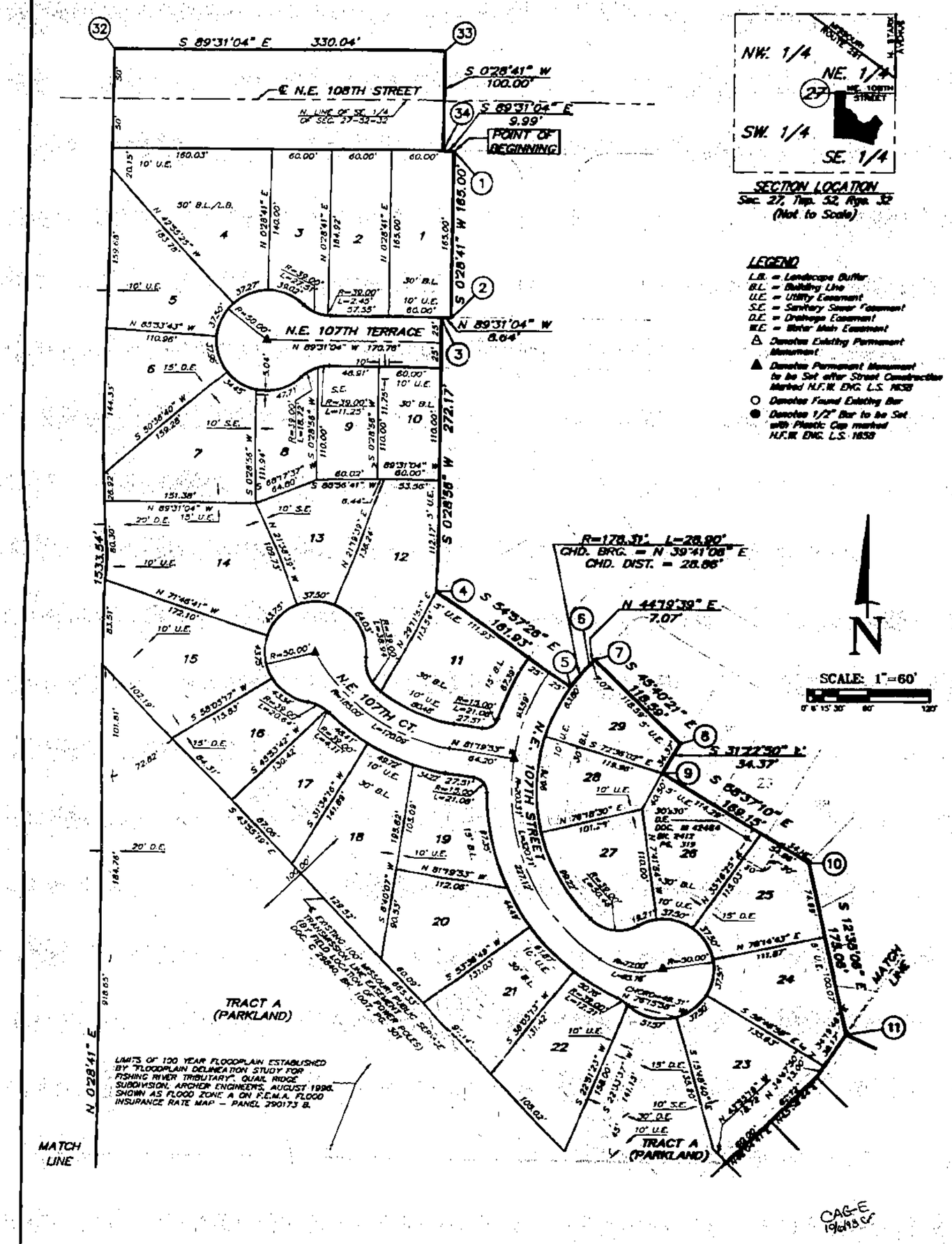
Clay County, Missouri
Land Survey Document

QUAIL RIDGE SECOND PLAT

A Subdivision in Kansas City, Clay County, Missouri



SECTION LOCATION
Sec. 27, Twp. 52, Rge. 32
(Not to Scale)

LEGEND
L.B. = Landscape Buffer
B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
Denotes Existing Permanent Monument
Denotes Permanent Monument to be Set after Street Construction Marked H.F.W. ENG. L.S. 1658
Denotes Found Existing Bar
Denotes 1/2" Bar to be Set with Plastic Cap marked H.F.W. ENG. L.S. 1658

