Clay County, Missouri
Land Survey Document

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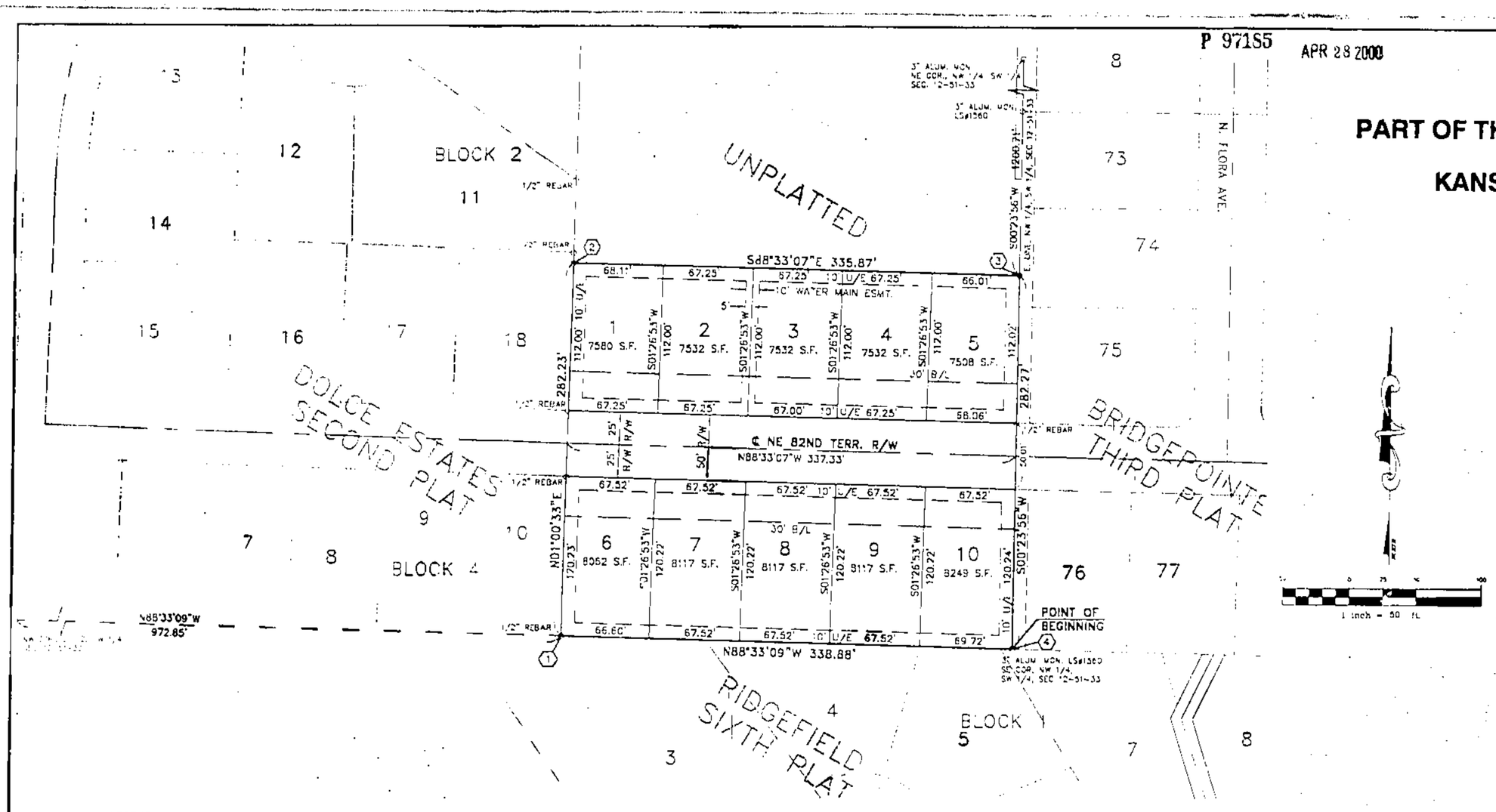
P 97155

APR 28 2000



DOLCE VITA

PART OF THE N.W. QUARTER OF THE S.W. QUARTER, SECTION 12-51-33 KANSAS CITY, CLAY COUNTY, MISSOURI

LEGEND:

- 3" ALUM. MON. — MONUMENT FOUND W/ DESCRIPTION
- ● — 5/8" REBAR W/ 2" ALUM. CAP SET ("14F)
- U/E — UTILITY EASEMENT
- B/L — BUILDING LINE
- ③ — STATE PLANE TRAVERSE STATION NUMBER
- 5 — LOT NUMBER

STREET GRADES

GRADE POINT	ELEV.	V.C.T.	GRD. BRK.
NE 82ND TERR.			
WEST END OF SUBDIVISION	236.05		
17.67' E. OF W. END OF SUBDIVISION	235.95	140.00'	
151.67' E. OF W. END OF SUBDIVISION	229.65		
187.33' E. OF W. END OF SUBDIVISION	226.80	150.00'	
EAST END OF SUBDIVISION	218.55		

