Clay County, Missouri
Land Survey Document

TRAVERSE TABLE

FROM	NORTHING	EASTING	GRID DIRECTION	DISTANCE	TO
CL-06	346,155.875	843,506.038	N 88°25'31" E	283.478	TP-1
TP-1	346,163.665	843,789.459	N 0°31'58" E	110.838	SE CORNER THIS PLAT

STATE PLANE COORDINATES

POINT NO.	NORTHING	EASTING
1	346,274.498	843,790.490
2	346,56[illegible].014	843,793.210
3	346,564.357	844,110.984
4	346,480.549	844,110.283
5	346,480.628	844,100.785
6	346,443.275	844,100.474
7	346,407.582	844,099.937
8	346,386.435	844,081.086
9	346,387.747	844,077.231
10	346,351.493	844,065.078
11	346,335.817	844,046.435
12	346,303.985	844,035.628
13	346,304.580	843,934.597
14	346,299.033	843,935.095
15	346,285.999	843,895.277
16	346,291.758	843,893.172
17	346,286.040	843,879.047
18	346,274.171	843,848.020

NOTE: THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, AND USING A COMBINED GRID FACTOR OF 0.9998933. THE COORDINATES ARE LISTED IN METERS.

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
N. CHARLOTTE STREET		
350' N. OF ℄ OF NE 106TH ST.	341.53	75'
575' N. OF ℄ OF NE 106TH ST.	335.91	25'
685' N. OF ℄ OF NE 106TH ST.	334.47	15'
℄ OF NE 107TH STREET	335.36	NONE
N. HOLMES STREET		
275' N. OF ℄ OF NE 106TH ST.	334.50	75'
525' N. OF ℄ OF NE 106TH ST.	324.50	25'
700' N. OF ℄ OF NE 106TH ST.	322.75	50'
1050' N. OF ℄ OF NE 106TH ST.	328.65	40'
1150' N. OF ℄ OF NE 106TH ST.	333.50	50'
℄ OF SHOAL CREEK PARKWAY (EAST BOUND)	337.38	NONE
NE 107TH STREET		
30' W. OF ℄ OF N. CAMPBELL ST.	342.04	15'
200' W. OF ℄ OF N. CAMPBELL ST.	330.00	150'
475' W. OF ℄ OF N. CAMPBELL ST.	333.50	30'
700' W. OF ℄ OF N. CAMPBELL ST.	329.19	25'
875' W. OF ℄ OF N. CAMPBELL ST.	324.03	25'
926.02' W. OF ℄ OF N. CAMPBELL ST.	325.05	NONE
1060.03' W. OF ℄ OF N. CAMPBELL ST.	321.97	NONE
NE 107TH TERRACE		
200' W. OF ℄ OF N. HARRISON ST.	329.18	60'
520' W. OF ℄ OF N. HARRISON ST.	349.96	160'
825' W. OF ℄ OF N. HARRISON ST.	337.78	50'
1190' W. OF ℄ OF N. HARRISON ST.	333.15	15'
℄ OF N. HOLMES STREET	334.00	NONE

DESCRIPTION: A TRACT OF LAND IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52, RANGE 33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 89°31'14" WEST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION, 593.89 FEET FOR A TRUE POINT OF BEGINNING, (BEING ALSO THE NORTHWEST CORNER OF AUBURN HILLS SECOND PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI); THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE WEST LINE OF SAID AUBURN HILLS SECOND PLAT, THE FOLLOWING NINE COURSES; SOUTH 0°26'46" WEST, 275 FEET; NORTH 89°31'14" WEST, 31.16 FEET; SOUTH 0°21'46" WEST, 122.57 FEET; SOUTH 18°26'51" WEST, 122.11 FEET; SOUTH 22°42'37" WEST, 75.22 FEET TO A POINT ON A CURVE; WESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225 FEET, A CHORD BEARING AND DISTANCE OF NORTH 79°11' 54" WEST, 13.38 FEET, AND AN ARC OF 13.37 FEET; SOUTH 17°06'00" WEST, 124.46 FEET; SOUTH 31°24'29" WEST, 82.46 FEET; SOUTH 18°45'40" WEST, 110.30 FEET TO THE NORTHWEST CORNER OF LOT 35, AUBURN HILLS FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE WESTERLY ALONG THE NORTH LINE OF SAID AUBURN HILLS FIRST PLAT, THE FOLLOWING SEVEN COURSES; NORTH 89°40'26" WEST, 331.50 FEET; SOUTH 5°08'52" EAST, 18.21 FEET; SOUTH 71°52'30" WEST, 137.47 FEET TO A POINT ON A CURVE; NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225 FEET, A CHORD BEARING AND DISTANCE OF NORTH 20°04'42" WEST, 20.11 FEET, AND AN ARC OF 20.12 FEET; SOUTH 67°58'04" WEST, 50.00 FEET; SOUTH 69°03'58" WEST, 109.00 FEET; NORTH 89°40'26" WEST, 138.77 FEET TO THE NORTHWEST CORNER OF LOT 52, AUBURN HILLS FIRST PLAT; THENCE NORTH 0°31'58" EAST ALONG THE EAST LINE OF THE WEST 1000 FEET OF SAID HALF QUARTER SECTION, 959.84 FEET TO THE NORTHEAST CORNER OF THE WEST 1000 FEET OF SAID HALF QUARTER SECTION; THENCE SOUTH 89°31'14" EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION, 1042.72 FEET TO THE POINT OF BEGINNING, CONTAINING 19.92 ACRES MORE OR LESS.

