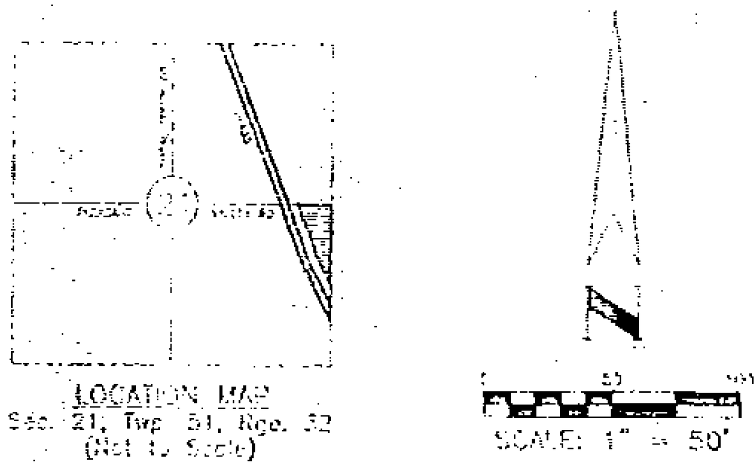
Clay County, Missouri
Land Survey Document

N 36825 APR 2 1997

STATE OF MO.
CLAY COUNTY
FILED FOR RECORD
97 APR -2 PM 1:21 2
MARY E. MOBERLY
RECORDER OF DEEDS

CRYSTAL CIRCLE
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

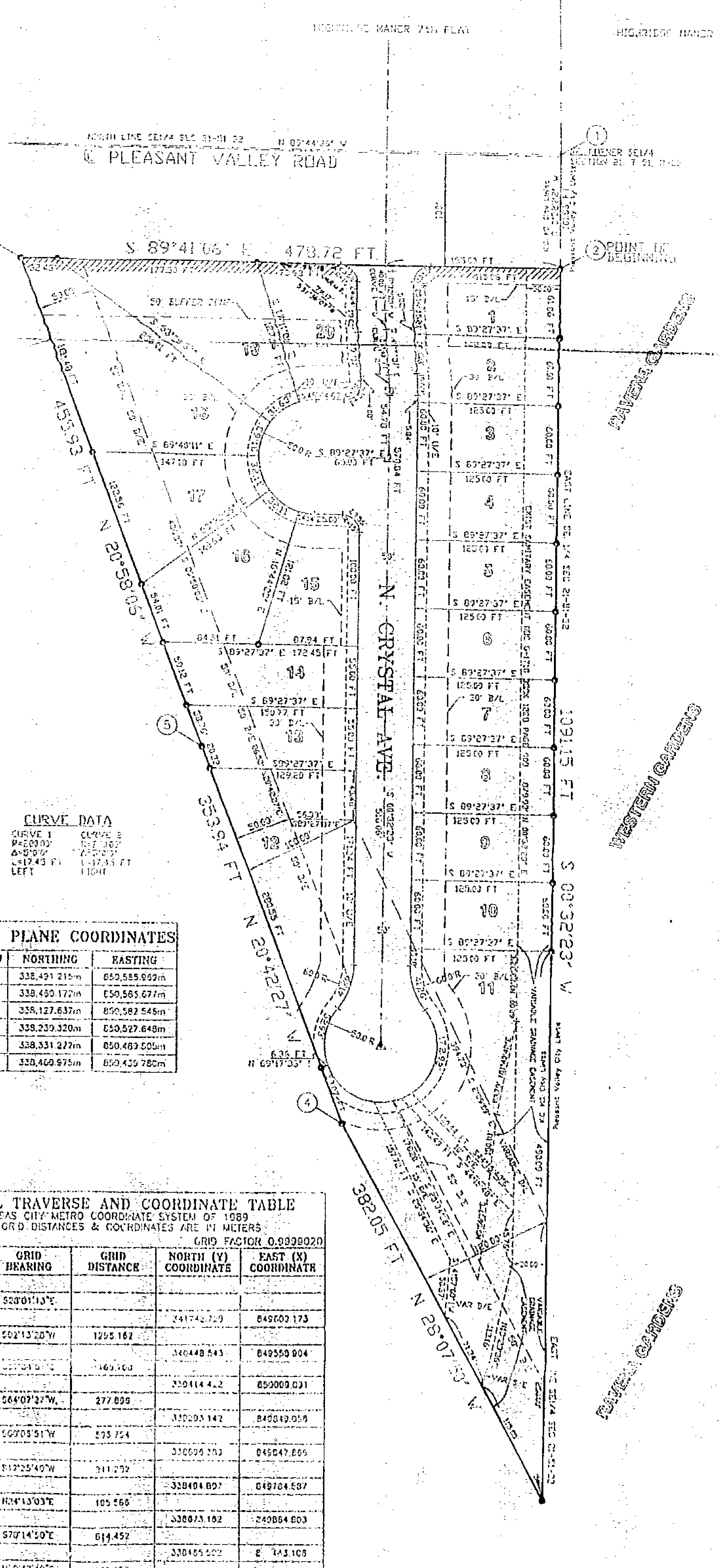


LEGEND
- = Set Permanent Monument 5/8" ... Cap LS #3243
- = Set Bar with Cap LS #3243
- = Found Bar
- B/L = Building Line
- U/E = Utility Easement
- S/E = Sanitary Sewer Easement
- D/E = Drainage Easement
- B/E = Buffer Zone Easement (See Note Below)
- = I-435 65 Ft Set Back Line (See Note Below)
- = No Vehicular Access to Pleasant Valley Road

Note: The B/E area is reserved for the planting of trees and shrubs by the owner or developer; the building of structures thereon is prohibited. The B/L area may be subject to noise from a major roadway. The building of habitable structures or outdoor living areas thereon is prohibited.

