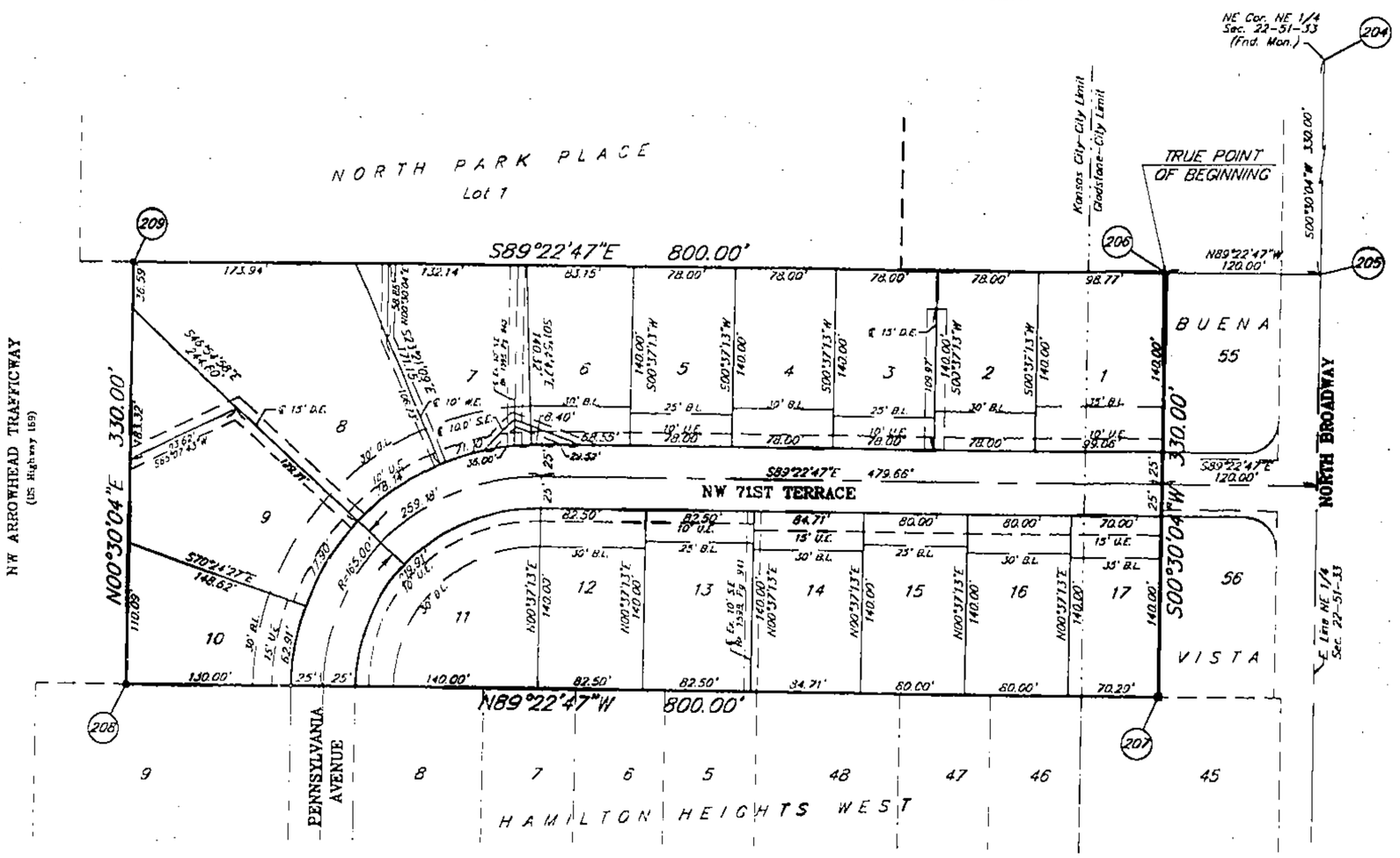
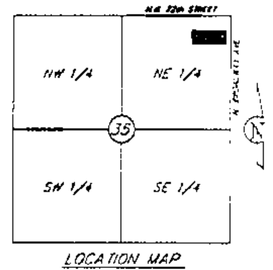
Clay County, Missouri
Land Survey Document

P 15075



STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-14			337008.152	842215.410
201 TP-1	N09°53'13"E	402.307	337404.484	842284.488
202 TP-2	N01°35'07"W	1632.468	339038.312	842238.851
203 TP-3	N27°47'26"E	406.592	339398.007	842428.421
204 NE Cor NE 1/4	S88°46'09"E	201.561	339391.875	842630.035
205	S0°30'04"W	100.575	339291.104	842629.158
206 TPOB	N89°22'47"W	36.573	339291.500	842592.585
207	S0°30'04"W	100.575	339190.929	842591.706
208	N89°22'47"W	243.817	339193.569	842347.903
209	N0°30'04"E	100.575	339294.140	842348.792
208 TPOB	S89°22'47"E	243.817	339291.500	842592.585



LOCATION MAP
Sec. 22, Twp. 51 N., Rge. 33 W.
(N.T.S.)

