Clay County, Missouri
Land Survey Document

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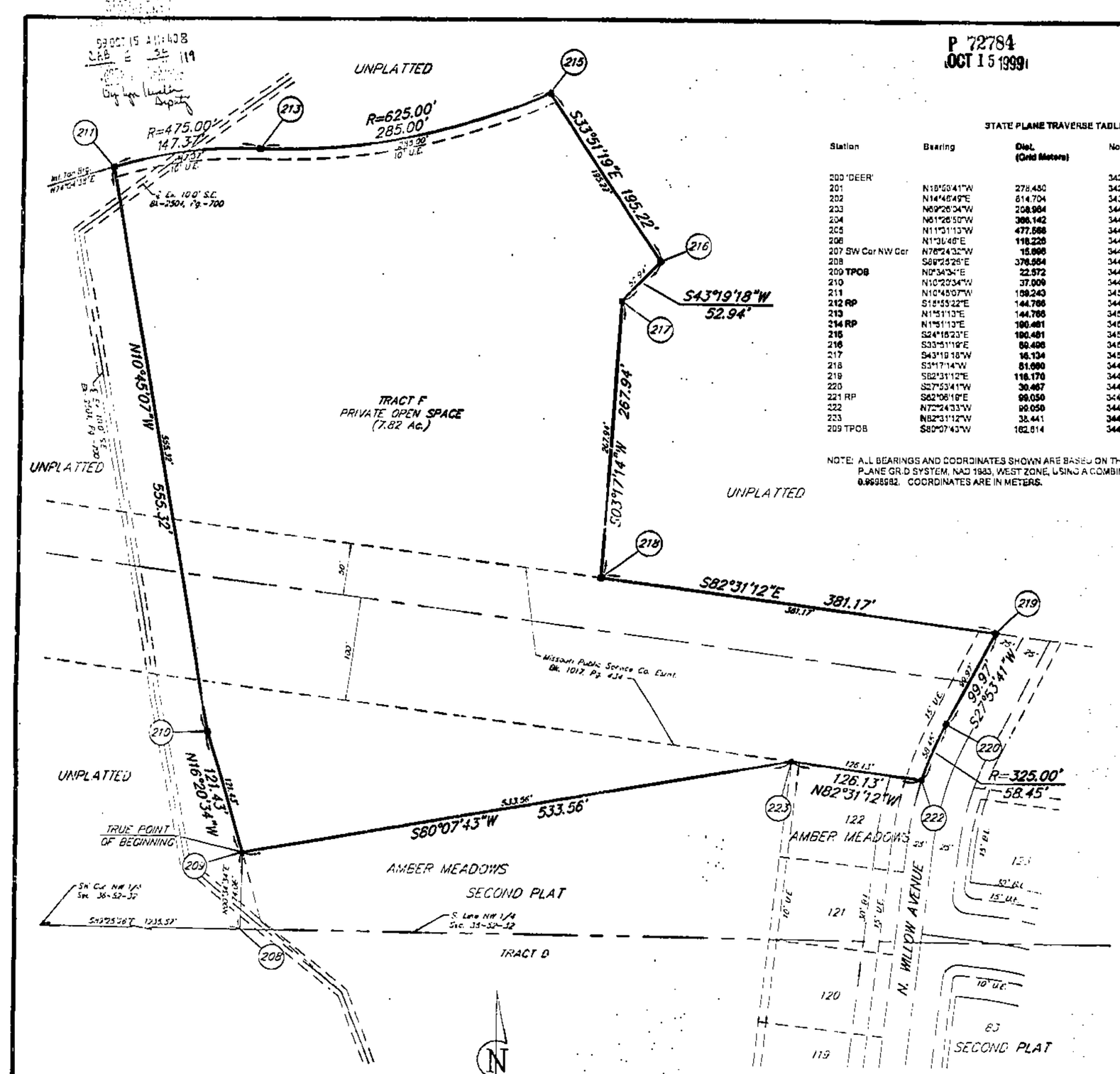
P 72784
OCT 15 1998

