Clay County, Missouri
Land Survey Document

THE FAIRWAYS–THIRD 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 CL-05			341742.729	849859.173
201 TP-1	S87°07'17"E	230.394	341731.159	849839.277
202 TP-2	S87°07'17"E	549.427	341698.544	850487.864
203 SW Cor. NW 1/4	S87°07'17"E	134.986	341691.765	850622.700
204	N0°37'16"E	423.016	342114.758	850627.288
205 P.O.B.	N0°37'16"E	373.580	342486.694	850631.340
206	S88°59'45"E	173.096	342485.458	850804.405
207	S1°15'47"E	47.580	342437.831	850805.454
208	S88°44'13"W	8.739	342437.742	850798.717
209	S1°15'47"E	53.335	342384.420	850799.693
210	S58°05'02"E	21.868	342372.859	850818.455
211 R.P.	S58°05'02"E	68.573	342336.608	850876.681
212	N73°22'09"W	68.573	342358.232	850810.958
213	S15°37'51"W	13.427	342313.387	850807.114
214	S70°22'09"E	39.303	342332.116	850844.772
215	S40°32'21"E	30.279	342309.107	850864.452
216	S34°46'56"W	19.664	342292.957	850853.235
217	S18°14'14"W	77.747	342219.116	850828.604
218	S21°42'23"W	55.670	342157.173	850804.247
219	S5°05'38"W	28.987	342128.300	850801.673
220	S83°01'01"W	20.897	342125.758	850780.931
221	S58°29'57"W	25.897	342111.705	850757.998
222	S42°53'26"W	25.908	342092.728	850740.336
223	S35°54'15"W	17.008	342078.948	850730.392
224	N11°12'58"W	38.074	342116.295	850722.586
225	N69°22'44"W	39.296	342116.721	850683.693
226	S0°37'16"W	2.677	342114.145	850683.695
204	N69°22'44"W	56.393	342114.758	850627.288

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 0.9999920. COORDINATES ARE IN METERS.

STREET GRADES

GRADE POINT		ELEV.	V.C.T.
N. EASTERN AVENUE/NE 87TH STREET			
128.45	Feet South of the Centerline of N. Oakland Avenue	152.87	———
5.81	Feet North of the Centerline of N. Oakland Avenue	161.34	100.00'
343.11	Feet North of the Centerline of N. Oakland Avenue	152.99	140.00'
996.22	Feet North of the Centerline of N. Oakland Avenue (Remainder of NE 87th Street established by the Plat of FAIRWAYS - SECOND PLAT)	172.18	———
N. OAKLAND AVENUE			
	Centerline of N. Eastern Avenue	159.79	———
50.00	Feet East of the Centerline of N. Eastern Avenue	158.75	23.00'
600.00	Feet East and North of the Centerline of N. Eastern Avenue	152.33	147.50'
874.00	Feet East and North of the Centerline of N. Eastern Avenue	168.77	———
N. EASTERN AVENUE (CUL-DE-SAC)			
	Centerline of N. Eastern Avenue	161.11	———
56.00	Feet Northwest of the Centerline of N. Eastern Avenue	159.95	42.00'
158.93	Feet Northwest of the Centerline of N. Eastern Avenue (Center of Cul-de-Sac)	164.07	———

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 10, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Northwest corner of said Northwest Quarter; thence South 89°55'45" East, along the North line of said Northwest Quarter, 587.98 feet to the Northwest corner of "THE FAIRWAYS - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri"; thence South 1°15'47" East, along the West line of said THE FAIRWAYS - SECOND PLAT, 199.12 feet to a point on the North right-of-way of N.E. 87th Street, as now established; thence South 88°44'13" West, along said North line, 22.11 feet; thence South 1°15'47" East, along the West line of said THE FAIRWAYS - SECOND PLAT, 175.00 feet; thence South 58°25'02" East, along said West line, 71.75 feet to a point on the Westerly right-of-way line of N. Oakland Avenue, as now established; thence Southerly, along said Westerly line, on a curve to the left, having an initial tangent bearing of South 31°54'58" West, a radius of 225.00 feet, an arc distance of 60.03 feet; thence South 16°37'51" West, along said Westerly line, 44.08 feet; thence West, a radius of 225.00 feet, an arc distance of 60.03 feet; thence South 16°37'51" West, along said Westerly line, 44.08 feet; thence South 73°22'09" East, along the West line of said THE FAIRWAYS - SECOND PLAT, 128.96 feet; thence South 40°32'21" East, along said West line, 99.35 feet to a point on the West line of THE FAIRWAYS -FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 34°46'56" West, along said West line, 84.52 feet; thence South 18°14'14" West, along said West line, 255.10 feet; thence South 21°42'23" West, along said West line, 218.75 feet; thence South 5°05'38" West, along said West line, 55.11 feet; thence South 83°01'01" West, along said West line, 68.57 feet; thence South 58°29'57" West along said West line, 69.25 feet; thence South 42°53'26" West, along said West line, 85.00 feet; thence South 35°54'15" West, along said West line, 55.01 feet; thence North 11°12'58" West, 124.93 feet; thence North 89°22'44" West, 125.94 feet; thence South 0°37'16" West, 6.45 feet; thence North 69°22'44" West, 185.00 feet to a point on the West line of said Northwest Quarter; thence North 0°37'16" East, along said West line, 1227.02 feet to the Point of Beginning. Containing 17.58 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:

THE FAIRWAYS - THIRD 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 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 under 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: Parkland is hereby dedicated as Tract B (0.75 acres) at the election of the Developer for 45 single-family units, pursuant to Section 88.128, Code of Ordinances, as amended, and has been accepted by the Board of Parks and Recreation Commissioners by Resolution No. 24338, adopted June 2, 1998.

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 3rd day of August 1998.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds — General Manager of Residential Development

Attested By: Donald K. Hagan — Assistant Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF Clay)

Be it remembered that on this 3rd day of August 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is General Manager of Residential Development 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 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 S. Thomas
Notary Public

CONNIE S THOMAS
NOTARY PUBLIC STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN. 22, 2002

CITY PLAN COMMISSION

Approved _____

Chairman - Charles F. Myers

John Eckardt
Acting Asst. Secretary -

PUBLIC WORKS

Approved _____

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

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

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 Number 981052 duly authenticated as passed this 3 day of September 1998.

Mayor - Emanuel Cleaver, II

CITY CLERK
City Clerk - Catherine I. Rocha

This plat and survey of **THE FAIRWAYS - THIRD PLAT** were executed by John F. Lutjen & Associates, Inc., 9350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **THE FAIRWAYS - THIRD 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.

7-31-98
Date

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

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers – Land Surveyors – Landscape Architects
5377 NW. BARRY ROAD KANSAS CITY, MISSOURI 64151
(816) 587-6320 FAX (816) 587-1385

DATE: 7-24-98 | Job No.- 97.131 | File Name- FW3-PLAT