Clay County, Missouri
Land Survey Document

# BENNINGTON COURT 1st PLAT

0 9SC0
AUG 01 2000

## SE 1/4, NW 1/4, SECTION 4, TOWNSHIP 50 N, RANGE 32 W
## KANSAS CITY, CLAY COUNTY, MISSOURI

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST IN KANSAS CITY, CLAY COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST;
THENCE S00°31'41"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 1992.61 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S00°31'41"W ALONG THAT EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 329.96 FEET TO A POINT ON THAT EAST LINE THAT IS 331.80 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4;
THENCE N89°32'23"W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 1307.32 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEARCY CREEK PARKWAY AS DESCRIBED IN JUDGEMENT AND DECREE NUMBER 23420, DATED 2-6-1958 AND RECORDED AT THE COUNTY RECORDERS OFFICE IN LIBERTY, CLAY COUNTY, MISSOURI;
THENCE N39°12'38"E ALONG THAT EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 415.96 FEET;
THENCE S89°32'57"E CONTINUING ALONG THAT EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 455.00 FEET;
THENCE S00°31'41"W, A DISTANCE OF 83.76 FEET;
THENCE S89°28'19"E, A DISTANCE OF 110.00 FEET;
THENCE N00°31'41"E, A DISTANCE OF 29.95 FEET;
THENCE S89°28'19"E, A DISTANCE OF 177.34 FEET;
THENCE N00°31'41"E, A DISTANCE OF 60.00 FEET;
THENCE S89°28'19"E, A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING.
EXCEPT THE EAST 30.00 FEET THEREOF FOR NORTH BENNINGTON AVENUE RIGHT-OF-WAY.
BEARINGS ARE REFERENCED TO GRID NORTH OF THE **MISSOURI STATE PLANE** COORDINATE SYSTEM 1983, **WEST ZONE.**
CONTAINING 8.377 ACRES MORE OR LESS.

TRAVERSE TABLE

| STATION | GRID AZ. | DIST. (METERS) | NORTHING | EASTING |
|---|---|---|---|---|
| CL-18A | GRID AZ. 91°01'58" | | GRID FACTOR **0.9999032** | |
| CL-19 | 90°33'43" | 380.75 | 333707.526 | 847762.957 |
| TP-1 | 1°58'54" | 797.01 | 333703.797 | 848143.695 |
| TP-2 | 91°07'24" | 989.47 | 334500.338 | 848170.780 |
| TP-3 | 07°07'14" | 592.47 | 334480.942 | 849160.064 |
| TP-4 | 180°31'41" | 607.29 | 334502.097 | 849752.155 |
| **NE COR. PLAT** | | | **333894.836** | **849746.559** |

PROPOSED ESTABLISHED GRADES

| N. BENNINGTON AVE. | PVI ELEV. | GRADE | DESCRIPTION |
|---|---|---|---|
| 145.15' NORTH | 180.86 | | |
| | | 6.25% | |
| 275.00' NORTH | 189.00 | | 225.00' VERTICAL CURVE |
| | | -0.84% | |
| 480.00' NORTH | 187.27 | | |

NOTE: ALL DISTANCES ARE FROM SOUTH PROPERTY LINE

| NE 44th TERR. | PVI ELEV. | GRADE | DESCRIPTION |
|---|---|---|---|
| 0.00' WEST | 182.13 | | C/L N. BENNINGTON AVE. |
| | | -2.04% | |
| 26.00' WEST | 181.60 | | PVI |
| | | 1.00% | |
| 185.02' WEST | 183.19 | | 170' VERTICAL CURVE |
| | | -7.32% | |
| 405.00' WEST | 167.09 | | 160' VERTICAL CURVE |
| | | -2.05% | |
| 671.38 WEST | 161.69 | | 150' VERTICAL CURVE |
| | | -9.38% | |
| 958.69 WEST | 134.73 | | CENTER OF CUL-DE-SAC |

