Clay County, Missouri
Land Survey Document

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
N. STARK AVENUE		
1009.98' NORTH OF ℄ HWY. M-291	247.72	NONE
1425' NORTH OF ℄ HWY. M-291	264.13	225'
1650' NORTH OF ℄ HWY. M-291	256.25	NONE
NE 111TH STREET		
℄ N. STARK AVENUE	259.94	NONE
75' EAST OF ℄ N. STARK AVENUE	258.44	35'
250' EAST OF ℄ N. STARK AVENUE	267.19	100'
383.79' EAST OF ℄ N. STARK AVENUE	265.66	NONE
N. FARLEY AVENUE		
130' NORTH OF ℄ NE 111TH STREET	262.64	NONE
℄ NE 111TH STREET	265.24	NONE
294.54' SOUTH OF ℄ NE 111TH STREET (℄ OF NE 110TH STREET)	259.35	NONE
332.38' SOUTH OF ℄ NE 111TH STREET	258.59	25'
832.38 SOUTH OF ℄ NE 111TH STREET	234.25	25'
1007.38' SOUTH OF ℄ NE 111TH STREET (℄ OF NE 109TH TERRACE)	228.37	NONE
N. HUNTER AVENUE		
144.52' NORTH OF ℄ NE 109TH STREET	223.88	NONE
375' NORTH OF ℄ NE 109TH STREET	231.44	35'
750' NORTH OF ℄ NE 109TH STREET	251.48	50'
800' NORTH OF ℄ NE 109TH STREET	252.48	NONE
N. KENTUCKY PLACE		
℄ NE 110TH STREET	239.81	NONE
50' NORTHEAST OF ℄ NE 110TH STREET	238.81	25'
215.19' NORTHEAST OF ℄ NE 110TH STREET	247.07	NONE
NE 109TH TERRACE		
℄ N. HUNTER AVENUE	229.23	NONE
515' WEST OF ℄ OF N. HUNTER AVENUE	223.83	75'
625' WEST OF ℄ OF N. HUNTER AVENUE	228.37	NONE
NE 110TH STREET		
℄ N. HUNTER AVENUE	241.48	NONE
50' WEST OF ℄ OF N. HUNTER AVENUE	240.48	25'
200' WEST OF ℄ OF N. HUNTER AVENUE	243.48	50'
425' WEST OF ℄ OF N. HUNTER AVENUE	238.00	100'
825' WEST OF ℄ OF N. HUNTER AVENUE	255.16	50'
1034.33' WEST OF ℄ OF N. HUNTER AVENUE (℄ N. FARLEY AVENUE)	259.35	NONE

STATE PLANE COORDINATES

PT#	NORTHING	EASTING
1	346,960.430	852,285.914
2	347,134.098	852,288.738
3	347,132.279	852,400.576
4	347,106.210	852,398.015
5	347,104.949	852,405.727
6	347,039.844	852,401.940
7	347,039.907	852,419.456
8	346,980.221	852,534.448
9	346,950.516	852,555.775
10	346,910.112	852,577.378
11	346,881.648	852,573.135
12	346,865.586	852,599.491
13	346,880.672	852,612.258
14	346,841.538	852,646.129
15	346,832.509	852,641.697
16	346,768.413	852,627.190
17	346,749.287	852,625.542
18	346,709.723	852,631.138
19	346,696.980	852,580.918
20	346,653.480	852,584.344
21	346,672.434	852,540.817
22	346,692.932	852,534.857
23	346,704.137	852,485.103
24	346,721.803	852,442.939
25	346,761.101	852,375.461
26	346,830.135	852,295.988
27	346,960.232	852,298.103

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 0.9998574. THE COORDINATES ARE LISTED IN METERS.

DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 32, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 59, SOMERBROOK FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE NORTH 0°55'54" EAST ALONG THE EAST LINE OF NORTH STARK AVENUE AS ESTABLISHED BY THE AFORESAID PLAT, 426.93 FEET; THENCE NORTH 89°04'06" WEST, 40 FEET TO A POINT ON THE WEST LINE OF THE SAID QUARTER SECTION; THENCE NORTH 0°55'54" EAST ALONG THE WEST LINE OF THE SAID QUARTER SECTION, 569.91 FEET; THENCE SOUTH 89°04'06" EAST, 367.01 FEET; THENCE SOUTH 5°36'45" WEST, 85.95 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH 80°42'44" EAST, A RADIUS OF 200 FEET, AN ARC DISTANCE OF 25.66 FEET; THENCE SOUTH 3°19'44" WEST, 213.98 FEET; THENCE NORTH 89°47'34" EAST, 57.48 FEET; THENCE SOUTH 62°34'06" EAST, 425.10 FEET; THENCE SOUTH 35°40'36" EAST, 119.99 FEET; THENCE SOUTH 28°07'57" EAST, 150.33 FEET; THENCE SOUTH 8°28'38" WEST, 94.43 FEET; THENCE SOUTH 58°38'25" EAST, 101.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING CHORD BEARING OF NORTH 40°14'30" EAST, A RADIUS OF 210 FEET, AN ARC DISTANCE OF 65.11 FEET; THENCE SOUTH 40°52'35" EAST, 169.82 FEET; THENCE SOUTH 26°08'41" WEST, 33.01 FEET; THENCE SOUTH 12°45'09" WEST, 215.63 FEET; THENCE SOUTH 4°55'32" WEST, 62.99 FEET; THENCE SOUTH 5°03'10" EAST, 131.10 FEET TO THE MOST NORTHERLY CORNER OF LOT 47, SOMERBROOK FIRST PLAT; THENCE ALONG THE NORTHERLY LINE OF SOMERBROOK FIRST PLAT THE FOLLOWING EIGHT COURSES: SOUTH 75°45'40" WEST, 170 FEET; SOUTH 14°14'20" EAST, 45.70 FEET; SOUTH 75°45'40" WEST, 147.35 FEET; NORTH 16°12'45" WEST, 70.04 FEET; NORTH 77°18'31" WEST, 167.34 FEET; NORTH 67°16'00" WEST, 150 FEET; NORTH 59°47'04" WEST, 256.22 FEET; NORTH 49°01'15" WEST, 345.41 FEET TO THE POINT OF BEGINNING, CONTAINING 24.5 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 SOMERBROOK SECOND 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 HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

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 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.

PARK LAND WILL BE DEDICATED IN FUTURE PHASES IN SATISFACTION OF CONDITIONS SET FORTH IN SECTION 66-128, CODE OF ORDINANCES, IN ACCORDANCE WITH THE PRELIMINARY DEVELOPMENT PLAN FOR SOMERBROOK.

STATE PLANE TRAVERSE SCHEDULE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-08	347,641.624	850,980.536	S. 53°27'16" E.	623.631 m	1
1	347,270.276	851,481.551	S. 49°43'58" E.	119.281 m	2
2	347,193.178	851,572.567	S. 52°50'38" E.	306.443 m	3
3	347,008.090	851,816.800	S. 51°46'43" E.	534.398 m	4
4	346,677.457	852,236.637	N. 6°30'33" E.	459.604 m	NW CORNER OF PLAT

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

IN TESTIMONY WHEREOF: STAR DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, HAS BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY IT SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 3rd DAY OF February.

STAR DEVELOPMENT CORPORATION

BY: ____________ TIMOTHY D. HARRIS, PRESIDENT
ATTEST: ____________ TIMOTHY D. HARRIS, SECRETARY

STATE OF MISSOURI)
) S.S.
COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS 3rd DAY OF February, 1997, BEFORE ME A NOTARY PUBLIC, APPEARED TIMOTHY D. HARRIS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF STAR DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, 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 TIMOTHY D. HARRIS ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES May 30, 1998
____________ NOTARY PUBLIC

CLARA M. BALBS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 30, 1998

CITY PLAN COMMISSION

APPROVED ____________
CHAIRMAN WHITNEY E. KERR SR.
____________ ASSISTANT SECRETARY VIRGINIA L. WALSH

PUBLIC WORKS DEPARTMENT

APPROVED ____________
CITY ENGINEER CHARLES E. OWSLEY

APPROVED
By: ____________ Deputy Director
DIRECTOR GEORGE E. WOLF JR.

ENTRY NUMBER 970108

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. 970229 DULY AUTHENTICATED AS PASSED THIS 13 DAY OF March.

____________ MAYOR EMANUEL CLEAVER II
____________ CITY CLERK CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF SOMERBROOK SECOND 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.

____________ JAMES M. FARROW, MO LS NO. 1658

SOMERBROOK SECOND PLAT

KANSAS CITY, CLAY COUNTY, MISSOURI

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

Job No. 2007
Scale: Noted
Date: 2-22-96
Drawn: CDF
Ck'd:
Apprvd: 1-31-97
Revisions: 5-22-96
Sheet No. 2 of 2

http://www.ClayCoGov.com