Clay County, Missouri
Land Survey Document

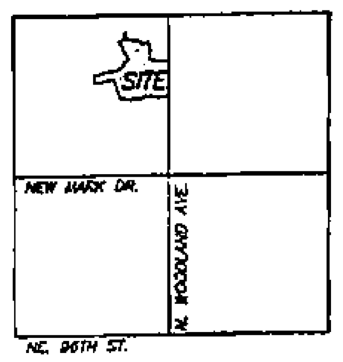
OCT 3 1997 N-60705

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

WILLOW WOODS 6TH PLAT

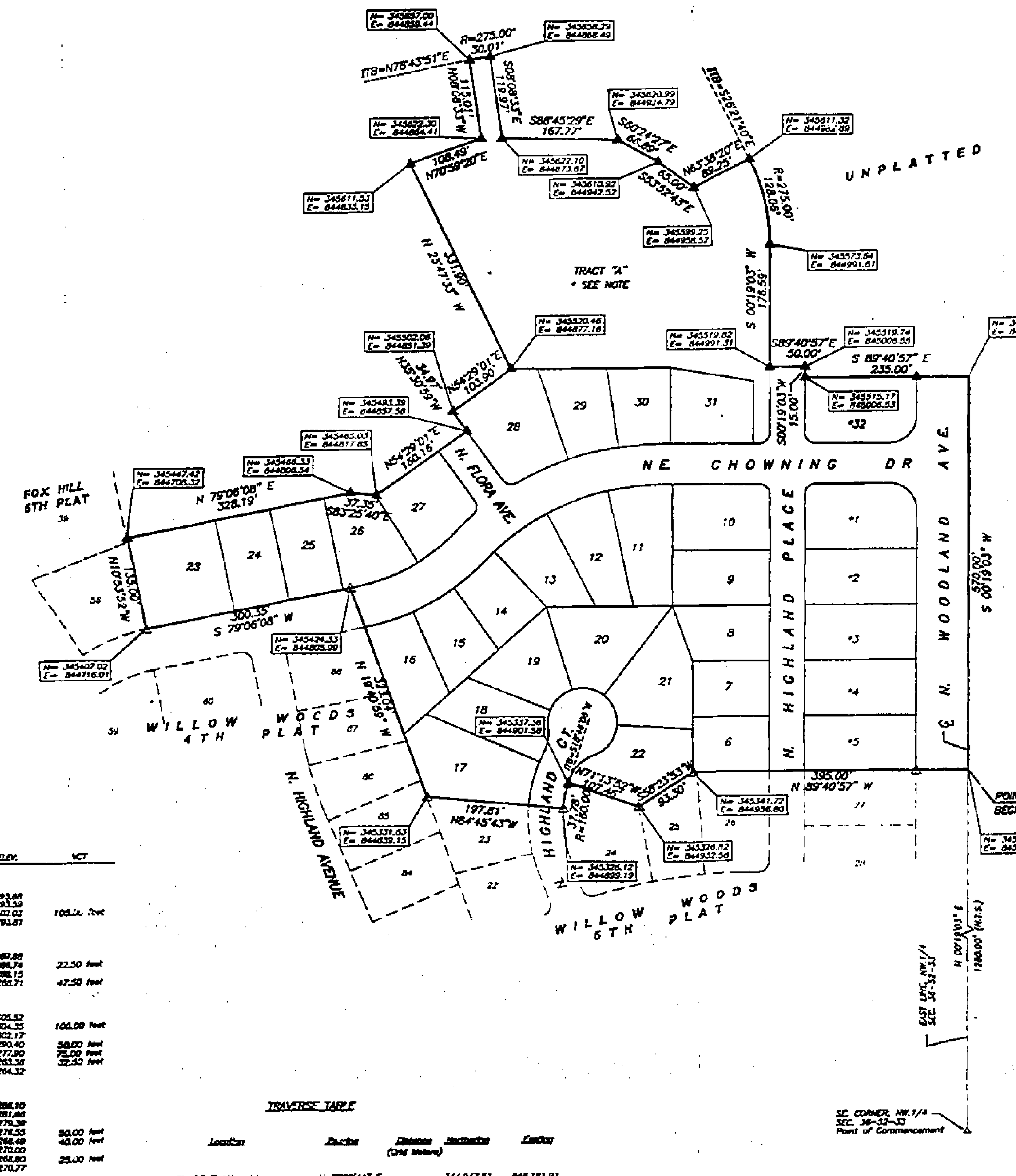
A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