AMBER MEADOWS–THIRD PLAT

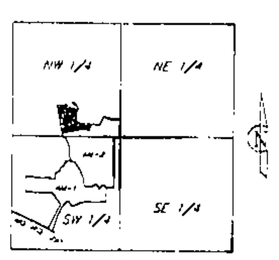
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 'DEER'			342948.489	654401.709
201	N18°59'41"W	278.480	342211.832	654311.236
202	N14°46'49"E	614.704	343089.578	654519.077
203	N69°26'34"W	208.964	344072.990	654323.412
204	N61°26'50"W	386.142	344257.554	653984.234
205	N11°31'13"W	477.568	344725.501	653888.856
206	N10°45'6"E	118.228	344843.679	653892.253
207 SW Cor NW Cor	N76°24'32"W	15.000	344847.386	653878.997
208	S89°35'26"E	376.964	344843.679	654253.541
209 TPOB	N0°34'34"E	22.572	344866.150	654253.768
210	N10°20'34"W	37.009	344901.664	654243.354
211	N10°45'07"W	199.243	345067.936	654211.780
212 RP	S18°55'22"E	144.766	344926.724	654251.495
213	N15°11'3"E	144.766	345073.414	654256.178
214 RP	N15°11'3"E	180.481	345263.785	654262.343
215	S24°16'23"E	180.481	345090.163	654340.643
216	S33°51'19"E	50.496	345040.744	654373.789
217	S43°19'18"W	16.134	345029.006	654362.723
218	S3°7'14"W	51.000	344947.480	654358.038
219	S82°31'12"E	116.170	344932.357	654473.219
220	S27°53'41"W	30.467	344905.430	654458.965
221 RP	S62°06'19"E	99.050	344859.059	654546.507
222	N72°24'33"W	99.050	344889.024	654452.088
223	N82°31'12"W	33.441	344894.028	654413.974
209 TPOB	S80°07'43"W	162.614	344868.150	654253.768

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 0.9998882. COORDINATES ARE IN METERS.



LOCATION MAP
Sec. 36, Twp. 52 N., Rge. 32 W.
(N.T.S.)

LEGEND
● – 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
S.E. – Sanitary Sewer Easement

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 36, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence South 89°25'26" East, along the South line of said Northwest Quarter, 1235.57 feet; thence North 0°34'34" East, 74.06 feet to the True Point of Beginning of the tract to be herein described, said point being also the Northwest corner of AMBER MEADOWS - SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 18°23'34" West, 121.43 feet; thence North 10°45'07" West, 555.32 feet; thence Easterly, along a curve to the right, having an initial tangent bearing of North 74°04'38" East, a radius of 475.00 feet, an arc distance of 147.37 feet; thence Easterly, along a curve to the left, having a common tangent with the last described course, a radius of 625.00 feet, an arc distance of 285.00 feet; thence South 33°51'19" East, 195.22 feet; thence South 43°19'18" West, 52.94 feet; thence South 21°17'14" West, 267.94 feet; thence South 82°31'12" East, 381.17 feet to a point on the Westerly right-of-way line of N. Willow Avenue, as now established; thence South 27°53'41" West, along said Westerly line, 99.97 feet; thence Southerly, along said Westerly line, on a curve to the left, tangent to the last described course, having a radius of 325.00 feet, an arc distance of 58.45 feet; thence North 62°31'12" West, along the North line of said AMBER MEADOWS - SECOND PLAT, 126.13 feet; thence South 80°07'43" West, along said North line, 533.56 feet to the True Point of Beginning. Containing 7.82 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:

AMBER MEADOWS - 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 but 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 or the appurtenances thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

PARK LAND DEDICATION: Private open space is hereby reserved at the election of the Developer as Tract F, pursuant to Section 66.128, Code of Ordinances, as amended. Additional private open space will be reserved in future phases of Amber Meadows Development.

TRACT F: Tract F (7.82 acres) is hereby reserved as Private Open Space and shall be maintained by the Amber Meadows Homes Association.

STREET GRADES: The street grades for N. Willow Avenue were previously established by the plat of AMBER MEADOWS - SECOND PLAT.

IN WITNESS WHEREOF: AMBER MEADOWS, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 5th day of June, 1998.

AMBER MEADOWS, INC.
a Missouri Corporation

Timothy D. Harris — President

STATE OF Missouri
COUNTY OF Clay } SS:

Be it remembered that on this 5th day of June, 1998, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President, respectively, of AMBER MEADOWS, 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 Timothy D. Harris 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: May 30, 2002

Clara M. Baum
Notary Public

"NOTARY SEAL"
Clara M. Baum, Notary Public
Clay County, State of Missouri
My Commission Expires 5/30/2002

CITY PLAN COMMISSION

Approved 3-3-98

Charles F. Myers
Chairman - Charles F. Myers

Acting Asst. Secretary - Virginia Welch

PUBLIC WORKS

Approved _____

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

By: _____
Deputy Director

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

970423
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. 980423 duly authenticated as passed this 4 day of June, 1998.

Mayor - Kay Barnes

CITY CLERK

City Clerk - Catherine T. Rocha

This plat and survey of **AMBER MEADOWS - THIRD PLAT** were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **AMBER MEADOWS - 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.

6-5-98
Date

Signed: W. James Schowe
W. James Schowe RLS #1969

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) 587-1393

DATE: 6-03-98 | JOB No.: 9902 | File Name: AMB-PLAT