Clay County, Missouri
Land Survey Document

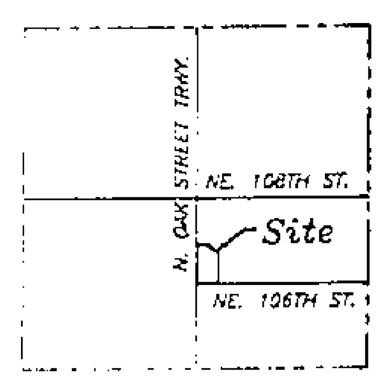
JUL 30 1998

P 3252

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ○ LAND PLANNING ○ CIVIL ENGINEERING
201 NW 72ND STREET ○ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

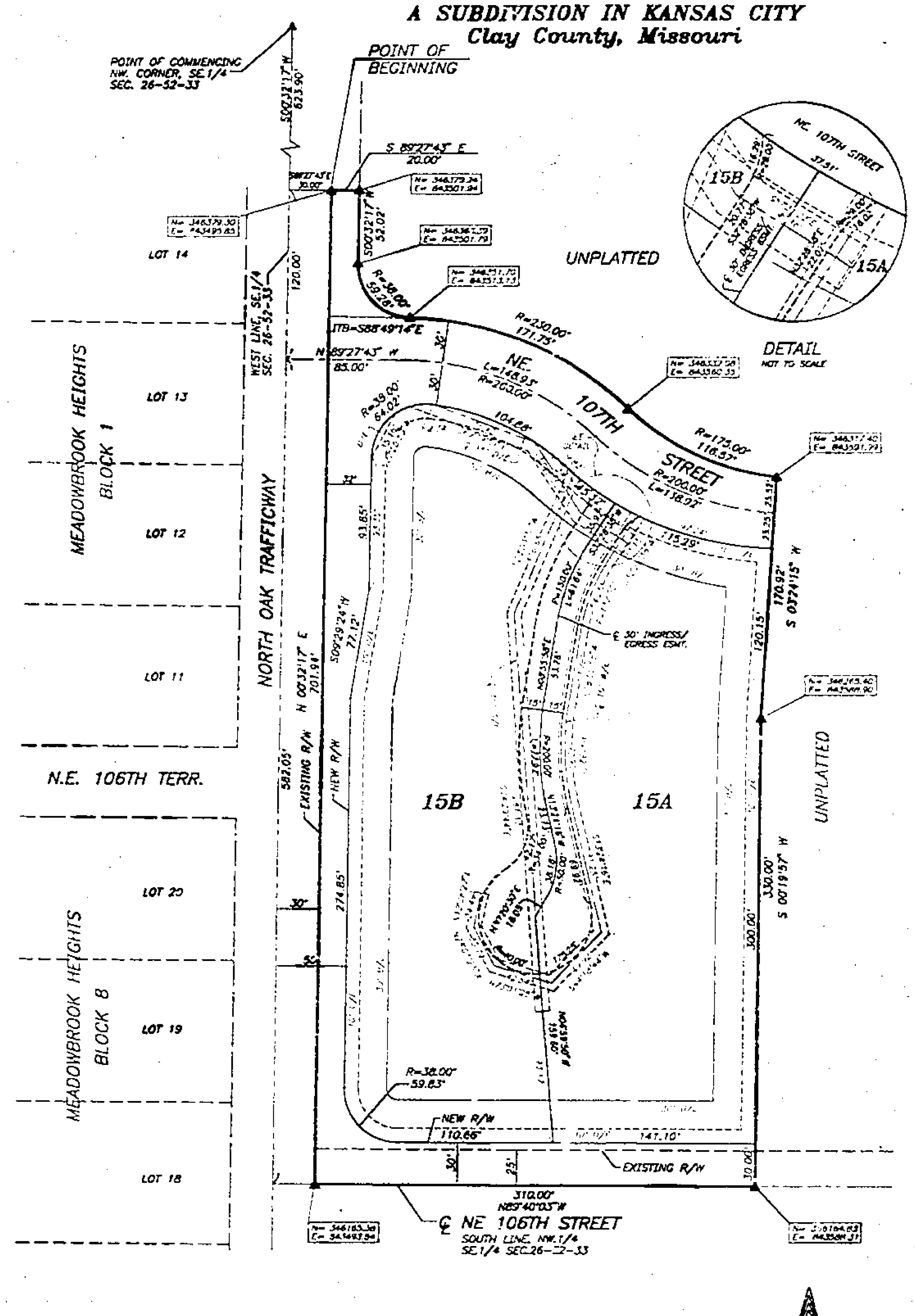
# TOWNHOMES AT MULLINS CORNER

## A SUBDIVISION IN KANSAS CITY
## Clay County, Missouri




SEC. 26-52-33

Location Map




TRAVERSE TABLE

| Location | Bearing | Distance (Grid Meters) | Northing | Easting |
|---|---|---|---|---|
| CL-06 Sighting CL-DAA-2 | S 01°38'21" W | | 346155.675 | 843506.085 |
| CL-06 To Point of Beginning | N 02°37'30" W | 223.66 | 346379.30 | 843495.65 |

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998253. All coordinates are in meters.

| STREET GRADES | | ELEV. | VCT |
|---|---|---|---|
| NORTH OAK TRAFFICWAY (RECOMMENDED) | | | |
| 252.62 feet South of the centerline of NE. 106th Street | PVC | 335.62 | |
| 7.89 feet South of the centerline of NE. 106th Street | PVI | 346.22 | 275.00 feet |
| Centerline NE 106th Street | | 340.74 | |
| 267.11 feet North of the Centerline of NE 106th Street | PVT | 334.96 | |
| 582.05 feet North of the Centerline of NE 106th Street | Centerline NE 107th Street | 322.06 | |
| 675.06 feet North of the Centerline of NE 106th Street | PVC | 318.24 | |
| 702.05 feet North of the Centerline of NE 106th Street | North Plat Line | 317.17 | |
| 745.06 feet North of the Centerline of NE 106th Street | PVI | 315.38 | 70.00 feet |
| 815.06 feet North of the Centerline of NE 106th Street | PVT | 313.40 | |
