Land Survey Document

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
NE. 103RD STREET		
℄ of N. Oak Trafficway	310.40	None
30.00' W. of ℄ of N. Oak Trafficway	309.40	25'
150.00' Wly. of ℄ of N. Oak Trafficway	313.00	50'
350.00' Wly. of ℄ of N. Oak Trafficway	327.00	130'
575.00' Wly. of ℄ of N. Oak Trafficway	313.50	87.50'
875.00' Wly. of ℄ of N. Oak Trafficway	331.50	175'
1050.00' Wly. of ℄ of N. Oak Trafficway	321.30	None
N. GRAND AVENUE		
℄ of NE. 103rd Street	322.58	None
30.00' N. of ℄ of NE. 103rd Street	321.98	15'
286.98' N. of ℄ of NE. 103rd Street	332.05	25'
345.00' N. of ℄ of NE. 103rd Street (at ℄ of NE. 103rd Terrace)	333.21	None
416.98' N. of ℄ of NE. 103rd Street	331.77	50'
536.98' N. of ℄ of NE. 103rd Street	323.85	None
NE. 103RD TERRACE		
175.00' W. of ℄ of N. Grand Avenue	329.00	None
75.00' W. of ℄ of N. Grand Avenue	333.00	100'
150.00' E. of ℄ of N. Grand Avenue	330.00	100'
350.00' E. of ℄ of N. Grand Avenue	335.25	50'
444.00' E. of ℄ of N. Grand Avenue	336.52	None
N. McGEE STREET		
℄ of NE. 103rd Terrace	334.93	None
113.63' N. of ℄ of NE. 103rd Terrace	332.66	50'
192.12' N. of ℄ of NE. 103rd Terrace	328.90	None

NOTE: Street Grades for N. Oak Trafficway were established by the Plat of NEP PARK, by Ordinance No. 39954, passed October 23, 1968.

STATE PLANE COORDINATES

PTS	NORTHING	EASTING
1	345,774.766	843,235.039
2	345,772.024	843,471.828
3	345,761.967	843,471.755
4	345,761.863	843,480.697
5	345,562.428	843,479.650
6	345,565.384	843,221.213
7	345,618.837	843,221.786
8	345,618.820	843,223.309
9	345,723.960	843,224.436
10	345,723.852	843,234.493

NOTE: The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983 and as amended), West Zone and using a combined grid factor of 0.9998953. The Coordinates are listed in meters.

STATE PLANE TRAVERSE TABLE
(Ground Distances)

Beginning at Monument CL-05 (348,153.873 m.N., 843,506.088 m.E.) with an initial backsight to KC-201 (North 4°29'05" East); thence South 38°06'56" West, 1640.48 feet; thence North 87°02'38" West, 1776.96 feet; thence South 87°24'32" East, 173.59 feet; thence South 88°20'11" East, 1,119.07 feet to the Northwest corner of Lot 41 of this Plat.

DESCRIPTION: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 52, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 0°21'30" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, 654.40 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, ALSO THE NORTHEAST CORNER OF KIMBERLY PARK, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 89°20'39" WEST ALONG THE NORTH LINE OF SAID KIMBERLY PARK, 847.38 FEET; THENCE NORTH 0°36'51" EAST, 175.40 FEET; THENCE SOUTH 89°23'09" EAST, 5.00 FEET; THENCE NORTH 0°36'51" EAST, 345.00 FEET; THENCE SOUTH 89°23'09" EAST, 33.00 FEET; THENCE NORTH 0°36'51" EAST, 167.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 33.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, BEING ALSO A POINT ON THE SOUTH LINE OF MEADOWBROOK HEIGHTS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 89°20'11" EAST ALONG THE SOUTH LINE OF SAID MEADOWBROOK HEIGHTS, 777.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N. OAK TRAFFICWAY; THENCE SOUTH 0°21'30" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 33.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89°20'11" EAST ALONG SAID SOUTH LINE, 29.31 FEET TO THE POINT OF BEGINNING; CONTAINING 13.1 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 DEERFIELD EAST FIRST PLAT.

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

BUILDING LINES: 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.

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 on, from 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 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 shown 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 Services as to water main easements.

Tract A is hereby established and set forth for use as a storm water detention facility, and is to be maintained by the DEERFIELD EAST Homeowner's Association in accordance with the Covenants and Restrictions recorded simultaneously herewith.

PARKLAND: The undersigned proprietor agrees to pay $5,304.76 contribution in lieu of dedicating Parkland for 38 single family units, in satisfaction of Section 66-123, Code of General Ordinances.

IN TESTIMONY WHEREOF: R.M.K. REAL ESTATE SERVICES, INC., a Missouri Corporation, has by authority of its Board of Directors, caused these presents to be signed by its President, attested by its Secretary and its Corporate Seal to be hereto affixed this 13 day of July, 1995.

R.M.K. REAL ESTATE SERVICES, INC.

By: Daniel T. Roberds, President — Attest: Suzanne D. Merriman, Secretary

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

Be it remembered that on this 13 day of July, 1995, before me, a Notary Public, appeared Daniel T. Roberds, to me personally known, who being by me duly sworn, did say that he is the President of R.M.K. REAL ESTATE SERVICES, INC., and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Daniel T. Roberds 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.

Judith Christine Price, Notary Public
Clay County, State of Missouri
My Commission Expires 10/24/98

My Commission Expires _____

Judith Christine Price, Notary Public

CITY PLAN COMMISSION
Approved 9/20/94
Vice Chairman PHILIP A. KIRKHAM
Assistant Secretary Virginia L. Walsh

PUBLIC WORKS DEPARTMENT
Approved 8-11-95
City Engineer Charles E. Gosley
Approved 8-11-95
Director George E. Ruff, Jr.
Entry Number 950545

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. 951053 duly authenticated hereunto this 17 day of July, 1995.

Mayor Emanuel Cleaver II — City Clerk Catherine T. Roche — CITY CLERK

SURVEYOR'S CERTIFICATION: I hereby certify that the plat of DEERFIELD EAST 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 a Suburban 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.

STATE OF MISSOURI — JAMES M. FERGUSON — REGISTERED LAND SURVEYOR

James M. Ferguson, Reg. No. 1658

10/12/95 9:11 Cab E

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

DEERFIELD EAST FIRST PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

Job No.	1572
Scale:	Noted
Date:	8-22-94
Drawn:	CDF
Ch'kd:	JMF
Apovd:	
Revisions:	11-8-94, 12-15-94, 6-1-95, 6-6-95, 7-6-95
Sheet No.	2 of 2

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