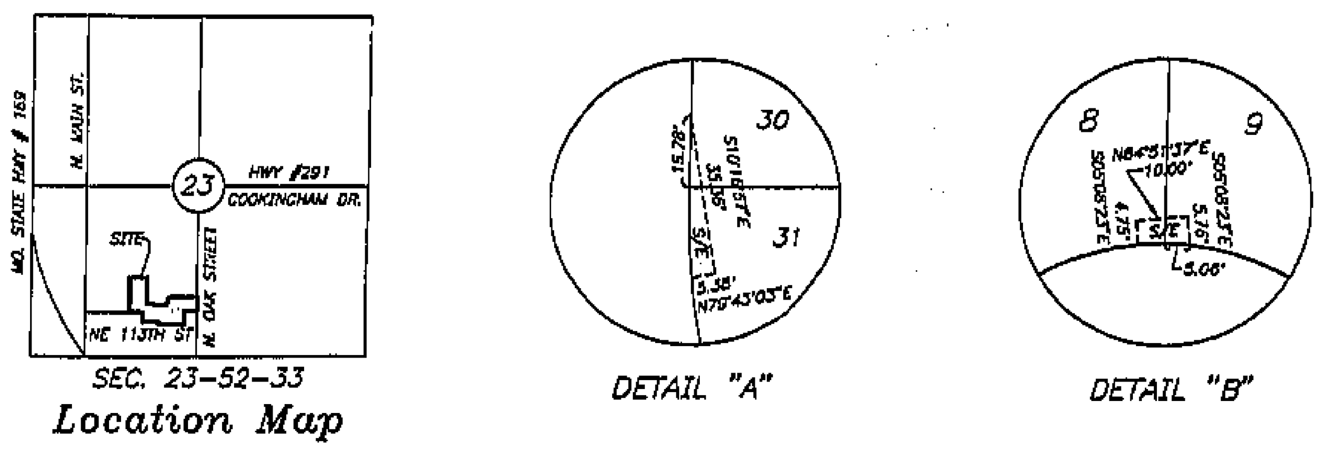
Clay County, Missouri
Land Survey Document



P 86310
FEB 07 2000

SUMMERFIELD

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
00 FEB -7 P 3:34 B
CAB E 56 132
ROBERT T. SEVIER
RECORDER OF DEEDS
by Teresa Haugh Deputy

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ◇ LAND PLANNING ◇ CIVIL ENGINEERING
201 NW 72ND STREET ◇ GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

