Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-3732

NOV 15 1995 M 77306

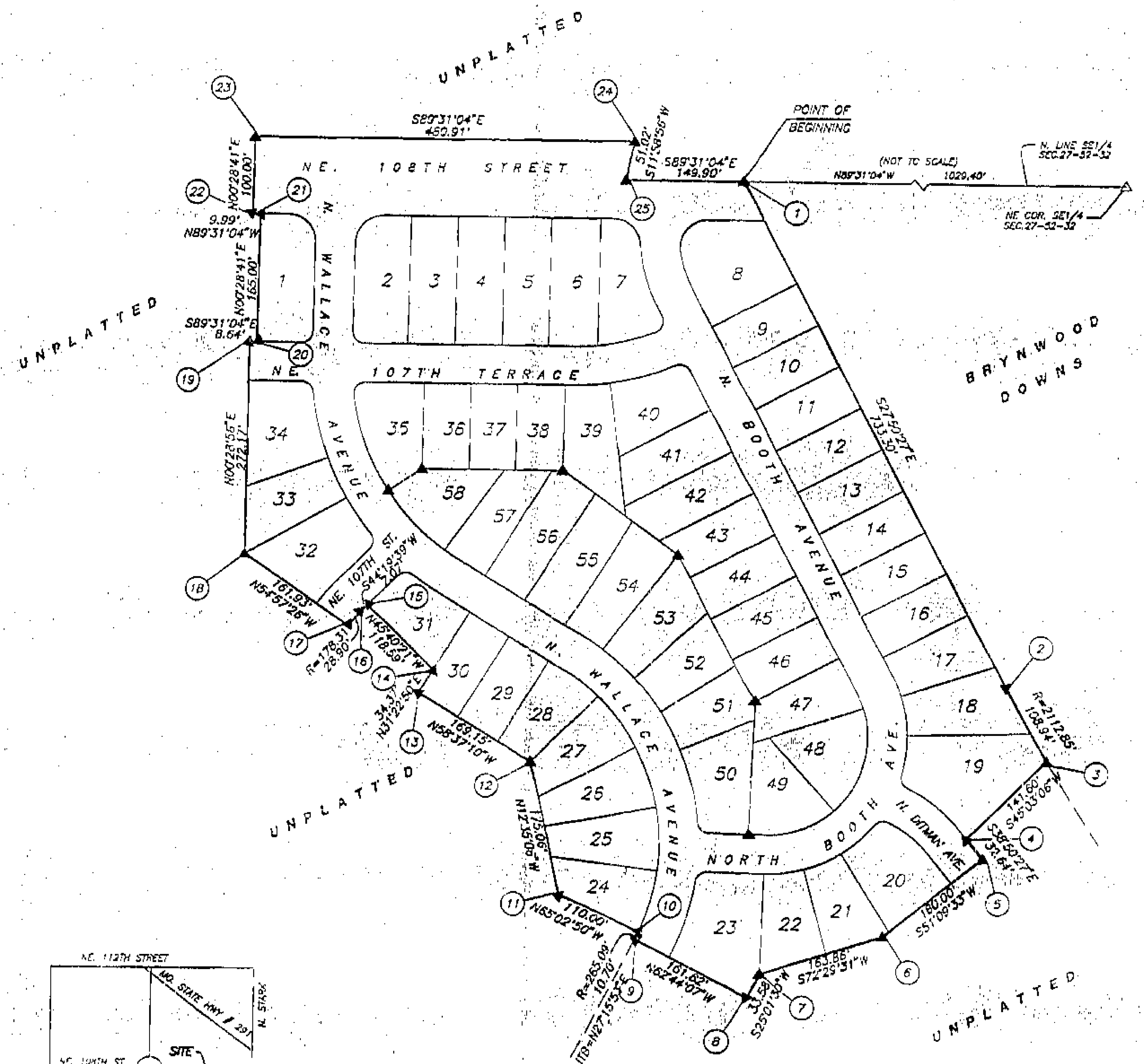
THOMSON TITLE CORP
(816) 792-0077

QUAIL RIDGE

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri
SEC. 27-52-32

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC'D
95 NO 15 PM 1:35
[signature]
TRACY E. KIMBERLY
RECORDER OF DEEDS
By [signature] Deputy

SHEET 1 OF 2



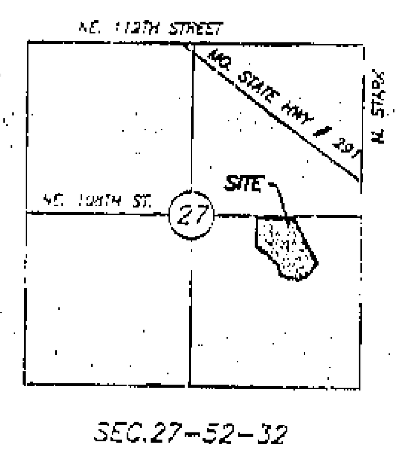
SCALE: 1" = 100'
100 50 0 100

LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

COORDINATES

1)	N 346464.7768,	E 851963.2529
2)	N 346267.1587,	E 852057.5252
3)	N 346238.2122,	E 852083.8811
4)	N 346207.7241,	E 852053.3370
5)	N 346199.9752,	E 852059.5773
6)	N 346169.3930,	E 852021.5961
7)	N 346154.3690,	E 851973.9693
8)	N 346145.0956,	E 851969.6401
9)	N 346167.6885,	E 851925.8011
10)	N 346170.5156,	E 851927.2356
11)	N 346184.7587,	E 851896.8403
12)	N 346236.8286,	E 851885.2157
13)	N 346263.6725,	E 851841.2045
14)	N 346272.6163,	E 851846.6596
15)	N 346297.8702,	E 851820.8057
16)	N 346296.3279,	E 851819.2992
17)	N 346289.5583,	E 851813.6819
18)	N 346317.8954,	E 851773.2765
19)	N 346400.8420,	E 851773.9745
20)	N 346400.8198,	E 851776.6084
21)	N 346451.1050,	E 851777.0280
22)	N 346451.1307,	E 851773.9827
23)	N 346481.6064,	E 851774.2370
24)	N 346480.3730,	E 851920.7980
25)	N 346465.1611,	E 851917.5696



SEC.27-52-32
Location Map

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998974
All coordinates are in meters.

