Clay County, Missouri
Land Survey Document

961108

THE FAIRWAYS-FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-05			341742.729	849809.173
201 TP-1	S87°07'17"E	230.394	341731.159	849839.277
202 TP-2	S87°07'17"E	649.427	341698.544	850487.884
203 SW Cor NW 1/4	S87°07'17"E	134.986	341691.765	850622.700
204	S88°38'53"E	211.795	341686.768	850834.436
205 TPOB	N1°21'07"E	79.731	341766.477	850836.317
206	N29°55'40"W	49.623	341809.483	850811.560
207	S60°04'20"W	1.416	341808.776	850810.332
208	N29°55'40"W	53.335	341854.999	850783.723
209	S60°04'20"W	25.908	341842.074	850761.272
210	N29°55'40"W	39.462	341876.291	850741.574
211	N15°37'16"W	49.416	341923.880	850728.268
212	N79°04'07"E	21.888	341928.033	850749.758
213	N68°42'13"E	30.273	341939.028	850777.964
214	N71°13'46"E	31.015	341949.008	850807.329
215	N32°18'40"W	45.045	341987.073	850783.252
216 R.P.	N32°18'40"W	175.243	342135.167	850689.582
217	S28°28'47"E	175.243	341981.151	850773.147
218	N28°28'47"W	15.239	341994.545	850765.880
219	N26°02'55"W	39.610	342030.132	850748.486
220	N20°20'13"W	52.062	342078.949	850730.392
221	N35°54'15"E	17.008	342092.726	850740.366
222	N42°53'29"E	25.908	342111.705	850757.998
223	N58°29'57"E	26.897	342125.759	850780.931
224	N83°01'01"E	20.900	342128.300	850801.673
225	N5°05'36"E	28.987	342157.173	850804.246
226	S81°26'17"E	48.057	342150.018	850851.768
227	S81°26'17"E	251.436	342112.585	851100.401
228	N80°01'17"W	251.436	342156.154	850852.769
229	S80°01'17"E	54.337	342146.739	850906.284
230	N14°43'22"E	24.079	342170.027	850912.404
231	S87°22'46"E	35.446	342168.407	850947.813
232	S88°48'38"E	74.351	342166.863	851022.148
233	S0°33'41"W	342.309	341824.570	851018.794
234	S69°06'36"W	35.995	341811.736	850985.165
235 R.P.	S2°36'34"W	275.494	341536.257	850982.234
236	N24°23'35"W	275.494	341787.159	850868.436
205 T.P.O.B.	S57°14'19"W	38.219	341766.477	850836.317

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 .9999020. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N. Richmond Court		
	Centerline of NE 84th Terrace	182.94	
49.00	Feet Northwesterly of the Centerline of NE 84th Terrace	181.92	35.00'
204.15	Feet Northwesterly of the Centerline of NE 84th Terrace	188.13	50.00'
234.15	Feet Northwesterly of the Centerline of NE 84th Terrace	188.63	
	N.E. 85th Terrace		
	Centerline of N.E. 85th Terrace	183.02	
100.00	Feet Easterly of the Centerline of N.E. 85th Terrace	178.94	50.00'
575.00	Feet Easterly of the Centerline of N.E. 85th Terrace	175.98	80.00'
825.00	Feet Easterly of the Centerline of N.E. 85th Terrace	158.48	50.00'
919.32	Feet Easterly of the Centerline of N.E. 85th Terrace	160.37	16.50'
935.82	Feet Easterly of the Centerline of N.E. 85th Terrace	160.04	
	N.E. 84th Terrace/N. Palmer Court		
244.71	Feet Westerly of the Centerline of N. Richmond Court	179.78	
94.71	Feet Westerly of the Centerline of N. Richmond Court	180.28	150.00'
402.08	Feet Easterly of the Centerline of N. Richmond Court	155.55	43.00'
474.08	Feet Easterly of the Centerline of N. Richmond Court	157.05	
~~449.08~~ 528.08	Feet Easterly of the Centerline of N. Richmond Court	155.91	25.00'
738.65	Feet Easterly of the Centerline of N. Richmond Court (Center of Cul-de-Sac)	153.62	
	N. Richmond Avenue		
264.07	Feet South of the Centerline of N.E. 25th Terrace	178.85	
184.07	Feet South of the Centerline of N.E. 85th Terrace	182.96	70.00'
555.93	Feet North of the Centerline of N.E. 85th Terrace	175.46	100.00'
655.93	Feet North of the Centerline of N.E. 85th Terrace	172.46	
	N. Richmond Avenue Cul-de-Sac		
148.56	Feet West of the Centerline of N. Richmond Avenue (Center of Cul-de-Sac)	178.42	
	Centerline of N. Richmond Avenue	179.51	
	N.E. 86th Street		
	Centerline of N. Richmond Avenue	177.22	
74.00	Feet East of the Centerline of N. Richmond Avenue	175.68	60.00'
225.00	Feet East of the Centerline of N. Richmond Avenue	163.60	50.00'
322.30	Feet East of the Centerline of N. Richmond Avenue (Center of Cul-de-Sac)	159.71	

