Clay County, Missouri
Land Survey Document

RESURVEY OF LOTS 21-24, INCLUSIVE, CHARLESTON HARBOR FIRST PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

P 78663
DEC 1 1999
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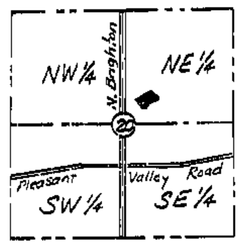
Cab E Page 124
ROBERT J. SEVERE
RECORDER OF DEEDS
By Kathy Crosby
Deputy

N

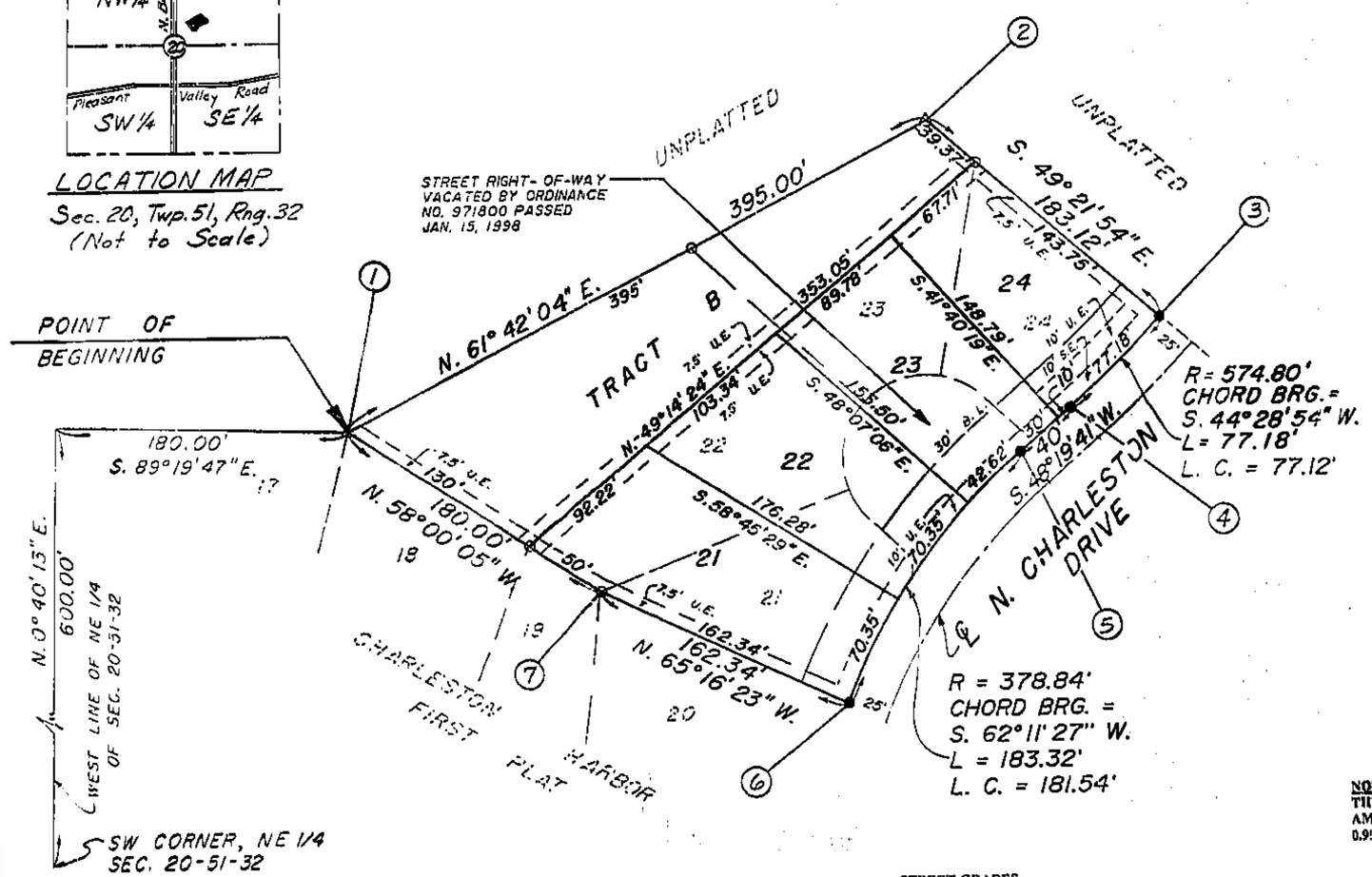
Scale: 1"=50'

0 5 10 25 50 100



LOCATION MAP
Sec. 20, Twp. 51, Rng. 32
(Not to Scale)

DESCRIPTION: A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 51, RANGE 32, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING A RESURVEY OF LOTS 21-24 INCLUSIVE, CHARLESTON HARBOR FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 18, CHARLESTON HARBOR FIRST PLAT; THENCE NORTH 61° 42' 04" EAST, 395 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 23; THENCE SOUTH 49° 21' 54" EAST, 183.12 FEET TO THE SOUTHEAST CORNER OF LOT 24, BEING ALSO A POINT ON THE NORTH LINE OF CHARLESTON DRIVE AS NOW ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 574.80 FEET, A CHORD BEARING OF SOUTH 44° 28' 54" WEST, AN ARC DISTANCE OF 77.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 48° 19' 41" WEST ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID CHARLESTON DRIVE, 40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 378.84 FEET, AND AN ARC DISTANCE OF 183.32 FEET TO "HE SOUTHEASTERLY CORNER OF LOT 20, CHARLESTON HARBOR FIRST PLAT; THENCE NORTH 65° 16' 23" WEST, 162.34 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTH 58° 00' 05" WEST, 180 FEET TO THE POINT OF BEGINNING, CONTAINING 82,286.7 SQUARE FEET OR 1.9 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 RESURVEY OF LOTS 21-24, INCLUSIVE, CHARLESTON HARBOR FIRST PLAT.