STATE PLANE TRAVERSE TABLE

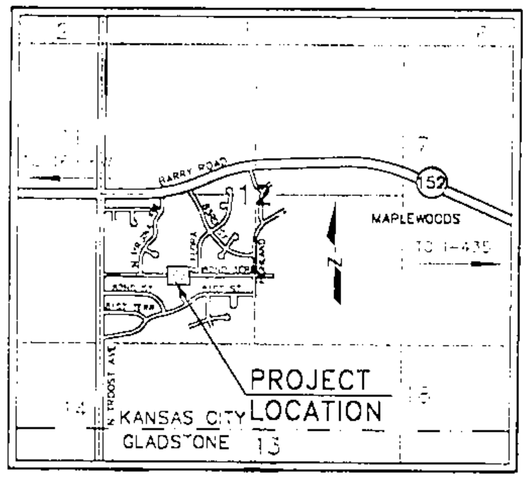
STATION	BEARING	DISTANCE*	NORTHING	EASTING
CL-10	S 74°34'27" E	1755.27	341,823.056	842,837.930
1	N 01°00'33" E	86.02	341,385.770	844,537.857
2	S 88°33'07" E	102.36	341,471.773	844,539.372
3	S 00°23'56" W	86.03	341,459.186	844,641.702
4	N 88°33'09" W	103.26	341,383.161	844,641.103
1			341,385.770	844,537.857

NOTE: ALL BEARINGS AND COORDINATES IN THE ABOVE TABLE ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9998981
* DISTANCES IN THE ABOVE TABLE ARE IN GRID METERS.

DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 51, RANGE 33, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N 88°33'09" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER A DISTANCE OF 338.88 FEET;
THENCE N 01°00'33" E A DISTANCE OF 282.23 FEET;
THENCE S 88°33'07" E A DISTANCE OF 335.87 FEET TO A POINT OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER;
THENCE S 00°23'56" W ALONG SAID EAST LINE A DISTANCE OF 282.27 FEET TO THE POINT OF BEGINNING.
CONTAINS 95,214 SQUARE FEET OT 2.185 ACRES MORE OF LESS.
END OF DESCRIPTION.

ZONING: R-1a
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (R-1a)



VICINITY MAP:
NOT TO SCALE
SW 1/4, SEC 12-51-33

SURVEY REFERENCE:

TITLE INSURANCE COMMITMENT NO. 9862852
EFFECTIVE DATE: AUGUST 19, 1998
TICOR TITLE INSURANCE COMPANY
ISSUED BY CLAY COUNTY TITLE CORPORATION
112 NORTH WATER
P.O. BOX 318
LIBERTY, MISSOURI 64068
(816) 781-4733

BASIS OF BEARING:

MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE

PREPARED FOR:
DCS INVESTMENT, INC.
P.O. BOX 1304
JUNCTION CITY, KS. 66441

PREPARED BY:
KAW VALLEY ENGINEERING
1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT OF "DOLCE VITA", A SUBDIVISION IS BASED ON ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE 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 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

DAVID J. SCHAFFER, LS-2699

STATE OF MISSOURI — DAVID J. SCHAFFER — NUMBER LS-2699 — REGISTERED LAND SURVEYOR

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

EASEMENT:

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 OR 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 ADJOINING LAND 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 AND DIRECTOR OF WATER SERVICES DEPARTMENT, AS APPLICABLE.

BUILDING LINES:

BUILDING LINES (B/L) OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

STREETS:

THE STREETS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, THE SUM OF $2,382.00 (TWO THOUSAND THREE HUNDRED EIGHTY TWO DOLLARS) IN LIEU OF REQUIRED PARK LAND DEDICATION FOR 10 SINGLE-FAMILY UNITS, PURSUANT TO SECTION 31.32, CODE OF GENERAL ORDINANCES, AS AMENDED.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT AND THE SUBDIVISION SHALL HEREAFTER BE KNOWN AS:

DOLCE VITA

IN TESTIMONY WHEREOF: DCS INVESTMENT, INC., A KANSAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT THIS 9th DAY OF February 2000

BY Leon D. Osborn
LEON D. OSBORN, PRESIDENT

NO SEAL

STATE OF Missouri)
COUNTY OF Clay) SS:

ON THIS 9th DAY OF February 2000 BEFORE ME PERSONALLY APPEARED LEON D. OSBORN, WHO BEING BY ME SWORN DID SAY HE IS PRESIDENT OF DCS INVESTMENT, INC., A KANSAS CORPORATION SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

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

Mary B. Weir
NOTARY PUBLIC — MY COMMISSION EXPIRES June 13 2002

MARY B. WEIR
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires June 13, 2002

CITY PLAN COMMISSION:
APPROVED: Charles F. Myers
CHARLES F. MYERS, CHAIRMAN
VIRGINIA WALSH, ASST. SECRETARY

PUBLIC WORKS:
APPROVED: Stanley J. Harris
STAN HARRIS, P.E., CITY ENGINEER
GEORGE E. WOLF, JR., P.E., DIRECTOR

ENTRY NO. 000023

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. 000223 DULY AUTHENTICATED
AS PASSED THIS 28 DAY OF February 2000
Kay Barnes
KAY BARNES, MAYOR — Catherine Reddick
CATHERINE REDDICK, CITY CLERK

THIS PLAT AND THE SURVEY OF DOLCE VITA WERE EXECUTED BY KAW VALLEY ENGINEERING, INC., 1333 N.E. BARRY ROAD, KANSAS CITY, MISSOURI 64155.

SEE ADDITIONAL PAGE

PC-E
4/1/00 CP

1333 N.E. BARRY ROAD
KANSAS CITY, MISSOURI 64155
816-468-3858 FAX 816-468-6651

1601 N. 20TH STREET
913 371-3500 FAX 913 371-2377

2119 NORTH JACKSON
JUNCTION CITY, KANSAS 66441
785 762-5010 FAX 785 762-7744

KAW VALLEY ENGINEERING, INC. — CONSULTING ENGINEERS

DOLCE VITA
N.E. 82ND TERRACE
KANSAS CITY, MISSOURI
FINAL PLAT

PROJ. NO.	811572
DATE	02/08/00
DRAWN BY	CTD
CHECKED BY	JTW
DWG	572FPLAT
SHEET	1 OF 1