Clay County, Missouri
Land Survey Document

N 55955

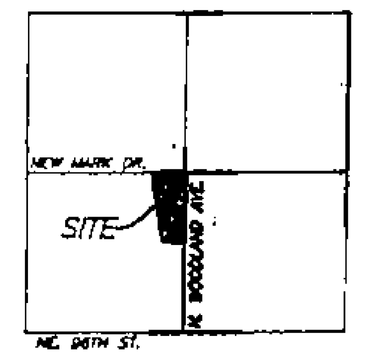
AUG 29 1997

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
207 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732

WILLOW WOODS ESTATES 2ND PLAT

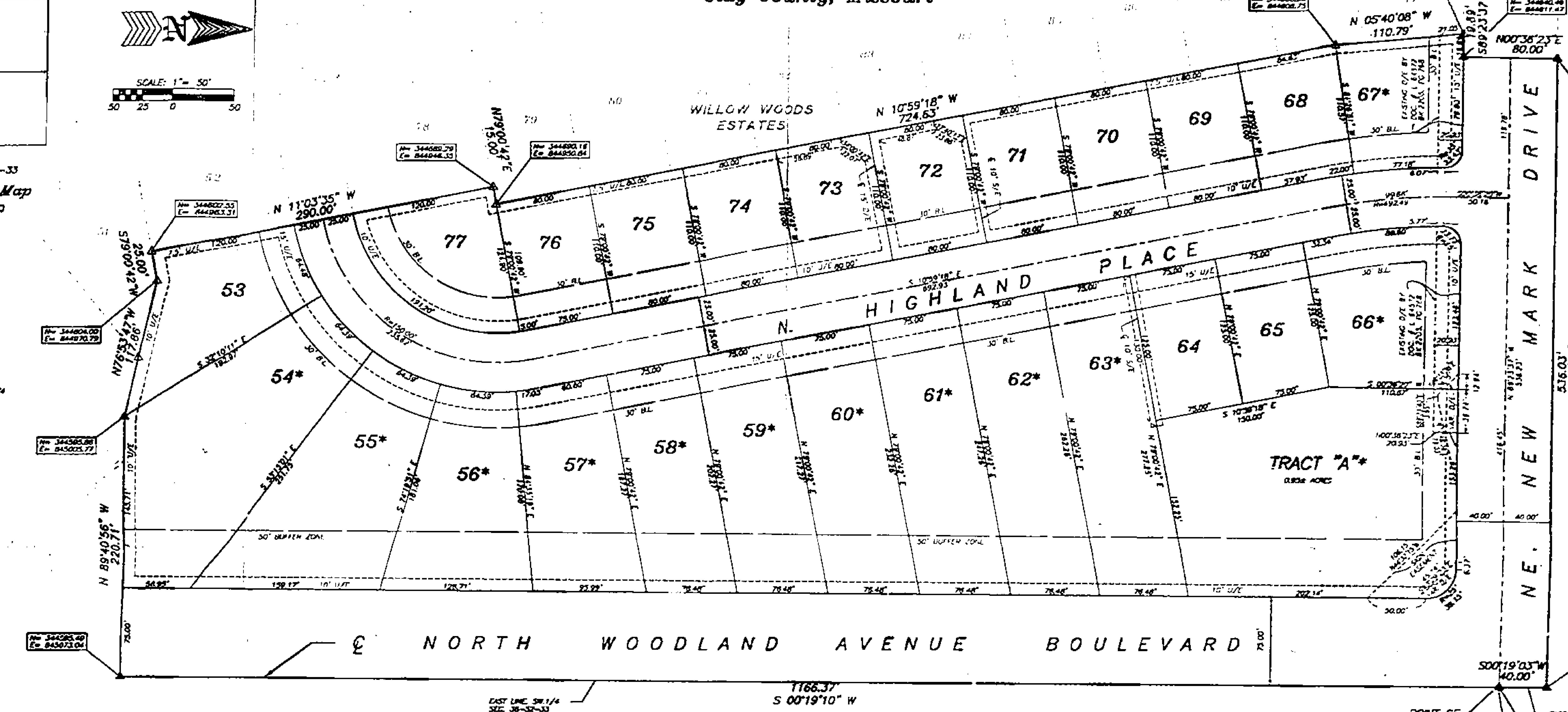
A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