STREETS: THE STREETS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN DEDICATED TO PUBLIC USE AS THOROUGHFARES.

BUILDING LINES: BUILDING 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.

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 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 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.

PARKLAND: CHARLESTON HARBOR FIRST PLAT SET ASIDE PRIVATE OPEN SPACE IN SATISFACTION OF PARK DEDICATION REQUIREMENTS; THE PRIVILEGE FOR ITS USE EXTENDS TO THE LOTS SHOWN HEREON.

TRACT B IS HEREBY RESERVED BY THE DEVELOPER FOR SUBDIVISION IN SUBSEQUENT PHASES OF THE PROJECT, AND IS NOT TO BE USED FOR BUILDING AS CONFIGURED HEREON.

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	338688.010	848249.278
2	338745.080	848355.274
3	338708.735	848397.626
4	338691.967	848391.154
5	338683.863	848372.049
6	338638.245	848340.740
7	338658.941	848295.801

NOTE: THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9999033. THE COORDINATES ARE LISTED IN METERS.

STATE PLANE TRAVERSE SCHEDULE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-16	336595.680	848187.541	N 00°14'41" W	263.439	CP-1
CP-1	336859.116	849186.415	N 0°0'1" 27" W	482.060	CP-2
CP-2	337341.099	848177.779	N 02°09' 57" E	378.091	CP-3
CP-3	337718.920	848192.089	S 48°19' 41" W	12.190	CP-4
CP-4	337710.815	848182.983	N 00°40' 13" E	795.041	CP-5
CP-5	338505.802	848192.284	N 00°40' 13" E	182.862	CP-6
CP-6	338688.651	848194.423	S 89°19' 47" E	54.858	NW COR THIS PLAT

STREET GRADES

STREET GRADES FOR NORTH CHARLESTON DRIVE WERE PREVIOUSLY ESTABLISHED AS SHOWN ON THE PLAT OF CHARLESTON HARBOR FIRST PLAT, RECORDED AS DOCUMENT NO. G-4877, IN PLAT BOOK 23 AT PAGE 62 ON APRIL 22, 1988.

LEGEND

- △ Fnd. Permanent Monument
- ● Set ½" Bar & Cap
- ○ Found Bar & Cap
- B.L. Building Line
- U.E. Utility Easement

IN WITNESS WHEREOF: C.C.C. DEVELOPMENT COMPANY, 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 _____ DAY OF _____, _____.

C.C.C. DEVELOPMENT COMPANY, L.L.C.

FRANK J. CUCCHIARA, VICE PRESIDENT

STATE OF MISSOURI)
) S.S.
COUNTY OF Clay)

BE IT REMEMBERED THAT ON THIS 9th DAY OF February 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME FRANK J. CUCCHIARA, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS VICE PRESIDENT OF C.C.C. DEVELOPMENT COMPANY, L.L.C., A LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY THE CONSENT OF THE MEMBERS AND THAT SAID FRANK J. CUCCHIARA ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: November 1, 1999

NOTARY PUBLIC

JOSEPH E. PRASAD
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. NOV 1, 1999

CITY PLAN COMMISSION

APPROVED_____

CHAIRMAN
WHITNEY E. KERR SR.

ASSISTANT SECRETARY
VIRGINIA L. WALSH

PUBLIC WORKS DEPARTMENT

APPROVED_____

ACTING CITY ENGINEER

APPROVED_____

By: _____
Deputy Director

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

ENTRY NUMBER 980045

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. 990167 DULY AUTHENTICATED AS PASSED THIS 23 DAY OF February, 1999.

MAYOR
EMANUEL CLEAVER II

CITY CLERK
CATHERINE T. ROCHA

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF RESURVEY OF LOTS 21-24, INCLUSIVE, CHARLESTON HARBOR FIRST 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 MINIMUM STANDARDS FOR A 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 STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JAMES M. FARROW, MO LS NO. 1658
1-21-98

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

Plat Cab-E
12/7/99 cr

HANDS • FARROW • WEISKIRCH
ENGINEERS
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000

RESURVEY OF LOTS 21-24, INCLUSIVE,
CHARLESTON HARBOR FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Job No. 2078
Scale: Noted
Date: 5-7-96
Drawn: CDF
Ch'kd:
Appvd:
Revisions: 1-21-98
6-13-96
8-13-96
9-25-96
11-11-96
10-3-97
10-27-97
Sheet No. 1 of 1