SHEET 1 OF 2



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

SCALE: 1"=100'
100 50 0 100



LEGEND:

- △ 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

- NOTE: THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 1, 2, 3, 4, 5 AND 32 ONTO NORTH WOODLAND AVENUE
- NOTE: TRACT "A" IS FOR STORM WATER DETENTION AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

STREET GRADES

		ELEV.	VCT
N. HIGHLAND COURT			
centerline of NE 101st Terrace		293.88	
14.00 feet North of the centerline of NE 101st Terrace	PVI	293.59	
175.00 feet North of the centerline of NE 101st Terrace	PVI	302.03	105.L. feet
308.40 feet North of the centerline of NE 101st Terrace	Center of Cul-De-Sac	293.81	
N. FLORA AVENUE			
centerline N. Chowning Avenue		287.88	
35.00 feet North of the Centerline of N. Chowning Avenue	PVI	288.74	22.50 feet
133.18 feet North of the Centerline of N. Chowning Avenue	Plat Line	288.15	
140.00 feet North of the Centerline of N. Chowning Avenue	PVI	288.71	47.50 feet
N. CHOWNING AVENUE			
centerline of No. Highland Avenue		305.57	
116.57 feet East of the centerline of N. Highland Avenue	PVI	304.35	100.00 feet
139.20 feet East of the centerline of N. Highland Avenue	Plat Line	302.17	
341.57 feet East of the centerline of N. Highland Avenue	PVI	290.40	50.00 feet
816.57 feet East of the centerline of N. Highland Avenue	PVI	277.90	75.00 feet
966.57 feet East of the centerline of N. Highland Avenue	PVI	263.38	32.50 feet
1032.72 feet East of the centerline of N. Highland Avenue	PVI	264.32	
N. HIGHLAND PLACE			
centerline of NE. 101st Terrace		286.10	
171.30 feet North of the centerline of NE. 101st Terrace	South Plat Line	281.86	
258.80 feet North of the centerline of NE. 101st Terrace	Edge of Existing Pavm't.	279.38	
368.77 feet North of the centerline of NE. 101st Terrace	PVI	276.55	50.00 feet
543.77 feet North of the centerline of NE. 101st Terrace	PVI	268.49	40.00 feet
616.30 feet North of the centerline of NE. 101st Terrace	PVI	270.00	
673.77 feet North of the centerline of NE. 101st Terrace	PVI	268.80	25.00 feet
756.30 feet North of the centerline of NE. 101st Terrace	North Plat Line	270.77	
N. WOODLAND AVENUE (SOUTHBOUND - RECOMMENDED)			
centerline of New Mark Dr.		276.77	
342.21 feet North of the North line of New Mark Drive	PVI	287.00	225.00 feet
692.21 feet North of the North line of New Mark Drive	PVI	279.26	100.00 feet
1042.21 feet North of the North line of New Mark Drive	PVI	284.51	250.00 feet
1230.78 feet North of the North line of New Mark Drive	South Plat Line	275.45	
1577.21 feet North of the North line of New Mark Drive	PVI	280.44	175.00 feet
1808.78 feet North of the North line of New Mark Drive	North Plat Line	267.76	

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-03 Sighting Adams	N 37°29'41" E		344,947.51	845,181.81
Adams To Point A	S 88°17'15" W	1262.467	344,931.80	844,919.53
Point A to Point B	N 78°38'28" E	158.888	344,963.15	845,075.09
Point B to Point of Beginning	N 00°19'03" E	377.814	345,341.03	845,077.18

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999845. All coordinates are in meters.

JOB NUMBER
29730
29730FPA.DWG

LEGAL DESCRIPTION:

