Clay County, Missouri
Land Survey Document

NOV-4-1997 N 64624

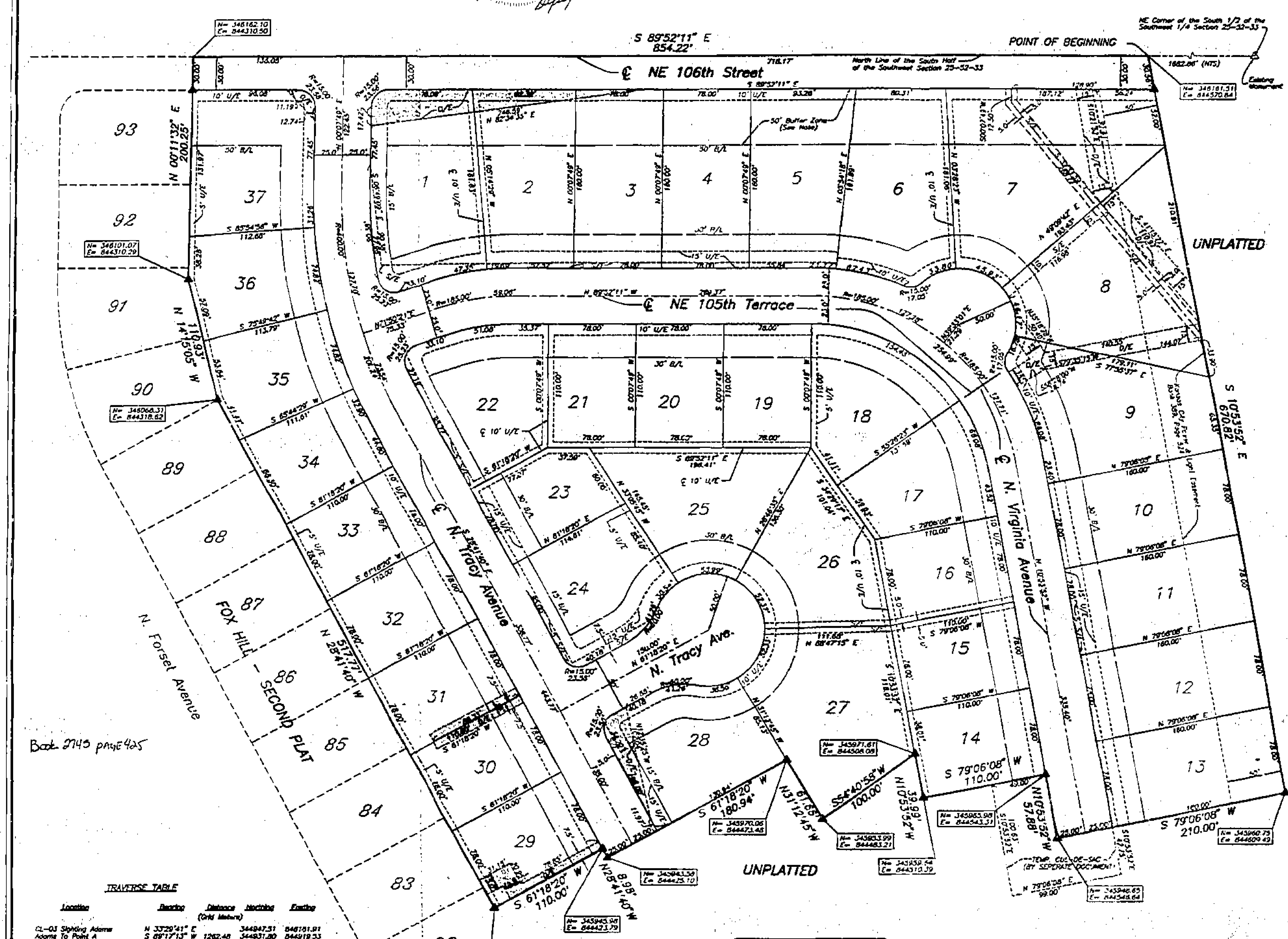
N64624

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

STATE OF MO.
CLAY COUNTY
97 NO -4 PM 2:37
MARY E. MOBERLY
RECORDER OF DEEDS

FOX HILL 6TH PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri



TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-03 Sighting Adams	N 33°29'41" E		344947.51	846161.91
Adams To Point A	S 89°17'13" W	1262.48	344931.80	844919.53
Point A to Point B	N 78°38'26" E	158.69	344963.15	845073.09
Point B to Point C	N 00°19'03" E	377.91	345341.05	845077.19
Point C to Point D	N 00°19'03" E	413.38	345754.42	845079.48
Point D to Point E	N 00°35'39" E	405.95	346160.35	845083.73
Point E to Point of Beginning	N 89°52'11" W	512.88	346161.51	844570.84

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999963. All coordinates are in meters.