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 10, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest Corner of said Northwest Quarter; thence South 88°38'53" East, along the South line of said Northwest Quarter, 694.93 feet; thence North 1°21'07" East, 261.61 feet to the True Point of Beginning of the tract to be herein described; thence North 29°55'40" West, 162.82 feet; thence South 60°04'20" West, 4.65 feet; thence North 29°55'40" West, 175.00 feet; thence South 60°04'20" West, 85.00 feet; thence North 29°55'40" West, 129.55 feet; thence North 15°37'16" West, 162.14 feet; thence North 79°04'07" East, 71.82 feet; thence North 68°42'13" East, 99.33 feet; thence North 71°13'46" East, 101.77 feet; thence North 32°18'40" West, 147.80 feet; thence Southwesterly along a curve to the right, having an initial tangent bearing of South 57°41'20" West, a radius of 575.00 feet, an arc distance of 38.45 feet; thence North 28°28'47" West, 50.00 feet; thence North 26°02'55" West, 129.97 feet; thence North 20°20'13" West, 170.83 feet; thence North 35°54'15" East, 55.81 feet; thence North 42°53'29" East, 85.00 feet; thence North 58°29'57" East, 88.25 feet; thence North 83°01'01" East, 68.57 feet; thence North 5°05'36" East, 95.11 feet; thence South 81°26'17" East, 157.68 feet; thence Northerly along a curve to the right, having an initial tangent bearing of North 8°33'43" East, a radius of 825.00 feet, an arc distance of 20.40 feet; thence South 80°01'17" East, 178.29 feet; thence North 14°43'22" East, 79.01 feet; thence South 87°22'46" East, 116.30 feet; thence South 88°48'38" East, 243.96 feet to a point on the West right-of-way line of N. Shoal Creek Parkway, as now established; thence South 0°33'41" West, along said West line, 1123.17 feet to a point on the North right-of-way line of Missouri Route 152, as now established; thence South 69°06'36" West, along said North line, 118.11 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of North 89°23'26" West, a radius of 903.94 feet, a central angle of 25°00'09", an arc distance of 394.46 feet; thence South 57°14'19" West, 125.40 feet to the True Point of Beginning. Containing 22.67 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:

THE FAIRWAYS - 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 Services as to water main easements.

STREETS: The streets shown on this plat and heretofore 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.

NOTE: No vehicular access shall be made from Lots 1 through 4, inclusive, and Tract A to Missouri Route 152.
No vehicular access shall be made from Lots 29 through 31 and Lots 43 through 48, inclusive, and Tract A to N. Shoal Creek Parkway.

TRACT A: Tract A is reserved for the installation and construction of a clubhouse and swimming pool which will be maintained by The Fairways Homeowners Association, according to the Homes Association Declaration and according to the Declaration of Covenants Conditions Restrictions and Easements recorded simultaneously herewith.

H.A. TRACTS: H.A. Tract 1 (0.05 ac.) and H.A. Tract 2 (0.05 ac.) are hereby reserved as Private Open Space for subdivision monumentation and shall be maintained by The Fairways Homeowners Association. H.A. Tract 3 (0.01 ac.) and H.A. Tract 4 (0.01 ac.) are hereby reserved as Private Open Space for landscaping and shall be maintained by The Fairways Homeowners Association, according to the Homes Association Declaration and according to the Declaration of Covenants, Conditions, Restrictions and Easements recorded simultaneously herewith.

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 14th day of June, 1996.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC

Thomas E. Steadman, Vice President

Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI }
COUNTY OF Clay } SS:

Be it remembered that on this 14th day of June, 1996, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas E. Steadman and Donald K. Hagan, to me personally known, who being by me duly sworn, did say that they are Vice President and Assistant Secretary, respectively of HUNT MIDWEST REAL ESTATE 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 Tom Steadman and Donald K. Hagan 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 herein last above written.

My commission expires Jan. 22, 1998

Connie S. Thomas, Notary Public

CONNIE S THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN 22,1998

CITY PLAN COMMISSION
Approved
Chairman - Whitney E. Kerr, Sr.
Asst. Secretary - Virginia I. Walsh

PUBLIC WORKS
Approved
City Engineer - Charles E. Owsley
for Director - George E. Wolf, Jr.
961437
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 961108 duly authenticated as passed this 5 day of Sept. 1996.
Mayor - Emanuel Cleaver, II
CITY CLERK
City Clerk - Catherine T. Rocha

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

I HEREBY CERTIFY: that the plat of THE FAIRWAYS - 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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.

6-10-96
Date

Signed W. James Schowe, RLS #1829

Ord. E
11/5/96

JOHN F. LUTJEN & ASSOCIATES
Civil Engineers - Land Surveyors
Landscape Architects
5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64154

http://www.ClayCoGov.com