Prepared For:
RON BALDWIN
3727 NORTH OAK
KANSAS CITY, MISSOURI 64116



SEC. 36-52-33
Location Map
(NOT TO SCALE)

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



STREET GRADES	DESCRIPTION	ELEV.	VCT
N. WOODLAND AVENUE (SOUTH BOUND LANES)			
328.19 feet South of the South Plat Line	PVC	278.38	
128.19 feet South of the South Plat Line	PVI	284.38	200.00 feet
South Plat Line	South Plat Line	282.79	
73.81 feet North of the South Plat Line	PVRC	282.38	
173.81 feet North of the South Plat Line	PVI	281.38	100.00 feet
273.81 feet North of the South Plat Line	PVT	284.38	
323.81 feet North of the South Plat Line	PVC	285.88	
623.81 feet North of the South Plat Line	PVI	294.88	300.00 feet
823.81 feet North of the South Plat Line	PVRC	281.38	
1008.81 feet North of the South Plat Line	PVI	273.30	175.00 feet
1208.60 feet North of the South Plat Line	North Plat Line	277.34	
67.21 feet North of the North Plat Line	PVT	278.75	
NE. NEW MARK DRIVE			
129.81 feet East of the East Line of N. Highland Avenue	West Plat Line	294.07	
140.47 feet East of the East line of N. Highland Avenue	PVI	313.00	300.00 feet
249.89 feet East of the East line of N. Highland Avenue	Centerline N. Highland Place	282.47	
440.47 feet East of the East line of N. Highland Avenue	PVT	284.01	
536.21 feet East of the East line of N. Highland Avenue	PVC	277.85	
571.21 feet East of the East line of N. Highland Avenue	PVI	275.73	35.00 feet
606.21 feet East of the East line of N. Highland Avenue	PVT	278.44	
635.14 feet East of the East line of N. Highland Avenue	PVC	277.07	
652.14 feet East of the East line of N. Highland Avenue	PVI	277.42	17.00 feet
669.14 feet East of the East line of N. Highland Avenue	PVT	277.07	
N. HIGHLAND PLACE			
84.64 feet East of the East line of N. Highland Avenue	West Plat Line	279.73	
883.37 feet South of the South line of NE. New Mark Drive	PVC	289.35	
783.37 feet South of the South line of NE. New Mark Drive	PVI	293.54	100.00 feet
683.37 feet South of the South line of NE. New Mark Drive	PVT	283.29	
518.37 feet South of the South line of NE. New Mark Drive	PVC	289.58	
423.37 feet South of the South line of NE. New Mark Drive	PVI	287.44	95.00 feet
328.37 feet South of the South line of NE. New Mark Drive	PVT	290.58	
233.37 feet South of the South line of NE. New Mark Drive	PVC	293.72	
158.37 feet South of the South line of NE. New Mark Drive	PVI	216.20	75.00 feet
83.37 feet South of the South line of NE. New Mark Drive	PVT	284.50	
22.00 feet North of the South line of NE. New Mark Drive	PVI	282.10	
40.00 feet North of the South line of NE. New Mark Drive	Centerline NE. New Mark Dr.	282.47	

TRAVERSE TABLE

Location	Bearing	Distance (Grid Distance)	Northing	Easting
CL-03 Sighting Antenna	N 33°29'41" E		344047.511	846181.811
CL-03 To Point A	S 88°17'13" W	1262.48	344031.80	844919.53
Point A to Point of Beginning	N 82°58'37" E	156.87	344050.96	845075.02

NOTE: The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999[illegible]. All coordinates are in meters.

I hereby certify that the plat of WILLOW WOODS ESTATES 2ND 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 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. [illegible]

DATE: [illegible] A. AYLETT, LS-2074

* THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 54 THRU 63 (INCLUSIVE) AND TRACT "A" ONTO N. WOODLAND AVENUE & THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 66 AND 67 ONTO NE. NEW MARK DRIVE