| NE. 106TH STREET (RECOMMENDED) | | | |
| Centerline of North Oak Trafficway | | 340.74 | |
| 35.10' East of Centerline of North Oak Trafficway | PVI | 340.00 | |
| 220.00' East of Centerline of North Oak Trafficway | PVC | 347.38 | |
| 300.00' East of Centerline of North Oak Trafficway | East Plat Line | 348.86 | 80.00 feet |
| 360.00' East of Centerline of North Oak Trafficway | PVT | 349.65 | |
| NE. 107TH STREET | | | |
| Centerline of North Oak Trafficway | | 321.85 | |
| 35.00' East of Centerline of North Oak Trafficway | PVC | 321.48 | |
| 50.00' East of Centerline of North Oak Trafficway | PVI | 321.17 | 15.00 feet |
| 65.00' East of Centerline of North Oak Trafficway | PVT | 321.61 | |
| 90.00' East of Centerline of North Oak Trafficway | PVC | 322.34 | |
| 110.00' East of Centerline of North Oak Trafficway | PVI | 322.83 | 20.00 feet |
| 130.00' East of Centerline of North Oak Trafficway | PVT | 324.23 | |
| 271.37' East of Centerline of North Oak Trafficway | Centerline Private Drive | 333.42 | |
| 280.00' East of Centerline of North Oak Trafficway | PVC | 333.98 | |
| 372.65' East of Centerline of North Oak Trafficway | East Plat Line | 337.98 | |
| 425.00' East of Centerline of North Oak Trafficway | PVI | 343.40 | 145.00 feet |
| 570.00' East of Centerline of North Oak Trafficway | PVT | 331.87 | |

Book 2884 Page 1

I hereby certify; that the plat of TOWNHOMES AT MULLINS CORNER 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, 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.

