Clay County, Missouri
Land Survey Document

WOODNEATH FARMS–FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CLAY			341599.267	853732.678
201	S89°45'03"W	726.887	341596.705	853005.797
202	N03°09'09"W	190.211	341786.627	852995.337
203 SE Cor SW 1/4	N0°38'56"E	654.231	342440.816	853002.746
204 T P O B	N0°26'54"E	323.058	342763.865	853005.274
205	N89°24'22"W	319.827	342767.180	852685.484
206	S0°26'54"W	56.383	342710.799	852685.043
207	N89°24'22"W	127.784	342712.124	852557.286
208	N0°26'54"E	38.328	342750.450	852557.585
209	N25°34'51"E	74.976	342818.078	852589.960
210	N33°57'56"E	51.292	342860.819	852618.616
211	N10°21'18"E	43.118	342903.034	852626.366
212	N0°26'54"E	31.361	342934.394	852626.612
213	N05°51'52"W	39.271	342973.460	852622.599
214	N17°34'21"W	45.132	343016.496	852608.973
215	N31°44'26"W	78.928	343083.618	852567.446
216	N24°10'59"W	44.242	343123.977	852549.322
217	N0°29'15"E	110.395	343234.368	852550.261
218	S89°30'45"E	295.720	343232.618	852755.974
219	S0°26'54"W	420.429	342812.202	852752.684
220	S89°24'22"E	252.961	342809.579	853005.531
204 T P O B	S0°26'54"W	45.716	342763.865	853005.274

NOTE ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999032. COORDINATES ARE IN METERS

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	N. MANNING AVENUE		
	Centerline of NE 90th Street	183.49	--------
36.51	Feet North of the Centerline of NE 90th Street	182.73	25.00
239.14	Feet North of the Centerline of NE 90th Street	185.34	40.00
625.00	Feet North of the Centerline of NE 90th Street	178.82	95.00
1528.00	Feet North of the Centerline of NE 90th Street (North line of Plat)	205.73	--------
	NE 90TH STREET		
185.44	Feet West of the Centerline of N. Manning Avenue	185.36	--------
73.31	Feet West of the Centerline of N. Manning Avenue	185.54	125.00
404.65	Feet East of the Centerline of N. Manning Avenue	187.45	50.00
1183.69	Feet East of the Centerline of N. Manning Avenue (East line of Plat)	183.66	--------
	NE 91ST TERRACE		
120.00	Feet West of the Centerline of N. Manning Avenue	202.73	--------
66.44	Feet West of the Centerline of N. Manning Avenue	199.78	53.00
	Centerline of N. Manning Avenue	201.16	--------
148.56	Feet East of the Centerline of N. Manning Avenue	198.07	50.00
372.14	Feet East of the Centerline of N. Manning Avenue (Center of Cul-de-Sac)	190.82	--------

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 2, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 0°26'54" East along the East line of said Southwest Quarter, 1060.00 feet to the True Point of Beginning of the tract to be herein described; thence North 89°24'22" West, 1049.33 feet; thence South 0°26'54" West, 185.00 feet; thence North 89°24'22" West, 419.21 feet; thence North 0°26'54" East, 125.76 feet; thence North 25°34'51" East, 246.01 feet; thence North 33°57'56" East, 188.30 feet; thence North 10°21'18" East, 141.48 feet; thence North 0°26'54" East, 102.90 feet; thence North 05°51'52" West, 128.66 feet; thence North 17°34'21" West, 140.09 feet; thence North 31°44'26" West, 259.01 feet; thence North 24°10'59" West, 145.16 feet; thence North 0°29'15" East, 362.22 feet; thence South 89°30'45" East, 875.00 feet; thence South 0°26'54" West, 1379.49 feet; thence South 89°24'22" East, 830.00 feet to a point on the aforementioned East line of said Southwest Quarter; thence South 0°26'54" West, along said East line, 150.00 feet to the True Point of Beginning. Containing 23.73 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

WOODNEATH FARMS - FIRST PLAT

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 of 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.

STREETS The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

TRACT A Tract A (3.73 acres) is hereby reserved as Private Open Space and shall be maintained by the Woodneath Farms Home Owners Association.

TRACT B Tract B (3.43 acres) is hereby reserved as Private Open Space and shall be maintained by the Woodneath Farms Home Owners Association.

HA-1 AND HA-2 HA-1 (0.01 acres) and HA-2 (0.01 acres) is hereby reserved as Private Open Space and shall be maintained by the Woodneath Farms Home Owners Association.

IN WITNESS WHEREOF, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, licensed to do business in the State of Missouri, has caused these presents to be executed this 27th day of January, 1998.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A Missouri Corporation

Ora H. Reynolds — Ora H. Reynolds, Director of Residential Development

Donald K. Hagan — Donald K. Hagan, Assistant Secretary

STATE OF MISSOURI)
) SS
COUNTY OF Clay)

Be it remembered that on this 27th day of January, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds and Donald K. Hagan, to me personally known, who being by me duly sworn, did say that they are Director of Residential Development and Assistant Secretary, respectively of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Ora H. Reynolds and Donald K. Hagan acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires Jan. 22, 2002

Connie E. Thomas
Notary Public
CONNIE E THOMAS
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. JAN. 22, 2002

CITY PLAN COMMISSION
Approved
Chairman - Vincent E. Kerr, Sr.
Asst. Secretary - Vincent E. Walsh

PUBLIC WORKS
Approved
Acting City Engineer - Gregory E. Wolf, Jr., P.E.
Entry Number 980044

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. 980147 duly authorized and passed this 29th day of January, 1998.
City Clerk - Catherine T. Roberts

Book 2565 Page 161
Book 2565 Page 174

This plat and survey of **WOODNEATH FARMS - FIRST PLAT** were executed by John F. Lutjen & Associates, Inc., 5577 N.W. Barry Road, Kansas City, Missouri 64151.

I HEREBY CERTIFY that the plat of **WOODNEATH FARMS - FIRST 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

1-23-98
Date

Signed W. James Schewe, RLS #1989

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers - Land Surveyors - Landscape Architects