Northeasterly line of said Lot 23, Block 8, 150.00 feet to the most Northerly corner of said Lot 23, Block 8, said corner also being on the Southeasterly line of Tract A, Block 8, said CLAYTON MEADOWS FOURTH PLAT; thence North 56 degrees, 48 minutes, 08 degrees East, along said Southeasterly line of Tract A, Block 8, 150.00 feet; thence South 33 degrees, 11 minutes, 52 seconds East, continuing along said Southeasterly line of Tract A, Block 8, 150.00 feet; thence Northeasterly, continuing along said Southeasterly line of Tract A, Block 8, on a curve to the right having a radius of 236.00 feet and an initial tangent bearing of North 57 degrees, 10 minutes, 34 seconds East, 31.35 feet; thence North 00 degrees, 14 minutes, 24 seconds East, continuing along said Southeasterly line of Tract A, Block 8, 193.50 feet; thence North 24 degrees, 54 minutes, 30 seconds East, continuing along said Southeasterly line of Tract A, Block 8, 230.69 feet; thence North 60 degrees, 48 minutes, 26 seconds East, continuing along said Southeasterly line of Tract A, Block 8, 231.67 feet to the Northeast corner of said Tract A, Block 8, said corner also being on said North line of the Northeast 1/4 of said Section 27 and on the South line of Tract C, Block 5, CLAYTON SIXTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89 degrees, 45 minutes, 36 seconds East, along said North line of the Northeast 1/4 of said Section 27 and along the said South line of said Tract C, Block 5, CLAYTON SIXTH PLAT and its Easterly extension thereof, 1242.42 feet to the True Point of Beginning, EXCEPT all that part of the 30 foot Williams Pipeline Easement recorded in Book 295 at Page 395 and in Book 16.87 at Page 32 of the Deeds Records of Clay County, Missouri located within the future right-of-way of Northwest 62nd Terrace as shown hereon.

Containing 1,518,564 square feet or 34.861 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 FIFTH 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 or 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.

UNDESIRABLE NOISE AREA: The area described herein lies adjacent to U.S. Highway 169. As such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

PARK LAND: The developer in accordance with Section 31.32, Code of General Ordinance of Kansas City, Missouri, dedicated 9.007 acres of park land with the filing of CLAYTON MEADOWS FOURTH PLAT. This park land dedication was made for and included provisions to account for any park land requirements necessary for the 117 single family units shown hereon as CLAYTON MEADOWS FIFTH PLAT.

The developer agrees to transfer ownership of Tract A, Block 13, as shown hereon, to the owner of the unplatted property located directly North of and adjacent to said Tract A, Block 13, immediately upon the filing of this plat.

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 8th day of March, 1995, 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: Signed: Anne Messick Notary Public in and for said County & State Print Name: Anne Messick

5/10/95 9M
Cab D (?)

CITY PLAN COMMISSION

Date: 12-06-94

Approved: Whitney E. Kerr, Sr., Chairman

Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS

Date: 3-17-95

Approved: Charles E. Owsley, P.E., City Engineer

Approved: for George E. Wolf, P.E., Director of Public Works

ENTRY NO: 950132

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri by Ordinance No. 950270 duly authenticated as passed this 16th day of March, 1995.

Emanual Cleaver II, Mayor

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 said 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: Date: 3-7-95

LS-623 LAND SURVEYOR

CBL
CAMPBELL, BARBER, LAMBETH AND ASSOCIATES, P.A.
Consulting Engineers and Land Surveyors
6223 Slater, P.O. Box 315
Shawnee Mission, Kansas 66201
Tele. (913)722-1220 Fax (913)722-1223

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