P 43115 APR 7 1998

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Deputy

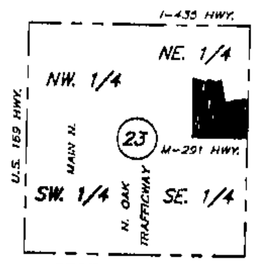
FAIRFIELD SUBDIVISION

A Subdivision in Kansas City, Clay County, Missouri

LEGEND

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. 1558
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap marked H.F.W. ENG. L.S. 1558

N.P. = NOT PERPENDICULAR
N.R. = NOT RADIAL



SECTION LOCATION
Sec. 23, Twp. 52, Rge. 33
(Not to Scale)

DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 52, RANGE 33 IN KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID QUARTER SECTION; THEN NORTH 0°22'12" EAST, 40.55 FEET TO A POINT ON THE NORTH LINE OF MISSOURI ROUTE M-291 FOR A TRUE POINT OF BEGINNING; THEN NORTH 89°10'33" WEST ON THE SAID NORTH LINE, 1312.66 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SAID QUARTER SECTION; THEN NORTH 0°22'27" EAST ON THE WEST LINE OF THE SAID HALF QUARTER SECTION, 1386.02 FEET;
THEN SOUTH 72°48'50" EAST, 350.75 FEET;
THEN NORTH 0°02'04" EAST, 59.77 FEET;
THEN SOUTH 87°19'14" EAST, 112.35 FEET;
THEN SOUTH 59°55'07" EAST, 71.17 FEET;
THEN NORTH 79°10'30" EAST, 149.85 FEET;
THEN SOUTH 10°49'30" EAST, 517.62 FEET;
THEN NORTH 89°37'37" EAST, 123.29 FEET;
THEN SOUTH 87°26'29" EAST, 97.81 FEET;
THEN SOUTH 89°37'48" EAST, 165.00 FEET;
THEN NORTH 71°23'47" EAST, 52.87 FEET;
THEN SOUTH 89°37'48" EAST, 120 FEET TO A POINT ON THE EAST LINE OF THE SAID HALF QUARTER SECTION;
THEN SOUTH 0°22'12" WEST, ON THE EAST LINE OF THE SAID HALF QUARTER SECTION, 899.22 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 33.8 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 FAIRFIELD SUBDIVISION.

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.

AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO. N92129 IN BOOK 2831 AT PAGE 54 RECORDED SIMULTANEOUSLY HEREWITH.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHT ZONE MAP, DOCUMENT N 138-27, DATED MARCH 1982 AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (U.S.G.S. DATUM)

A TEMPORARY EASEMENT RECORDED AS DOCUMENT NO. N90852 FILED IN BOOK 2827 ON PAGE 154 IS HEREBY GRANTED FOR PUBLIC USE OVER THE AREA MARKED "TEMPORARY CUL-DE-SAC" PROVIDED, HOWEVER, THAT IF PUBLIC STREETS ARE EXTENDED THROUGH AND BEYOND SAID EASEMENT, THEN SAID TEMPORARY CUL-DE-SAC EASEMENT SHALL TERMINATE AND OWNERSHIP IN FEE SHALL BE IN THE OWNER OF ABUTTING PROPERTY.

A TEMPORARY EASEMENT RECORDED AS DOCUMENT NO. N90883 FILED IN BOOK 2827 ON PAGE 156 IS HEREBY GRANTED FOR PUBLIC USE OVER THE AREA MARKED "TEMPORARY CUL-DE-SAC" PROVIDED, HOWEVER, THAT IF PUBLIC STREETS ARE EXTENDED THROUGH AND BEYOND SAID EASEMENT, THEN SAID TEMPORARY CUL-DE-SAC EASEMENT SHALL TERMINATE AND OWNERSHIP IN FEE SHALL BE IN THE OWNER OF ABUTTING PROPERTY.