LEGAL DESCRIPTION:
All that part of the West one-half of Section 36, Township 52, Range 33 in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 36; thence South 0 degrees 19 minutes 10 seconds West along the East line of the Southwest Quarter of said Section 36, a distance of 1166.37 feet; thence North 89 degrees 40 minutes 56 seconds West, a distance of 220.71 feet; thence North 76 degrees 53 minutes 47 seconds West, along the Northeasterly line of Lot 51, WILLOW WOODS ESTATES, a subdivision of land in the City of Kansas City, Clay County, Missouri and its Southeasterly prolongation thereof, a distance of 117.86 feet to the most Northerly corner of said Lot 51; thence South 79 degrees 00 minutes 42 seconds West along the Northwesterly line of said Lot 51, a distance of 25.00 feet to the Southeasterly corner of Lot 52 of said WILLOW WOODS ESTATES; thence North 11 degrees 03 minutes 35 seconds West along the Easterly line of Lot 52, its Northeasterly prolongation, and the Easterly line of Lot 78, of said WILLOW WOODS ESTATES, a distance of 290.00 feet to the Northeasterly corner of said Lot 78; thence North 79 degrees 00 minutes 42 seconds East along the Southerly line of Lot 79 of said WILLOW WOODS ESTATES, a distance of 15.00 feet to the Southeasterly corner of said Lot 79; thence North 10 degrees 59 minutes 18 seconds West along the Easterly line of Lots 79 thru 88 (inclusive) of said WILLOW WOODS ESTATES, a distance of 724.63 feet to an angle point in the Easterly line of said Lot 88; thence North 05 degrees 40 minutes 08 seconds West along the Easterly line of Lots 88 and 89 of said WILLOW WOODS ESTATES, a distance of 110.79 feet to the Southerly line of New Mark Drive; thence South 89 degrees 23 minutes 37 seconds East along the Southerly line of New Mark Drive, a distance of 19.89 feet; thence North 0 degrees 36 minutes 23 seconds East, a distance of 80.00 feet to the Northerly line of New Mark Drive; thence South 89 degrees 23 minutes 37 seconds East, a distance of 536.03 feet to the Easterly line of the Northwest Quarter of said Section 36; thence South 0 degrees 19 minutes 03 seconds West along the Easterly line of the Northwest Quarter of said Section 36, a distance of 40.00 feet to the Point of Beginning. Said tract contains 12.78 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 "WILLOW WOODS ESTATES 2ND PLAT".

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 the 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 Services as to water main easements.

BUFFER ZONE: This strip reserved for the planting of trees or shrubs by the Owner or Developer. The building of structures hereon is prohibited.

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.

PARK LAND: The Developer elects to pay the City of Kansas City, Missouri, a sum of Five Thousand Eight Hundred Twenty-Five and Seven Cents ($ 5,825.07), in lieu of required park land dedication, pursuant to Section 66-128, Code of General Ordinances, as amended.

DEDICATION OF BOULEVARD RIGHT-OF-WAY: The land shown and designated hereto be and the same is hereby devoted for boulevard purposes as approved by the Board of Parks and Recreation Commissioners by Resolution No. ____________, adopted ____________. Said dedication is pursuant to Section 66-128, Code of Ordinances, as amended.

Tract "A" is hereby reserved by the Developer for recreational purposes. The use and maintenance of said Tract "A" is governed by WILLOW WOODS ESTATES 2ND PLAT declaration of restrictions recorded, simultaneously herewith.

JOB NUMBER
28879
28879FPA.DWG

IN TESTIMONY WHEREOF: BALDWIN PROPERTIES, INC., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this 14th day of May, 1997.

BALDWIN PROPERTIES, INC.
Ron Baldwin, President

No Seal

STATE OF MISSOURI } s.s.
COUNTY OF CLAY }

On this 8th day of May 1997 before me appeared Ron Baldwin to me personally known who being by me duly sworn did say that he is President of BALDWIN PROPERTIES, INC. and that the seal affixed to this instrument is the corporate seal of said BALDWIN PROPERTIES, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Ron Baldwin acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: March 27, 2000

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:
CHAIRMAN: Whitney E. Kerr, Sr
ASSISTANT SECRETARY: Angela L. [illegible]

PUBLIC WORKS

APPROVED:
CITY ENGINEER: Charles E. Dooley P.E.

APPROVED:
By: Deputy Director
DIRECTOR: George L. Wolf, Jr. P.E.

ENTRY NO. 970587

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 29 day of May 1997.

MAYOR: Emanuel Cleaver II

CITY CLERK
CITY CLERK: Catherine T. Rocha

STATE OF MO
CLAY COUNTY
I CERTIFY INSTR RECD
97 AUG 29 PM 2 53
BOOK 33 PAGE 3
MARY L. [illegible]
RECORDER OF DEEDS

Book 2730 Page 982

http://www.ClayCoGov.com