DATE: 6-23-98 ____ A. AYLETT, LS-2974

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

JOB NUMBER 33330

CA6-E 19/43 CF

STATE OF MO. CLAY COUNTY DEEDS DISTRICT
98 JUL 30 A 8:59
MARY E. MURPHY RECORDER OF DEEDS
Book ___ Page 84

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 26, Township 52, Range 33 in Kansas City, Clay County, Missouri described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 26; thence South 00 degrees 32 minutes 17 seconds West along the West line of the Southeast Quarter of said Section 26, a distance of 623.90 feet; thence South 89 degrees 27 minutes 43 seconds East, a distance of 30.00 feet to the Point of Beginning of the tract of land herein to be described; thence continuing South 89 degrees 27 minutes 43 seconds East, a distance of 20.00 feet; thence South 00 degrees 32 minutes 17 seconds West, a distance of 52.02 feet; thence Southeasterly along a curve to the left being tangent to the last described course and having a radius of 38.00 feet, an arc distance of 58.26 feet; thence Southeasterly along a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 14 second East, and a radius of 250.00 feet, an arc distance of 171.75 feet; thence Southeasterly along a reverse curve having a radius of 175.00 feet, an arc distance of 116.57 feet; thence South 03 degrees 24 minutes 15 seconds West, a distance of 170.92 feet; thence South 00 degrees 19 minutes 57 seconds West, a distance of 330.00 feet to a point on the South line of the Northwest Quarter of the Southeast Quarter of said Section 26; thence North 89 degrees 40 minutes 03 seconds West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 26, a distance of 310.00 feet to a point on the Easterly right-of-way line of North Oak Trafficway; thence North 00 degrees 32 minutes 17 seconds East along a line that is 30.00 feet East of and parallel to the West line of the Southeast Quarter of said Section 26, a distance of 701.94 feet to the Point of Beginning. Said tract contains 4.08 Acres more or less.

DEDICATION: The undersigned proprietors of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "TOWNHOMES AT MULLINS CORNER".

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

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 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 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, or 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.

PARKLAND: The Developer elects to pay the City of Kansas City, Missouri, a sum of Four Thousand One Hundred Twenty Dollars and Twenty-Two Cents ($4,120.22) in lieu of required parkland dedication, pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: HAWKEYE DEVELOPMENT LLC, a Missouri Limited Liability Company, has by the authority of its Board of Directors caused this instrument to be executed by its Managing General Partner this 23rd day of June, 1998.

HAWKEYE DEVELOPMENT LLC

Hawkeye Development, LLC.
Andrew N. Nordland, Managing General Partner

NO SEAL

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 23rd day of June 1998 before me appeared Andrew N. Nordland to me personally known who being by me duly sworn did say that he is Managing General Partner of HAWKEYE DEVELOPMENT LLC, and that the seal affixed to this instrument is the corporate seal of said HAWKEYE DEVELOPMENT LLC, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Andrew N. Nordland 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 seal the year and date last written above.

My Commission Expires: March 27, 2000

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:
Charles F. Myers
CHAIRMAN: Charles F. Myers

ACTING ASSISTANT SECRETARY.

PUBLIC WORKS

APPROVED:
CITY ENGINEER: Stanley L. Harris, P.E.

APPROVED:
DIRECTOR: George E. Wolf, Jr. P.E.

ENTRY NO. 980289

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. 980805 duly authenticated as passed this 9 day of July 1998.

MAYOR

CITY CLERK: Catherine T. Rocha

Prepared For:
HAWKEYE DEV. LLC.
5025 NW. 83RD TERRACE
KANSAS CITY, MO. 64151
DATE: 06/22/98

http://www.ClayCoGov.com