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 52, RANGE 32 IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, QUAIL RIDGE, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THEN SOUTHERLY AND MORE OR LESS SOUTHEASTERLY ON THE WEST LINE OF QUAIL RIDGE, THE FOLLOWING SEVENTEEN COURSES:
SOUTH 0°28'41" WEST, 165 FEET;
NORTH 89°31'04" WEST, 8.64 FEET;
SOUTH 0°28'56" WEST, 272.17 FEET;
SOUTH 54°57'26" EAST, 181.93 FEET TO A POINT ON A CURVE;
NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 178.31 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39°41'06" EAST, 28.86 FEET, AND AN ARC OF 28.90 FEET TO A POINT OF TANGENCY;
NORTH 44°19'39" WEST, 7.07 FEET;
SOUTH 45°40'21" EAST, 118.59 FEET;
SOUTH 31°22'50" WEST, 34.37 FEET;
SOUTH 58°37'10" EAST, 169.15 FEET;
SOUTH 12°35'06" EAST, 175.06 FEET;
SOUTH 65°02'50" EAST, 110 FEET TO A POINT ON A CURVE;
SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 265.09 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 26°08'32" WEST, 10.70 FEET, AND AN ARC OF 10.70 FEET;
SOUTH 62°44'07" EAST, 161.82 FEET;
NORTH 25°01'30" EAST, 33.58 FEET;
NORTH 72°29'31" EAST, 163.86 FEET;
NORTH 31°09'33" EAST, 160 FEET;
NORTH 38°50'27" WEST, 32.64 FEET;
NORTH 45°03'06" EAST, 141.60 FEET TO THE MOST EASTERLY CORNER OF LOT 19, QUAIL RIDGE BEING ALSO A POINT ON THE WEST LINE OF BRYNWOOD DOWNS, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI;
THEN SOUTHEASTERLY ON THE SAID WEST LINE OF BRYNWOOD DOWNS, THE FOLLOWING TWO COURSES:
SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 2112.85 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 34°49'05" EAST, 296.44 FEET, AND AN ARC OF 296.69 FEET;
SOUTH 38°47'47" EAST, 53.55 FEET;
THEN SOUTH 86°55'13" WEST, 46.31 FEET;
THEN SOUTH 25°29'46" WEST, 145.42 FEET TO A POINT ON A CURVE;
THEN SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 324.28 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 63°37'57" EAST, 9.86 FEET AND AN ARC OF 9.86 FEET;
THEN SOUTH 27°14'20" WEST, 115.63 FEET;
THEN SOUTH 16°54'00" WEST, 120 FEET;
THEN SOUTH 3°26'41" EAST, 120.89 FEET TO A POINT ON A CURVE;
THEN NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 575 FEET, A CHORD BEARING AND DISTANCE OF NORTH 89°22'33" WEST, 81.60 FEET AND AN ARC OF 81.67 FEET;
THEN SOUTH 4°41'35" WEST, 198.26 FEET;
THEN NORTH 73°06'00" WEST, 760.62 FEET;
THEN NORTH 89°33'18" WEST, 555 FEET;
THEN NORTH 0°28'41" EAST, 1533.54 FEET;
THEN SOUTH 89°31'04" EAST, 330.04 FEET;
THEN SOUTH 0°28'41" WEST, 100 FEET;
THEN SOUTH 89°31'04" EAST, 9.99 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 30.5 ACRES MORE OR LESS.

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 QUAIL RIDGE SECOND 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.

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 ON 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 APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER SERVICES DEPARTMENT AS TO WATER MAIN EASEMENTS.

THE LAND SHOWN AND DESIGNATED HEREON AS "TRACT A" IS HEREBY DEDICATED FOR PARK PURPOSES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS PURSUANT TO THE REQUIREMENTS OF SECTION 88.126 CODE OF ORDINANCES, BY RESOLUTION NO. 24370 ADOPTED ON JULY 14, 1998

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION HAS, BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 15th DAY OF July 1998

ROBERTSON PROPERTIES, INC.

JAMES D. ROBERTSON, PRESIDENT

ATTEST: JAN STUBBS, SECRETARY

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

BE IT REMEMBERED THAT ON THIS 15th DAY OF July 1998 BEFORE ME, A NOTARY PUBLIC, APPEARED JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JAMES D. ROBERTSON 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 IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6/31/2002

NOTARY PUBLIC

CITY PLAN COMMISSION
APPROVED
CHAIRMAN
CHARLES F. MYERS
ASSISTANT SECRETARY
ACTING ASSISTANT

PUBLIC WORKS DEPARTMENT
APPROVED
CITY ENGINEER
STANLEY L. HARRIS, P.E.
APPROVED
DIRECTOR
GEORGE E. WOLF, JR., P.E.

980322
ENTRY NUMBER

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. 980886 DULY AUTHENTICATED AS PASSED THIS 23 DAY OF July 1998

MAYOR
EMANUEL CLEAVER II

CITY CLERK
CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF QUAIL RIDGE 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 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

7-16-98

JAMES M. FARROW, MO. LS NO. 1658

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

HANDS FARROW WEISKOPF ENGINEERS, INC.
111 NORTH MAIN
MOBERLY, MISSOURI 65270
(816) 263-3000 FAX (816) 263-9712

QUAIL RIDGE SECOND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO.	2348
FILE NO.	2348
DATE	3-24-98
DRAWN BY	PJS CMH
CHKD.	
APPROVED	
REVISIONS	4-30-98, 6-8-98, 6-8-98, 6-11-98, 7-16-98
SHEET NO.	1 of 2