TRAVERSE TABLE
CL-B North 347641.624 East 850980.536
CL-B Sighting CLBA S 51 degrees 38 minutes 16 seconds E
CL-B to Point #1 S 45 degrees 45 minutes 30 seconds E (628.89 GRID METERS)
Point #1 to Point #2 S. 61 degrees 37 minutes 47 seconds E (494.73 GRID METERS)
Point #2 to Point of Beginning S 10 degrees 50 minutes 01 seconds East (512.67 GRID METERS)

I hereby certify that the plat of QUAIL RIDGE 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 of 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.

DATE: 5-2[illegible] [signature]

BOOK 250 PAGE 73

JOB NUMBER
28124
28124FP.DWG

12/13/95 [illegible]
Cab E

LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 27, Township 52, Range 32 in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said section 27; thence North 89 degrees 31 minutes 04 seconds West along the North line of the Southeast Quarter of said Section 27, a distance of 1029.40 feet to the point of beginning of the tract of land herein to be described; thence South 27 degrees 50 minutes 27 seconds East along the Westerly line of BRYNWOOD DOWNS, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 733.30 feet; thence Southeasterly along the Westerly line of said BRYNWOOD DOWNS along a curve to the left being tangent to the last described course and having a radius of 2112.85 feet, an arc distance of 108.94 feet; thence South 45 degrees 03 minutes 06 seconds West, a distance of 141.60 feet; thence South 38 degrees 50 minutes 27 seconds East, a distance of 32.64 feet; thence South 51 degrees 09 minutes 33 seconds West, a distance of 180.00 feet; thence South 72 degrees 29 minutes 31 seconds West, a distance of 163.86 feet; thence South 25 degrees 01 minutes 30 seconds West, a distance of 33.58 feet; thence North 62 degrees 44 minutes 07 seconds West, a distance of 161.82 feet; thence Northeasterly along a curve to the left having an initial tangent bearing of North 27 degrees 15 minutes 53 seconds East and a radius of 265.09 feet, an arc distance of 10.70 feet; thence North 65 degrees 02 minutes 50 seconds West, a distance of 110.00 feet; thence North 12 degrees 35 minutes 05 seconds West, a distance of 175.06 feet; thence North 58 degrees 37 minutes 10 seconds West, a distance of 169.15 feet; thence North 31 degrees 22 minutes 50 seconds East, a distance of 34.37 feet; thence North 45 degrees 40 minutes 21 seconds West, a distance of 118.59 feet; thence South 44 degrees 19 minutes 39 seconds West, a distance of 7.07 feet; thence Southwesterly along a curve to the left being tangent to the last described course and having a radius of 178.31 feet, an arc distance of 28.90 feet; thence North 54 degrees 57 minutes 26 seconds West, a distance of 161.93 feet; thence North 0 degrees 28 minutes 56 seconds East, a distance of 272.17 feet; thence South 89 degrees 31 minutes 04 seconds East, a distance of 8.64 feet; thence North 0 degrees 28 minutes 41 seconds East, a distance of 165.00 feet; thence North 89 degrees 31 minutes 04 seconds West, a distance of 9.99 feet; thence North 0 degrees 28 minutes 41 seconds East, a distance of 100.00 feet; thence South 89 degrees 31 minutes 04 seconds East, a distance of 480.91 feet; thence South 11 degrees 58 minutes 56 seconds West, a distance of 51.02 feet to the North line of the Southeast Quarter of said section 27; thence South 89 degrees 31 minutes 04 seconds East along the North line of the Southeast Quarter of said Section 27, a distance of 149.90 feet to the point of beginning. The above described tract of land contains 16.08 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "QUAIL RIDGE".

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 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 strips of land designated Utility easements (U/E). Where other easements are designed 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 easements. 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.

PARKLAND: Parkland requirement will be satisfied by conveyance of a 8.4 Acre Tract of land which will be dedicated for the Plat with Phase Three of QUAIL RIDGE.

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed by its Secretary this 24th day of May, 1995.

ROBERTSON PROPERTIES, INC.

[signature]
James D. Robertson, President

[signature]
Dee Baldwin, Secretary

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

On this 24th day of May, 1995, before me appeared James D. Robertson to me personally known who being by me duly sworn did say that he is President of ROBERTSON PROPERTIES, INC. and that the seal affixed to this instrument is the corporate seal of said ROBERTSON PROPERTIES, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said James D. Robertson acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 6-13-98

[signature]
NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: [signature]
CHAIRMAN: Whitney E. Kerr, Sr.
[signature]
SECRETARY: Kristie A. Rowan

PUBLIC WORKS

APPROVED: 6-6-95
[signature]
CITY ENGINEER: Charles E. Delay

APPROVED:
[signature]
DIRECTOR: George E. Noel, Jr.

ENTRY NO. 950167

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. [illegible] duly authenticated as passed this ____ day of ____, 1995.

[signature]
MAYOR: Emanuel Cleaver II

[signature]
CITY CLERK

Prepared For:
ROBERTSON PROPERTIES INCORPORATED
P.O. BOX 165
LIBERTY, MISSOURI 64068

http://www.ClayCoGov.com