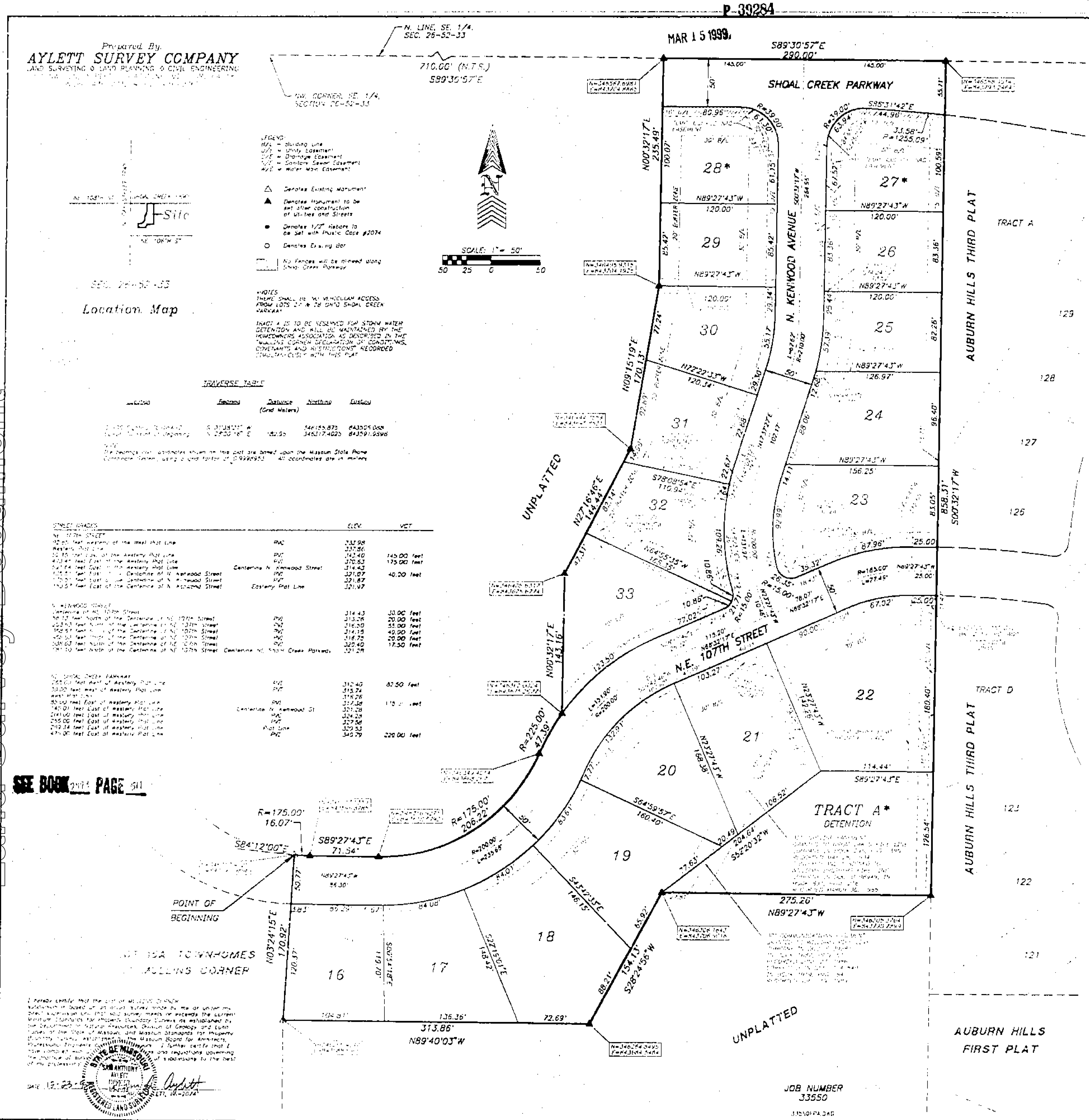
Clay County, Missouri
Land Survey Document

P-39284

MAR 1 5 1999



MULLINS CORNER

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

STATE OF MO.
CLAY COUNTY
CERTIFY INSTR. REC.
99 MAR 15 P 2:28
ROBERT T. SEVIER
RECORDER OF DEEDS
By Wanda Jackson Deputy

LEGAL DESCRIPTION:
All that part of the Southeast Quarter of Section 26, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Northeast corner of TOWNHOMES AT MULLINS CORNER, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence Easterly along a curve to the left having an initial tangent bearing of North 84 degrees 12 minutes 00 seconds West and a radius of 175.00 feet, an arc distance of 16.07 feet; thence South 89 degrees 27 minutes 43 seconds East, a distance of 71.54 feet; thence Northeasterly along a curve to the left being tangent to the last described course, having a radius of 175.00 feet, an arc distance of 206.22 feet; thence Northeasterly along a reverse curve to the right having a radius of 225.00 feet, an arc distance of 47.39 feet; thence North 00 degrees 32 minutes 17 seconds East, a distance of 143.16 feet; thence North 27 degrees 16 minutes 46 seconds East, a distance of 144.44 feet; thence North 09 degrees 15 minutes 19 seconds East, a distance of 170.13 feet; thence North 00 degrees 32 minutes 17 seconds East, a distance of 235.49 feet to a point on the North line of the Southeast Quarter of said Section 26; thence South 89 degrees 30 minutes 57 seconds East, along the North line of the Southeast Quarter of said Section 26, a distance of 290.00 feet to the Northwest corner of AUBURN HILLS THIRD PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 00 degrees 32 minutes 17 seconds West, along the West line of Tracts A and D and Lots 126 and 123 of said AUBURN HILLS THIRD PLAT, and its Southerly prolongation thereof, a distance of 858.31 feet; thence North 89 degrees 27 minutes 43 seconds West, a distance of 275.26 feet; thence South 28 degrees 24 minutes 56 seconds West, a distance of 154.13 feet; thence North 89 degrees 40 minutes 03 seconds West, a distance of 313.86 feet to a point on the East line of Lot 15A of said TOWNHOMES AT MULLINS CORNER; thence North 03 degrees 24 minutes 15 seconds East, along the East line of said Lot 15A, a distance of 170.92 feet to the Point of Beginning. Said tract of land contains 8.08 acres more or less.

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

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 designed 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, as 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 Six Thousand Nine Hundred Fifty-Two Dollars and Eighty-Eight Cents ($6,952.88), in lieu of required parkland dedication, for 36 duplex units, pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF, HAWKEYE DEVELOPMENT L.L.C., 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 23 day of December, 1998.

HAWKEYE DEVELOPMENT L.L.C., a Missouri Limited Liability Company

Andrew N. Nordland, Managing General Partner

STATE OF MISSOURI
COUNTY OF CLAY } ss

On this 23 day of December, 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 L.L.C., and that said instrument was signed in behalf of said company by authority of its Board of Directors and said Andrew N. Nordland 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 seal the year and date last written above.

MARTY ALBERTSON
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 10, 2000

My Commission Expires: ______

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:

CHAIRMAN: Charles F. Wyer

ASSISTANT SECRETARY: Virginia Walsh

PUBLIC WORKS

APPROVED:

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

APPROVED:

George E. Wolf, Jr.

990037

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. 990152 duly authenticated as passed this 15 day of February 1999.

MAYOR: Emanuel Cleaver II

CITY CLERK: Catherine T. Rocha

Prepared For:
HAWKEYE DEV. LLC.
5025 NW. 83RD TERRACE
KANSAS CITY, MO. 64151
DATE: 12/17/98

Plat Cab E
3/31/99 CP

http://www.ClayCoGov.com