STREET GRADES

Grade Point Location	Elevation	
NORTH CRYSTAL AVENUE		
CL Pleasant Valley Road	8060	NONE
6151 North of South line Pleasant Valley Road	7973	
5845 South of South line Pleasant Valley Road	7017	
24845 South of South line Pleasant Valley Road	6917	
59845 South of South line Pleasant Valley Road	6383	
66565 South of South line Pleasant Valley Road	6393	NONE
NORTH CRYSTAL AVENUE FUBBLE		
CL North Crystal Avenue	7061	NONE
500 East of West line North Crystal Avenue	7519	
4000 West of West line North Crystal Avenue	7879	NONE



STATE PLANE COORDINATES

POINT #	NORTHING	EASTING
1	338,491.215m	850,585.959m
2	338,450.172m	850,565.677m
3	338,127.637m	850,582.545m
4	338,230.320m	850,527.648m
5	338,331.272m	850,483.505m
6	338,460.975m	850,439.780m

CRYSTAL CIRCLE
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION: This is a subdivision of all that part of the Southeast Quarter of Section 21, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Commencing at the Northeast corner of the Southeast Quarter of said Section 21; thence South 0° 32' 23" West along the East line of the Southeast Quarter of said Section 21, a distance of 101.83 feet to a point on the South line of Pleasant Valley Road, as set forth in Tract No. 6 of a document recorded in Book 1173, Page 100, as Document No. D-9374, March 3, 1975, said point being the point of beginning of the tract of land herein to be described; thence South 0° 32' 23" West along said East line 1091.15 feet to a point on the Easterly right-of-way line of U.S. Interstate Route No. 435 as set forth in Tract No. 6 of a document recorded in Book 1173, Page 100, as Document No. D-9374, March 3, 1975; thence Northwesterly along said right-of-way line the following courses and distances: thence North 28° 07' 53" West, 382.05 feet; thence North 20° 42' 27" West, 353.94 feet; thence North 20° 58' 05" West 455.93 feet to a point on the South line of said Pleasant Valley Road; thence South 89° 41' 06" East, 478.72 feet to the point of beginning.

The above described tract of land contains 6.437 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described above 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 "CRYSTAL CIRCLE".

EASEMENTS: An easement is hereby granted to Kansas City, Missouri for the purpose of locating, 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 easements (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 easements 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 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: Streets shown on this plat and not heretofore dedicated to public use 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.

FEE IN LIEU: The developer elects to pay the City of Kansas City, Missouri, sum of Four Thousand, Six Hundred, Sixty Dollars and Six Cents ($4,650.06) in lieu of required parkland dedication for Twenty One single family lots pursuant to Section 66-128 Code of General Ordinances as amended.

IN TESTIMONY WHEREOF: Pursell Holdings, L.L.C. has caused these presents to be signed by its Member, this 27th day of February, 1997.

PURSELL HOLDINGS, L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY

Michael D. Pursell, Member

STATE OF MISSOURI)
COUNTY OF CLAY) ss

On this 27th day of February, 1997, before me appeared Michael Pursell, to me personally known, who being by me duly sworn did say that he is a Member of Pursell Holdings, L.L.C. and that the instrument was signed in behalf of said Company and that said Michael D. Pursell acknowledged said instrument to be the free act and deed of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my office in Clay County, Missouri, the day and year last above written.

My Commission Expires 8-11-98

Notary Public

CITY PLAN COMMISSION
APPROVED
CHAIRMAN
SECRETARY

PUBLIC WORKS
APPROVED
CITY ENGINEER Charles E. Quigley
APPROVED
DIRECTOR OF PUBLIC WORKS
ENTRY NO. 960511

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. 961219 duly authenticated as passed this 13 day of March.

CITY CLERK

CONTROL TRAVERSE AND COORDINATE TABLE
KANSAS CITY METRO COORDINATE SYSTEM OF 1989
NOTE: GRID DISTANCES & COORDINATES ARE IN METERS
WEST ZONE — GRID FACTOR 0.9999020

POINT NO.	GRID BEARING	GRID DISTANCE	NORTH (Y) COORDINATE	EAST (X) COORDINATE
CL-05A				
	S38°01'13"E			
CL-03			341742.729	849603.173
	S02°13'20"W	1295.162		
TP-1			340448.543	849550.904
	[illegible]	165.103		
TP-2			340414.4?2	850009.031
	S64°07'37"W	277.896		
TP-3			340203.142	849849.056
	S00°05'51"W	595.754		
TP-4			338696.203	849847.865
	S13°25'40"W	211.292		
CTR Sec. 21-51-32			338404.897	849784.587
	N24°13'03"E	195.566		
TP-5			338673.182	849864.803
	S70°14'50"E	614.452		
TP-6			338455.502	8[illegible]143.105
	N10°47'49"E	145.159		
[illegible] Sec. 21-51-32			338431.215	850585.969
	S00°33'00"W	[illegible]		
POINT OF BEGINNING			338460.172	850585.677

STATE OF MISSOURI — BOB W. STEVENS — NUMBER LS-3243 — REGISTERED LAND SURVEYOR

BWS 2-27-97

I hereby certify that the plat of CRYSTAL CIRCLE 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, 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 the practice of surveying and platting of subdivisions to the best of my belief.

Date 2-27-97

Bob W. Stevens LS-3243

CRYSTAL CIRCLE	
A SUBDIVISION IN KANSAS CITY	
Logan & Associates, INC. 300 N. Church Rd. Suite 100, Liberty, MO 64068, (816) 781-7623, Fax 781-7403	Job No: 91-084; Date: 2-10-97; Scale: 1" = 50'
SURVEYORS ENGINEERS PLANNERS	Sheet No. 1 OF 1

http://www.ClayCoGov.com