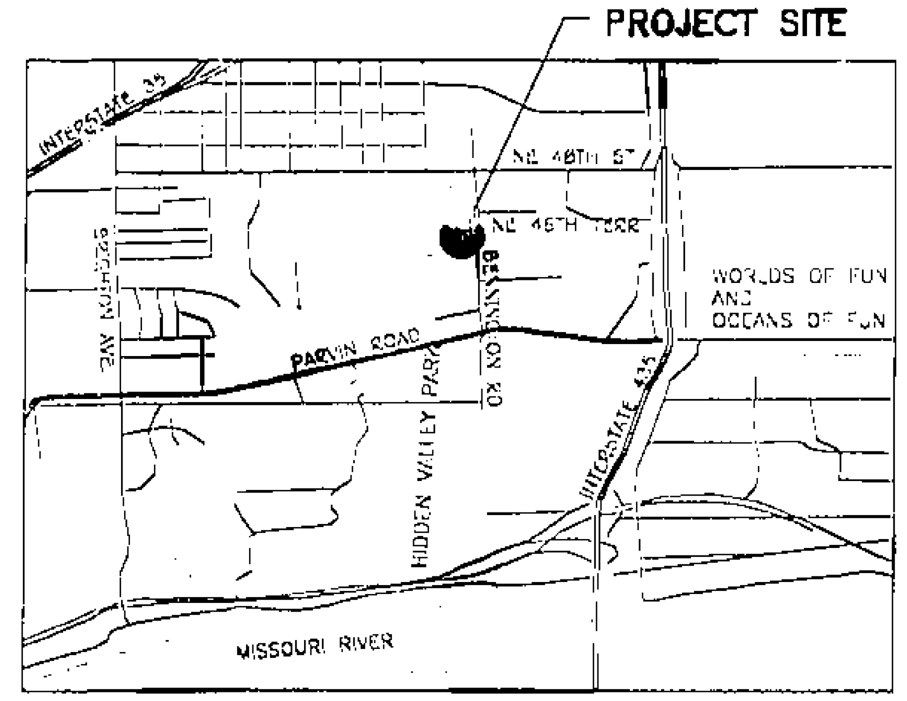
NOTE: ALL DISTANCES ARE FROM CENTER LINE OF N. BENNINGTON AVE.

| N.FREMONT AVE. | PVI ELEV. | GRADE | DESCRIPTION |
|---|---|---|---|
| 0.00' SOUTH | 163.73 | | C/L NE 44th TERR. |
| | | -2.00% | |
| 12.00' SOUTH | 163.49 | | PVI |
| | | 4.61% | |
| 153.09' SOUTH | 170.00 | | 281.01' VERTICAL CURVE |

NOTE: ALL DISTANCES ARE FROM CENTER LINE OF NE 44th TERR.

| N.FULLER AVE. | PVI ELEV. | GRADE | DESCRIPTION |
|---|---|---|---|
| 0.00' NORTH | 166.86 | | C/L NE 44th TERR. |
| | | -2.00% | |
| 12.00' NORTH | 166.62 | | PVI |
| | | -7.41% | |
| 115.23' NORTH | 158.57 | | 195' VERTICAL CURVE |

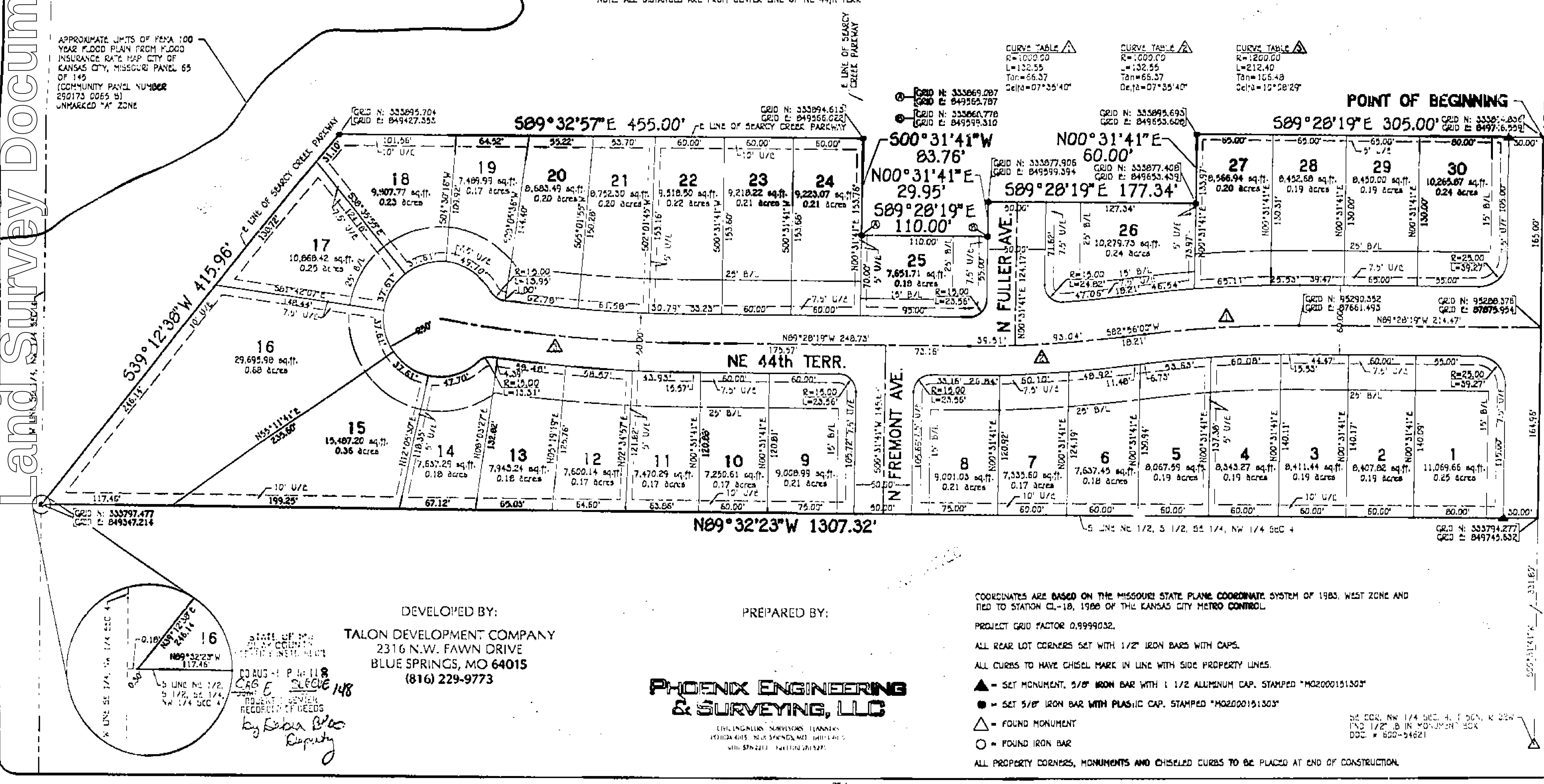
NOTE: ALL DISTANCES ARE FROM CENTER LINE OF NE 44th TERR.