DEDICATION: THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANOR SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS AUBURN HILLS THIRD PLAT.

THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT AND NO BUILDING, OR PORTION THEREOF, SHALL BE BUILT BETWEEN THESE LINES AND THE STREET LINES.

PARK LAND REQUIREMENTS SET FORTH IN SECTION 66-128, CODE OF ORDINANCES WILL BE SATISFIED BY THAT PORTION OF THE N.E. SHOAL CREEK PARKWAY RIGHT-OF-WAY WHICH EXCEEDS 50 FEET IN WIDTH, BEING 1.7 ACRES, AND BY PRIVATE OPEN SPACE TRACTS A AND B, BEING 1.0 ACRES.

THE LAND SHOWN AND DESIGNATED HEREON AS SHOAL CREEK PARKWAY BE AND THE SAME IS HEREBY DEVOTED FOR STREET RIGHT-OF-WAY PURPOSES AS APPROVED BY THE BOARD OF PARK AND RECREATION COMMISSIONERS BY RESOLUTION No. 2399, ADOPTED AUGUST 19, 1997 SAID DEDICATION IS PURSUANT TO SECTION 21.32, CODE OF GENERAL ORDINANCES, AS AMENDED.

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 OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RE-CONSTRUCTION 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.

TRACT D IS HEREBY ESTABLISHED AND SET FORTH FOR USE AS A STORM WATER DETENTION FACILITY, AND IS TO BE MAINTAINED BY THE AUBURN HILLS HOMEOWNER'S ASSOCIATION IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY HEREWITH.

THOMSON TITLE CORP.
P.O. BOX 212 - LIBERTY, MO 64069
PHONE (816) 792-0077

IN TESTIMONY WHEREOF: AUBURN HILLS DEVELOPMENT, INC., HAS BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY THIS 2nd DAY OF September 1997

AHD, INC. Formerly Rockcan RS
AUBURN HILLS DEVELOPMENT, INC.

BY: _____ TIMOTHY D. HARRIS, PRESIDENT
ATTEST: _____ CRAIG PORTER, SECRETARY

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

BE IT REMEMBERED THAT ON THIS 5th DAY OF September 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 AHD, Inc. Formerly AUBURN HILLS DEVELOPMENT, INC., A MISSOURI CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED 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 MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 30, 1998

NOTARY PUBLIC

CLARA M. BAUMM
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
DIRECTOR: GEORGE E. WOLF JR.

PUBLIC WORKS DEPARTMENT
APPROVED _____
CITY ENGINEER: CHARLES E. OWSLEY
APPROVED _____

ENTRY NUMBER 970778

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. 971225 DULY AUTHENTICATED AS PASSED THIS 4 DAY OF October 1997

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

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF AUBURN HILLS THIRD 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 AN URBAN 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
9-2-97

HANDS • FARROW • WEISKIRCH
ENGINEERS
200 1/2 NORTH LIBERTY
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

AUBURN HILLS THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO.	2124
SCALE:	NOTED
DATE:	8-96
DRAWN:	P.J.S.
CHKD:	J.M.F.
APPROVED:	J.M.F.
REVISIONS:	6-16-97 8-22-97 9-2-97
SHEET NO.	2 OF 2

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