All that part of the Northwest Quarter of Section 36, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 36; thence North 00 degrees 19 minutes 03 seconds East along the East line of the Northwest Quarter of said Section 36, a distance of 1280.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 40 minutes 57 seconds West along the North line of Lots 27 and 26, WILLOW WOODS 5TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri and its Easterly prolongation thereof, a distance of 395.00 feet; thence South 58 degrees 23 minutes 53 seconds West along the North line of Lot 25, of said WILLOW WOODS 5TH PLAT, a distance of 93.30 feet; thence North 71 degrees 13 minutes 52 seconds West along the North line of Lot 24 of said WILLOW WOODS 5TH PLAT, a distance of 107.46 feet; thence Southwesterly along a curve to the left, along the West line of said Lot 24, having an initial tangent bearing of South 18 degrees 46 minutes 08 seconds West, a radius of 180.00 feet, an arc distance of 37.78 feet; thence North 64 degrees 45 minutes 43 seconds West along the North line of Lot 23 of said WILLOW WOODS 5TH PLAT, a distance of 197.81 feet to a point on the Easterly line of Lot 85, WILLOW WOODS FOURTH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 19 degrees 40 minutes 59 seconds West along the Easterly line of Lots 85, 86, 87 and 88 and the Northwesterly prolongation thereof, a distance of 323.04 feet to a point on the Northerly line of NE. Chowning Drive; thence South 79 degrees 06 minutes 08 seconds West along the Northerly line of NE. Chowning Drive, a distance of 300.35 feet to the Southeast corner of Lot 56 of said WILLOW WOODS FOURTH PLAT; thence North 10 degrees 53 minutes 52 seconds West along the Easterly line of Lot 56 of said WILLOW WOODS FOURTH PLAT, and the Northwesterly prolongation thereof, a distance of 133.00 feet to a point on the Easterly line of Lot 39, FOX HILL 5TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 79 degrees 06 minutes 08 seconds East, a distance of 328.19 feet; thence South 83 degrees 25 minutes 40 seconds East, a distance of 37.35 feet; thence North 54 degrees 29 minutes 01 seconds East, a distance of 160.16 feet; thence North 35 degrees 30 minutes 59 seconds West, a distance of 34.97 feet; thence North 54 degrees 29 minutes 01 seconds East, a distance of 103.90 feet; thence North 25 degrees 47 minutes 33 seconds West, a distance of 331.90 feet; thence North 70 degrees 59 minutes 20 seconds East, a distance of 108.49 feet; thence North 08 degrees 08 minutes 33 seconds West, a distance of 115.01 feet; thence Northeasterly along a curve to the right, having an initial tangent bearing of North 78 degrees 43 minutes 51 seconds East and a radius of 275.00 feet, an arc distance of 30.01 feet; thence South 08 degrees 08 minutes 33 seconds East, a distance of 119.97 feet; thence South 88 degrees 45 minutes 29 seconds East, a distance of 167.77 feet; thence South 60 degrees 24 minutes 27 seconds East, a distance of 66.89 feet; thence South 53 degrees 52 minutes 43 seconds East, a distance of 65.00 feet; thence North 63 degrees 38 minutes 20 seconds East, a distance of 89.25 feet; thence Southwesterly along a curve to the right, having an initial tangent bearing of South 26 degrees 21 minutes 40 seconds East and a radius of 275.00 feet, an arc distance of 128.08 feet; thence South 00 degrees 19 minutes 03 seconds West, a distance of 178.59 feet; South 89 degrees 40 minutes 57 seconds East, a distance of 50.00 feet; thence South 00 degrees 19 minutes 03 seconds West, a distance of 15.00 feet; thence South 89 degrees 40 minutes 57 seconds East, a distance of 235.00 feet to a point on the East line of the Northwest Quarter of said Section 36; thence South 00 degrees 19 minutes 03 seconds West along the East line of the Northwest Quarter of said Section 36, a distance of 570.00 feet to the Point of Beginning. The above tract of land contains 15.58 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 6TH 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 Seven Thousand Four Hundred Fifty-Six Dollars and Nine Cents ($7,456.09), in lieu of required park land dedication, pursuant to Section 66-128, Code of General Ordinances, as amended.

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 Aug. 1997.

BALDWIN PROPERTIES, INC.
Ron Baldwin, President

No Seal

STATE OF MISSOURI } s.s.
COUNTY OF CLAY

On the 14th day of August 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 the 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: May 11, 2001

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:
CHAIRMAN: Whitney E. Kerr
ASSISTANT SECRETARY

PUBLIC WORKS

APPROVED:
CITY ENGINEER: Charles L. Cooley

APPROVED:
By:
DIRECTOR: Georgianna Deputy Director

ENTRY NO. 970760

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. 971287 duly authenticated as passed this 11 day of September 1997.

MAYOR: Emanuel Cleaver

CITY CLERK: Catherine T. Rocha
CITY CLERK

I hereby certify: that the plat of WILLOW WOODS 6TH 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. 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.

DATE: 8-14-97

Prepared For:
BALDWIN PROPERTIES, INC.
6606 NE ANTIOCH ROAD
GLADSTONE, MO. 64119

http://www.ClayCoGov.com