I hereby certify; that the plat of FOX HILL 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: ______ William A. Aylett, LS-2074

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

SCALE: 1" = 50'

SW.1/4 SEC.25-52-33
Location Map

JOB NUMBER
31709
31709FPA.DWG

CAB E
Dr. D?

LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 25, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri described as follows: Commencing at the Northeast corner of the South One-Half of the Southwest Quarter of said Section 25; thence North 89 degrees 52 minutes 11 seconds West, along the North line of the South one half of the Southwest Quarter of said Section 25, a distance of 1682.86 feet to the Point of Beginning of the tract of land herein to be described; thence South 10 degrees 53 minutes 52 seconds East, a distance of 670.82 feet; thence South 79 degrees 06 minutes 08 seconds West, a distance of 210.00 feet; thence North 10 degrees 53 minutes 52 seconds West, a distance of 57.88 feet; thence South 79 degrees 06 minutes 08 seconds West, a distance of 110.00 feet; thence North 10 degrees 53 minutes 52 seconds West, a distance of 39.99 feet; thence South 54 degrees 40 minutes 58 seconds West, a distance of 100.00 feet; thence North 31 degrees 12 minutes 45 seconds West, a distance of 61.68 feet; thence South 61 degrees 18 minutes 20 seconds West, a distance of 180.94 feet; thence North 28 degrees 41 minutes 40 seconds West, a distance of 8.98 feet; thence South 61 degrees 18 minutes 20 seconds West, a distance of 110.00 feet to the Northeasterly line of FOX HILL SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 28 degrees 41 minutes 40 seconds West along the Northeasterly line of Lots 82 thru Lots 89 (inclusive) of said FOX HILL SECOND PLAT, a distance of 517.77 feet to the most Northerly corner of said Lot 89; thence North 14 degrees 15 minutes 05 seconds West along the Easterly line of Lots 90 and 91 of said FOX HILL SECOND PLAT, a distance of 110.93 feet to an angle point on the Easterly line of said Lot 91; thence North 00 degrees 11 minutes 32 seconds East along the Easterly line of Lots 91, 92, 93 and their Northerly prolongation thereof, of said FOX HILL SECOND PLAT, a distance of 200.25 feet to the North line of the South one half of the Southwest Quarter of said Section 25; thence South 89 degrees 52 minutes 11 seconds East along the North line of the South one half of the Southwest Quarter of said Section 25, a distance of 854.22 feet to the Point of Beginning. Said tract of land contains 13.21 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 "FOX HILL 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.

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.

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

PARKLAND: In satisfaction of Section 66-128, Code of General Ordinances, Parkland was dedicated as part of FOX HILL 1st, 3rd and 4th PLATS.

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 12th day of August, 1997.

BALDWIN PROPERTIES, INC.
Ron Baldwin, President

No SEAL

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 12th 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 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, Sr.
______
ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED: ______
CITY ENGINEER: Charles E. Owsley

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

ENTRY NO. 970761

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. 971345 duly authenticated as passed this 2 day of October, 1997.

______
MAYOR: Emanuel Cleaver, II

______
CITY CLERK: Catherine T. Rocha

STREET GRADES

		ELEV.	VCT
N. TRACY AVENUE			
centerline of NE 106th Street			
56.00 feet South of the centerline of NE 106th St.	PVI	318.23	25.00 feet
275.00 feet South of the centerline of NE 106th St.	PVI	317.47	112.50 feet
750.00 feet South of the centerline of NE 106th St.	PVI	313.59	25.00 feet
775.00 feet South of the centerline of NE 106th St.	PVT	312.70	
N. TRACY AVENUE (CUL-DE-SAC)			
centerline of N. Tracy Avenue		318.22	
43.00 feet East of the centerline of N. Tracy Ave.	PVI	317.35	20.00 feet
150.00 feet East of the centerline of N. Tracy Ave.	Center of Cul-De-Sac	319.08	
NE 105th TERRACE & VIRGINIA AVENUE			
centerline of N. Tracy Avenue		328.82	
30.00 feet East of the centerline of N. Tracy Ave.	PVI	328.20	12.50 feet
500.00 feet Southeasterly of the centerline of N. Tracy Ave.	PVI	298.07	160.00 feet
984.14 feet Southeasterly of the centerline of N. Tracy Ave.	South of Plat Line	307.57	
NE 106th STREET			
145.00 feet East of the centerline of N. Forest Ave.	West of Plat Line	377.85	200.00 feet
280.00 feet East of Plat line	PVI	310.28	23.00 feet
535.00 feet East of Plat line	PVI	305.58	23.00 feet
630.00 feet East of Plat line	PVI	304.61	23.00 feet
800.00 feet East of Plat line	PVI	303.41	30.00 feet
854.22 feet East of Plat line	East of Plat Line	302.85	

Prepared For:
BALDWIN PROPERTIES, INC.
6606 NE. Antioch road
Gladstone, MO. 64119

http://www.ClayCoGov.com