THE LANDS HEREIN PLATTED LIE PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENT AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X – FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B – NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI, OR THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

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 66.126 CODE OF ORDINANCES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. 24367 ON JUNE 30, 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 2nd 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 2nd 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:

JAMES M. FARROW
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: June 13, 2000

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:

CHAIRMAN
CHARLES F. MYERS

ASSISTANT SECRETARY
ACTING ASSISTANT

PUBLIC WORKS DEPARTMENT

APPROVED:

CITY ENGINEER
STANLEY J. HARRIS, P.E.

APPROVED:

DIRECTOR
GEORGE E. WOLF, JR., P.E.

ENTRY NUMBER 980297

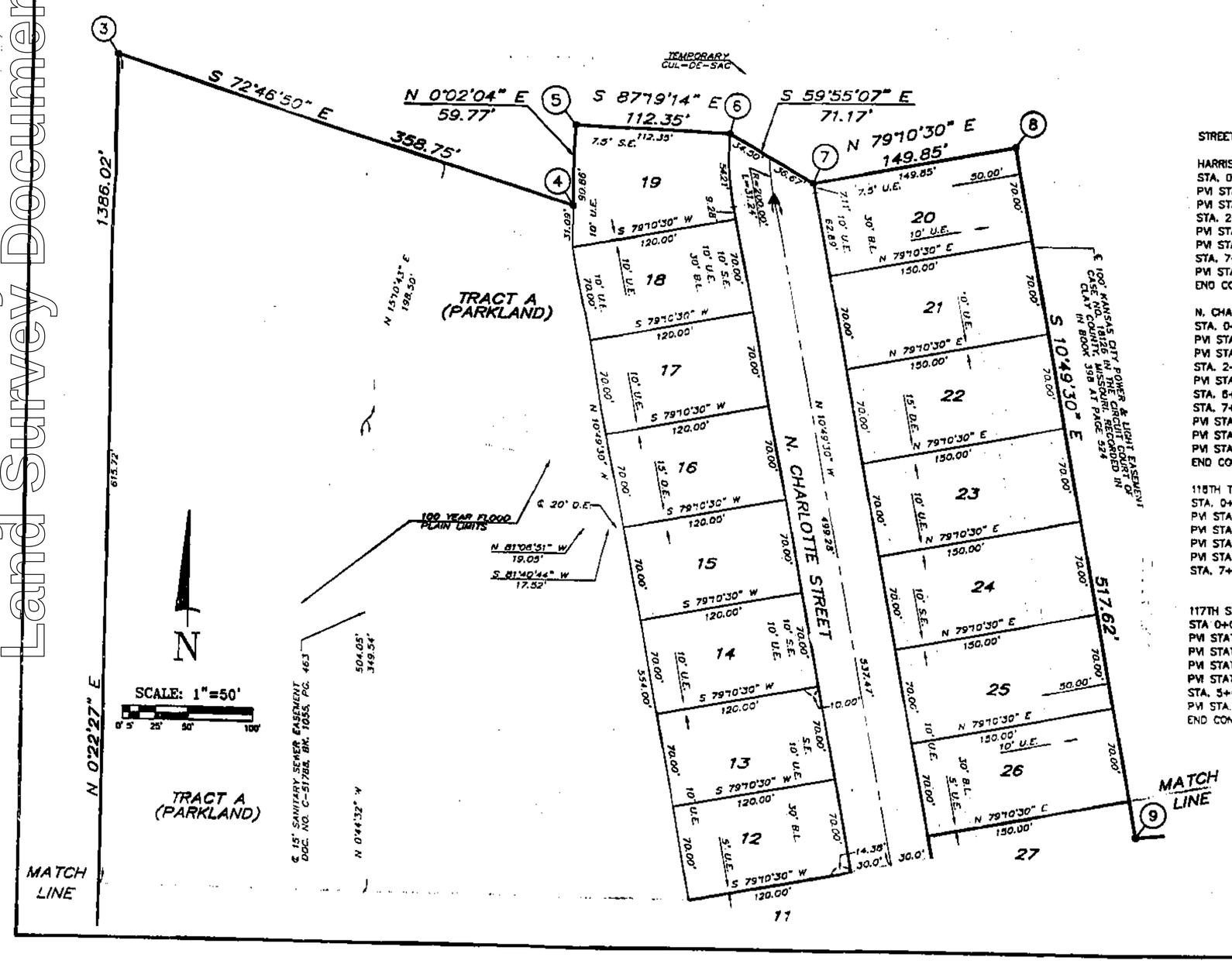
CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 980767 DULY AUTHENTICATED AS PASSED THIS 23 DAY OF July 1998