LOCATION MAP
(N.T.S.)

GRID NORTH

SCALE IN FEET 1" = 50'




STATE OF MISSOURI
COUNTY OF CLAY
FILED FOR RECORD
CAB. E SLEEVE 148
RECORDER OF DEEDS
by Deputy

DEVELOPED BY:
TALON DEVELOPMENT COMPANY
2316 N.W. FAWN DRIVE
BLUE SPRINGS, MO 64015
(816) 229-9773

PREPARED BY:
PHOENIX ENGINEERING & SURVEYING, LLC

COORDINATES ARE **BASED ON THE MISSOURI STATE PLANE COORDINATE** SYSTEM OF 1983, WEST ZONE AND TIED TO STATION CL-18, 1986 OF THE KANSAS CITY METRO CONTROL.

PROJECT GRID FACTOR 0.9999032.

ALL REAR LOT CORNERS SET WITH 1/2" IRON BARS WITH CAPS.

ALL CURBS TO HAVE CHISEL MARK IN LINE WITH SIDE PROPERTY LINES.

▲ = SET MONUMENT, 5/8" IRON BAR WITH 1 1/2 ALUMINUM CAP, STAMPED "MO2000151303"

● = SET 5/8" IRON BAR WITH PLASTIC CAP, STAMPED "MO2000151303"

△ = FOUND MONUMENT

○ = FOUND IRON BAR

ALL PROPERTY CORNERS, MONUMENTS AND CHISELED CURBS TO BE PLACED AT END OF CONSTRUCTION.

DEDICATION:

The undersigned owner **of the above described tract** of land have caused the same to be subdivided in the manner **shown on the accompanying** plat, which plat and subdivision shall be known as BENNINGTON COURT 1st PLAT.

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

EASEMENTS: An easement is hereby granted to the City of Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, all of them upon, over and under and along the strips of land designated utility easement (U/E). Where other 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 obstructions 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.

BUILDING LINES: Building lines or set back lines are hereby established as shown on the accompanying plat and no building or portion thereof shall be constructed between this line and the street right-of-way.

PARK LAND: The developer, in accordance with Section 66-128 Code of General Ordinances of Kansas City, Missouri elects to contribute Seven Thousand One Hundred Forty-Eight and 01/100 dollars ($7,148.01) in lieu of dedicating parkland.

IN TESTIMONY WHEREOF: Louis A. Springer, President of TALON DEVELOPMENT COMPANY has caused these presents to be signed this 7 day of July 2000.

TALON DEVELOPMENT COMPANY Inc.
BY: [signature]
Louis A. Springer, President

STATE OF MISSOURI )
) SS
COUNTY OF CLAY )

BE IT REMEMBERED: that on this 7 day of July 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, appeared Louis A. Springer, President of TALON DEVELOPMENT COMPANY, known to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as his free act and deed.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my notarial seal at my office in said County, the day and year last above written.

[signature]
Notary Public in and for said County and State

MY COMMISSION EXPIRES
Gary L. Schmidt, Notary Public
Clay County, State of Missouri
My Commission Expires 9/17/2002

CITY PLAN COMMISSION
Approved 12-1-98
[signature]
Charles F. Myers, Chairman
[signature]
Virginia J. Walsh, Asst. Secretary

PUBLIC WORKS
Approved
[signature]
Stanley J. Harris P.E., City Engineer
[signature]
George E. Wolf, Jr., P.E., Director

000164
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. 000831 duly authenticated as passed this 30 day of July 2000.

[signature]
Kay Barnes, Mayor
[signature]
Catherine T. Rocha, City Clerk

I HEREBY CERTIFY: that this plat of "BENNINGTON COURT 1st PLAT", 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 for Class "URBAN" 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 of 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.

[signature]
Roland G. McBride, L.S. 2486
as agent of Phoenix Engineering & Surveying LLC.
L.S. MO2000151303

7-6-2000
Date

PC-E
8/30/00 CP

http://www.ClayCoGov.com