STREET GRADES

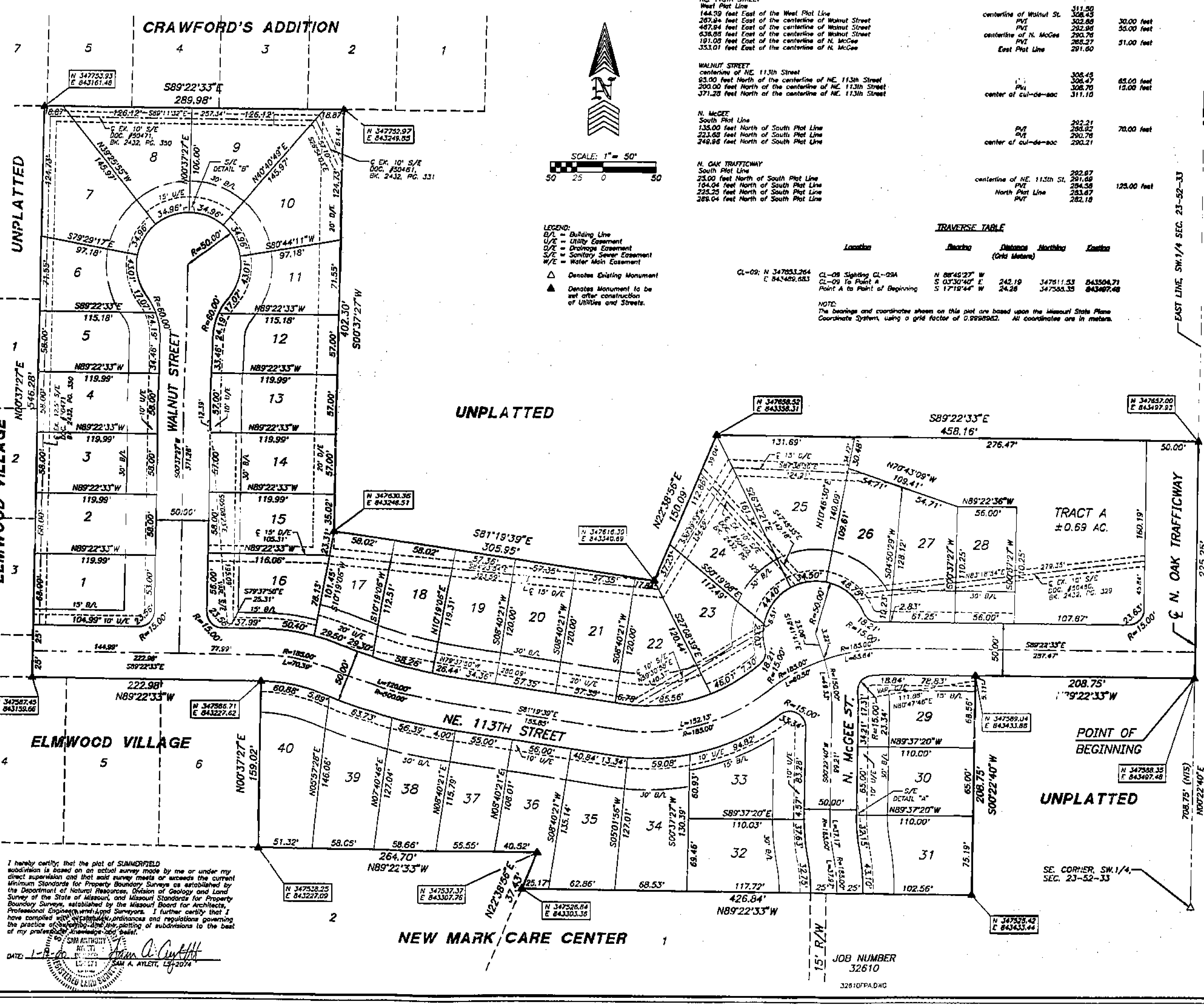
		ELEV.	VCT
NE. 113TH STREET			
West Plat Line		311.50	
144.39 feet East of the West Plat Line	centerline of Walnut St.	308.43	
267.94 feet East of the centerline of Walnut Street	PVI	302.88	30.00 feet
487.94 feet East of the centerline of Walnut Street	PVI	292.98	55.00 feet
636.88 feet East of the centerline of Walnut Street	centerline of N. McGee	290.78	
191.08 feet East of the centerline of N. McGee	PVI	288.27	51.00 feet
353.01 feet East of the centerline of N. McGee	East Plat Line	291.60	
WALNUT STREET			
centerline of NE. 113th Street		306.45	
95.00 feet North of the centerline of NE. 113th Street	PVI	306.47	65.00 feet
200.00 feet North of the centerline of NE. 113th Street	PVI	308.70	15.00 feet
371.28 feet North of the centerline of NE. 113th Street	center of cul-de-sac	311.10	
N. McGEE			
South Plat Line		292.21	
135.00 feet North of South Plat Line	PVI	288.92	70.00 feet
223.68 feet North of South Plat Line	PVI	290.78	
249.96 feet North of South Plat Line	center of cul-de-sac	290.21	
N. OAK TRAFFICWAY			
South Plat Line		292.87	
23.00 feet North of South Plat Line	centerline of NE. 113th St.	291.69	
164.04 feet North of South Plat Line	PVI	284.58	125.00 feet
225.25 feet North of South Plat Line	North Plat Line	283.67	
289.04 feet North of South Plat Line	PVT	282.18	

TRAVERSE TABLE

CL-09: N 347053.364 E 842429.683

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-08 Sighting CL-09A	N 88°45'27" W			
CL-09 To Point A	S 03°30'40" E	242.19	347511.53	843504.71
Point A to Point of Beginning	S 17°19'44" W	24.28	347588.35	843497.48

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998902. All coordinates are in meters.



LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 23, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 23; thence North 00 degrees 22 minute 40 seconds East, along the East line of the Southwest Quarter of said Section 23, a distance of 708.75 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 22 minutes 33 seconds West, a distance of 208.75 feet; thence South 00 degrees 22 minutes 40 seconds West and parallel to the East line of the Southwest Quarter of said Section 23, a distance of 208.75 feet; thence North 89 degrees 22 minutes 33 seconds West, along the North line of Lot 1, NEW MARK CARE CENTER, a subdivision of land in the City of Kansas City, Clay County, Missouri and its Easterly prolongation thereof, a distance of 426.84 feet to the Northwest corner of said Lot 1; thence North 22 degrees 38 minutes 56 seconds East, along the East line of said Lot 2, a distance of 37.43 feet to the Northeast corner of said Lot 2; thence North 89 degrees 22 minutes 33 seconds West, along the North line of said Lot 2, a distance of 264.70 feet to the Southeast corner of Lot 6, ELMWOOD VILLAGE, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 00 degrees 37 minutes 27 seconds East, along the East line of said Lot 6, a distance of 159.02 feet to the Northeast corner of said Lot 6; thence North 89 degrees 22 minutes 33 seconds West, along the North line of said Lot 6 and Lots 4 and 5 of said ELMWOOD VILLAGE, a distance of 222.98 feet; thence North 00 degrees 37 minutes 27 seconds East, along the East line of Lots 1, 2 and 3 of said ELMWOOD VILLAGE, a distance of 546.28 feet to a point on the South line of Lot 7, CRAWFORD'S ADDITION, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 89 degrees 22 minutes 33 seconds East, along the South line of said Lot 7 and Lots 2, 3, 4 and 5 of said CRAWFORD'S ADDITION, a distance of 289.98 feet; thence South 00 degrees 37 minutes 27 seconds West, a distance of 402.30 feet; thence South 81 degrees 19 minutes 39 seconds East, a distance of 305.95 feet; thence North 22 degrees 38 minutes 56 seconds East, a distance 150.09 feet; thence South 89 degrees 22 minutes 33 seconds East, a distance of 458.16 feet to a point on the East line of the Southwest Quarter of said Section 23; thence South 00 degrees 22 minutes 40 seconds West, along the East line of the Southwest Quarter of said Section 23, a distance of 225.25 feet to the Point of Beginning. Said tract of land contains 9.98 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 "SUMMERFIELD".

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.

TRACT A is a non-buildable lot and is reserved for storm water detention. It is to be maintained by the Home Owners Association according to the Covenants and Restrictions and is to be recorded with this plat.

PARK LAND: The developer elects to pay the City of Kansas City, Missouri, a sum of Nine Thousand Five Hundred Twenty-eight and two cents ($9,528.02), in lieu of required park land dedication, pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: EAGLE RIVER INVESTMENTS, L.L.C., a Missouri Limited Liability Corporation, has by the Authority of its Board of Directors caused this instrument to be executed by its Members this 11th day of January 2000.

EAGLE RIVER INVESTMENTS, L.L.C.

Art Hammen, Member — Lee Smith, Member

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 11th day of January, 2000, before me appeared Art Hammen and Lee Smith to me personally known who being by me duly sworn did say that they are Members of EAGLE RIVER INVESTMENTS, L.L.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Art Hammen and Lee Smith acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year first written.

NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES: 6-17-2000

My Commission Expires: ____

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: 2-23-99
CHAIRMAN: Charles F. Myers
ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED: 1-10-00
CITY ENGINEER: Stanley J. Harris, P.E.
APPROVED: 1-10-00
DIRECTOR: George E. Wolf, Jr., P.E.
ENTRY NO. ____

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. 000070 duly authenticated as passed this 20 day of January, 2000.

MAYOR: Kay Barnes
CITY CLERK: Catherine T. Rocha

SEE BOOK 311 PAGE 111

I hereby certify, that the plat of SUMMERFIELD 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 Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established 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.

DATE: 1-11-00 SAM A. AYLETT, LS-2074

Prepared For:
EAGLE RIVER INVESTMENTS, L.L.C.
7001 N. Benton Court
Gladstone, MO. 64119
(816) 452-7293
DATE: JANUARY 11, 2000

1 Slide Cab E
2/21/00 CP

http://www.ClayCoGov.com