MAYOR
EMANUEL CLEAVER II

CITY CLERK
CITY CLERK
CATHERINE T. ROCHA

SEE BOOK ART PAGE 3TH



STREET GRADES

HARRISON STREET		
STA. 0+00 HARRISON RD. = CL COOKINGHAM RD.	ELEV. 291.02'	
PVI STATION 0+24	ELEV. 290.54'	
PVI STATION 1+65	ELEV. 293.37'	VCL = 200'
STA. 2+35.61 HARRISON = 4+32.34 116TH TERR.	ELEV. 293.41'	
PVI STATION 5+00	ELEV. 285.52'	VCL = 150'
PVI STATION 5+00	ELEV. 285.52'	VCL = 150'
STA. 7+66.66 HARRISON = STA. 5+60 117TH ST.	ELEV. 282.08'	
PVI STATION 9+00	ELEV. 278.12'	VCL = 100'
END CONSTRUCTION STA. 9+36.47	ELEV. 277.65'	
N. CHARLOTTE ST.		
STA. 0+00 N. CHARLOTTE ST. = CL COOKINGHAM DR.	ELEV. 267.80'	
PVI STATION 0+24	ELEV. 267.32'	
PVI STATION 1+90	ELEV. 264.83'	VCL = 200'
STA. 2+35.39 CHARLOTTE = STA. 0+00 116TH TERR.	ELEV. 266.24'	
PVI STATION 5+10	ELEV. 272.67'	VCL = 250'
STA. 6+12.57 CUL-DE-SAC	ELEV. 267.57'	
STA. 7+44.49 CHARLOTTE = STA. 0+00 117TH ST.	ELEV. 261.62'	
PVI STATION 7+63	ELEV. 260.24'	VCL = 120'
PVI STATION 10+00	ELEV. 262.59'	VCL = 110'
PVI STATION 12+00	ELEV. 257.72'	VCL = 100'
END CONSTRUCTION STA. 14+37.71		
116TH TERRACE		
STA. 0+00 116TH TERR. = 2+35.39 N. CHARLOTTE ST.	ELEV. 266.24'	
PVI STATION 0+18	ELEV. 264.56'	
PVI STATION 1+00	ELEV. 266.61'	VCL 100'
PVI STA. 4+50	ELEV. 283.84'	VCL = 100'
PVI STATION 6+05	ELEV. 294.30'	VCL = 160'
STA. 7+32.84 116TH = STA 2+35.61 HARRISON	ELEV. 293.41'	
117TH STREET		
STA 0+00 117TH ST. = STA. 7+44.49 CHARLOTTE	ELEV. 261.62'	
PVI STATION 0+18	ELEV. 261.27'	
PVI STATION 1+00	ELEV. 263.73'	VCL = 150'
PVI STATION 4+15	ELEV. 268.50'	VCL = 250'
PVI STATION 5+46.76	ELEV. 261.63'	
STA. 5+60.75 117TH = STA. 7+66.66 HARRISON	ELEV. 262.11'	
PVI STA. 6+24.75	ELEV. 279.33'	VCL = 100'
END CONSTRUCTION STA. 7+27.13		

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF FAIRFIELD 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 STATUES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JAMES M. FARROW MO LS NO. 1558
7-2-98

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

Plat Cab E 6/23/99

HANDS FARROW WEISKIRCH
ENGINEERS, INC.
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

FAIRFIELD SUBDIVISON
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO.	2370
FILE NO.:	2370
DATE:	3-5-98
DRAFTER:	P.J.S.
CHKD:	
APPRVD:	
REVISIONS:	3-18-98, 4-30-98, 6-9-98, 7-2-98
SHEET NO.	1 OF 2

Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com