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 0.9999027. COORDINATES ARE IN METERS.

STREET GRADES

Grade Point	Elev.	V.C.T.
N.W. 71ST TERRACE/N. PENNSYLVANIA AVENUE		
South Line of the Plat	247.75	
Feet North of the South line of the Plat 25.00	246.05	25.00'
Feet North and East of the South line of the Plat 137.50	242.34	75.00'
Feet North and East of the South line of the Plat 375.00	254.28	87.50'
Feet North and East of the South line of the Plat 550.00	250.78	87.50'
Feet North and East of the South line of the Plat 750.00	270.78	87.50'
Feet North and East of the South line of the Plat 841.79	272.62	

LEGEND

- ○ – FND 1/2" Bar
- ● – FND 5/8" Bar
- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. – Utility Easement
- B.L. – Building Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement
- W.E. – Water Easement

N

SCALE
0' 60' 120'
1"=60'

This plat and survey of BUENA VISTA were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BUENA VISTA 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.

6-15-98
Date

Signed: W. James Schown
W. James Schown RLS #1989

98 OCT 13 P 2:05 P
By Mary Meredith Deputy

BUENA VISTA

A SUBDIVISION IN KANSAS CITY & GLADSTONE, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A replat of Lots 47 through 54, inclusive, and Lots 57 through 64, inclusive, BUENA VISTA, a subdivision of land in Kansas City and Gladstone, Clay County, Missouri and a subdivision of land in the Northeast Quarter of Section 22, Township 51, Range 33, Kansas City and Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 0°30'04" West, along the East line of said Northeast Quarter, 330.00 feet; thence North 89°22'47" West, along the Northerly line of said BUENA VISTA and its Easterly prolongation, 120.00 feet to the True Point of Beginning of the tract to be herein described; thence South 0°30'04" West, 330.00 feet to a point on the Southerly line of said BUENA VISTA, said line being also the Northerly line of HAMILTON HEIGHTS WEST, a subdivision of land in Kansas City and Gladstone, Clay County, Missouri; thence North 89°22'47" West, along said Northerly line, 800.00 feet to a point on the Easterly right-of-way line of NW Arrowhead Trafficway (U.S. Highway 169), as now established; thence North 0°30'04" East, along said Easterly line, 330.00 feet to a point on the aforementioned Northerly line of said BUENA VISTA, said line being also the Southerly line of NORTH PARK PLACE, a subdivision of land in Kansas City, Clay County, Missouri; thence South 89°22'47" East, along said Northerly line, 800.00 feet to the True Point of Beginning. Containing 6.00 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:

BUENA VISTA

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 hereover 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.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Five Thousand Nine Hundred Eighty Seven and 21/100ths Dollars ($5,987.21) in lieu of required park land dedication for thirty-one (31) duplex units, pursuant to Section 68.128, Code of Ordinances, as amended.

IN WITNESS WHEREOF: WINGSPAN INVESTMENT, 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 10th day of June, 1998.

WINGSPAN INVESTMENT, L.L.C.
a Missouri limited liability company

Jon Matthews — Managing Partner

STATE OF Missouri
COUNTY OF Platte } SS:

Be it remembered that on this 11th day of June, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jon Matthews, to me personally known, who being by me duly sworn, did say that he is Managing Partner, of Wingspan Investment, L.L.C., a Missouri limited liability company and that said instrument was signed in behalf of said company and that said Jon Matthews, acknowledged said instrument to be the free act and deed of said company.

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

Stacy Palmer
Notary Public

STACY L. PALMER
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires: [illegible]

My Commission Expires:

CITY PLAN COMMISSION

Approved

Charles F. Myers
Chairman - Charles F. Myers

John Eckhardt
Acting Asst. Secretary -

PUBLIC WORKS

Approved

Stanley J. Harris, P.E.
City Engineer - Stanley J. Harris, P.E.

George E. Wolf Jr., P.E.
Director - George E. Wolf Jr., P.E.

980288
Entry Number

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. 980806 duly authenticated as passed this 9 day of July, 1998.

Emanuel Cleaver, II
Mayor - Emanuel Cleaver, II

Catherine T. Rocha
CITY CLERK
City Clerk - Catherine T. Rocha

CITY PLAN COMMISSION:

APPROVED: 4-6-98

Chairman: Les Smith

CITY COUNCIL:

APPROVED: 4-13-98

Mayor:

City Clerk: Marilyn F. Arnfield

CITY OF GLADSTONE CORPORATE SEAL

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
8350 N. ST. CLAIR AVENUE KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1320

DATE: 6-12-98	Job No.- 98011	File Name- BVSPLAT

http://www.ClayCoGov.com