Clay County, Missouri
Land Survey Document

DESCRIPTION: A TRACT OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 51, RANGE 32 IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 23, CHARLESTON HARBOR FIRST PLAT, A SUBDIVISON IN KANSAS CITY, CLAY COUNTY, MISSOURI;
THEN NORTH 39°40'13" EAST, 163.75 FEET;
THEN NORTH 50°19'47" WEST, 58.30 FEET;
THEN NORTH 39°40'13" EAST, 175 FEET;
THEN NORTH 41°33'51" WEST, 80.95 FEET;
THEN NORTH 60°33'02" EAST, 45.55 FEET;
THEN NORTH 0°40'13" EAST, 180.69 FEET;
THEN SOUTH 89°19'47" EAST, 170 FEET;
THEN SOUTH 0°40'13" WEST, 1.80 FEET;
THEN SOUTH 89°19'47" EAST, 140 FEET;
THEN SOUTH 0°40'13" WEST, 66.20 FEET;
THEN SOUTH 87°14'48" EAST, 169.91 FEET TO A POINT ON A CURVE;
THEN SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 325 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 3°09'15" WEST, 4.54 FEET AND AN ARC OF 4.54 FEET;
THEN SOUTH 86°25'44" EAST, 127.02 FEET TO A POINT ON THE EAST LINE OF THE SAID HALF QUARTER SECTION;
THEN SOUTH 0°51'23" WEST ON THE SAID EAST LINE, 1075.28 FEET TO THE NORTHEAST CORNER OF LOT 32, CHARLESTON HARBOR FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI;
THEN NORTHWESTERLY ALONG THE NORTHERLY LINE OF CHARLESTON HARBOR FIRST PLAT THE FOLLOWING EIGHT COURSES:
NORTH 86°08'37" WEST, 105 FEET;
NORTH 34°03'30" WEST, 195.13 FEET TO A POINT ON A CURVE;
NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 282.34 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40°17'34" EAST, 17.21 FEET AND AN ARC OF 17.21 FEET;
NORTH 51°27'12" WEST, 140 FEET;
NORTH 73°43'53" WEST, 63.41 FEET;
NORTH 49°04'39" WEST, 293.44 FEET TO A POINT ON A CURVE;
NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 624.80 FEET, A CHORD BEARING AND DISTANCE OF NORTH 40°46'44" EAST, 3.14 FEET AND AN ARC OF 3.14 FEET;
NORTH 49°21'54" WEST, 233.12 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 13.8 ACRES MORE OR LESS.

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
N. CHARLESTON DRIVE		
157.92' North of CL of NE 68th Terrace	157.10	None
417.74' North of CL of NE 68th Terrace	169.44	110'
642.72' North of CL of NE 68th Terrace	156.85	110'
752.74' North of CL of NE 68th Terrace	167.85	None
N. COLORADO DRIVE		
CL of N. Charleston Drive	166.58	None
175' North of CL of N. Charleston Drive	163.08	75'
482.40' North of CL of N. Charleston Drive	138.49	None
NE 69th STREET/N. HARDESTY AVENUE (S)		
CL of N. Colorado Avenue	155.43	None
50' East of CL of N. Colorado Avenue	154.43	25'
300' Southeast of CL of N. Colorado Avenue	134.43	25'
475' Southeast of CL of N. Colorado Avenue	117.85	25'
640' Southeast of CL of N. Colorado Avenue	107.95	50'
875' Southeast of CL of N. Colorado Avenue	110.50	60'
935.72' Southeast of CL of N. Colorado Avenue	113.76	None
N. HARDESTY AVENUE (N)		
CL of NE 69th Street	139.60	None
50' North of CL of NE 69th Street	138.60	25'
200' North of CL of NE 69th Street	127.00	100'
300' North of CL of NE 69th Street	132.00	None

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	338745.080	848353.273
2	338783.494	848387.131
3	338794.448	848373.924
4	338835.500	848407.971
5	338853.980	848391.603
6	338880.785	848403.891
7	338909.815	848404.265
8	338909.209	848456.072
9	338908.661	848485.066
10	338908.162	848498.730
11	338887.989	848498.494
12	338885.208	848556.306
13	338883.827	848556.230
14	338881.427	848594.887
15	338553.755	848589.989
16	338554.234	848557.973
17	338603.502	848524.688
18	338607.502	848528.060
19	338634.090	848494.890
20	338639.504	848478.139
21	338698.085	848403.564
22	338698.809	848409.189

STATE PLANE TRAVERSE SCHEDULE

FROM	NORTHING	EASTING	DIRECTION	DISTANCE	TO
CL-16	338595.680	848187.541	N 0°14'41" W	263.439	TP-1
TP-1	338859.115	848186.415	N 1°01'27" W	482.060	TP-2
TP-2	337341.089	848177.799	N 2°09'57" E	378.091	TP-3
TP-3	337718.920	848132.089	S 48°19'41" W	12.190	TP-4
TP-4	337710.815	848182.983	N 0°40'13" E	795.041	TP-5
TP-5	338505.502	848192.284	N 0°40'13" E	182.852	TP-6
TP-6	338688.851	848194.423	S 89°19'47" E	54.858	TP-7
TP-7	338688.010	848249.278	N 61°42'04" E	120.384	P.O.B. THIS PLAT

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 0.9999033. THE COORDINATES ARE LISTED IN METERS.

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 CHARLESTON HARBOR SECOND PLAT.

STREETS: THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE 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.

PARKLAND: THE PARKLAND DEDICATION REQUIREMENT WAS SATISFIED BY CHARLESTON HARBOR FIRST PLAT.

IN WITNESS WHEREOF: C.C.C. DEVELOPMENT COMPANY, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____

C.C.C. DEVELOPMENT COMPANY, L.L.C.

FRANK J. CUCCHIARA, VICE PRESIDENT

STATE OF MISSOURI)
COUNTY OF Clay) S.S.

BE IT REMEMBERED THAT ON THIS 12 DAY OF January 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME FRANK J. CUCCHIARA, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS VICE PRESIDENT OF C.C.C. DEVELOPMENT COMPANY, L.L.C., A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE CONSENT OF THE MEMBERS AND THAT SAID FRANK J. CUCCHIARA ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

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: November 1, 1998

JOSEPH F. PRESKO
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV. 1, 1998

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED _____

CHAIRMAN
WHITNEY E. KERR, SR.

ASSISTANT SECRETARY
VIRGINIA WALSH

PUBLIC WORKS DEPARTMENT

APPROVED 1-16-98

ACTING CITY ENGINEER

APPROVED: 1-16-98

DIRECTOR
GEORGE E. WOLF, JR. P.E.

ENTRY NUMBER: 980010

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. 980061 DULY AUTHENTICATED AS PASSED THIS 29 DAY OF January

MAYOR
EMANUEL CLEAVER II

CITY CLERK
CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF CHARLESTON HARBOR 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 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. 1558
1-2-98

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR. ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

HANDS • FARROW • WEISKIRCH
ENGINEERS
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

CHARLESTON HARBOR SECOND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO.	2161
FILENAME:	2161
DATE:	1-23-97
DRAWN BY:	P.J.S.
CHKD:	
APPROVED:	
REVISED:	9/29/97 10/23/97 10/28/97 12/19/97 1/2/98
SHEET NO.	2 of 2