Clay County, Missouri
Land Survey Document

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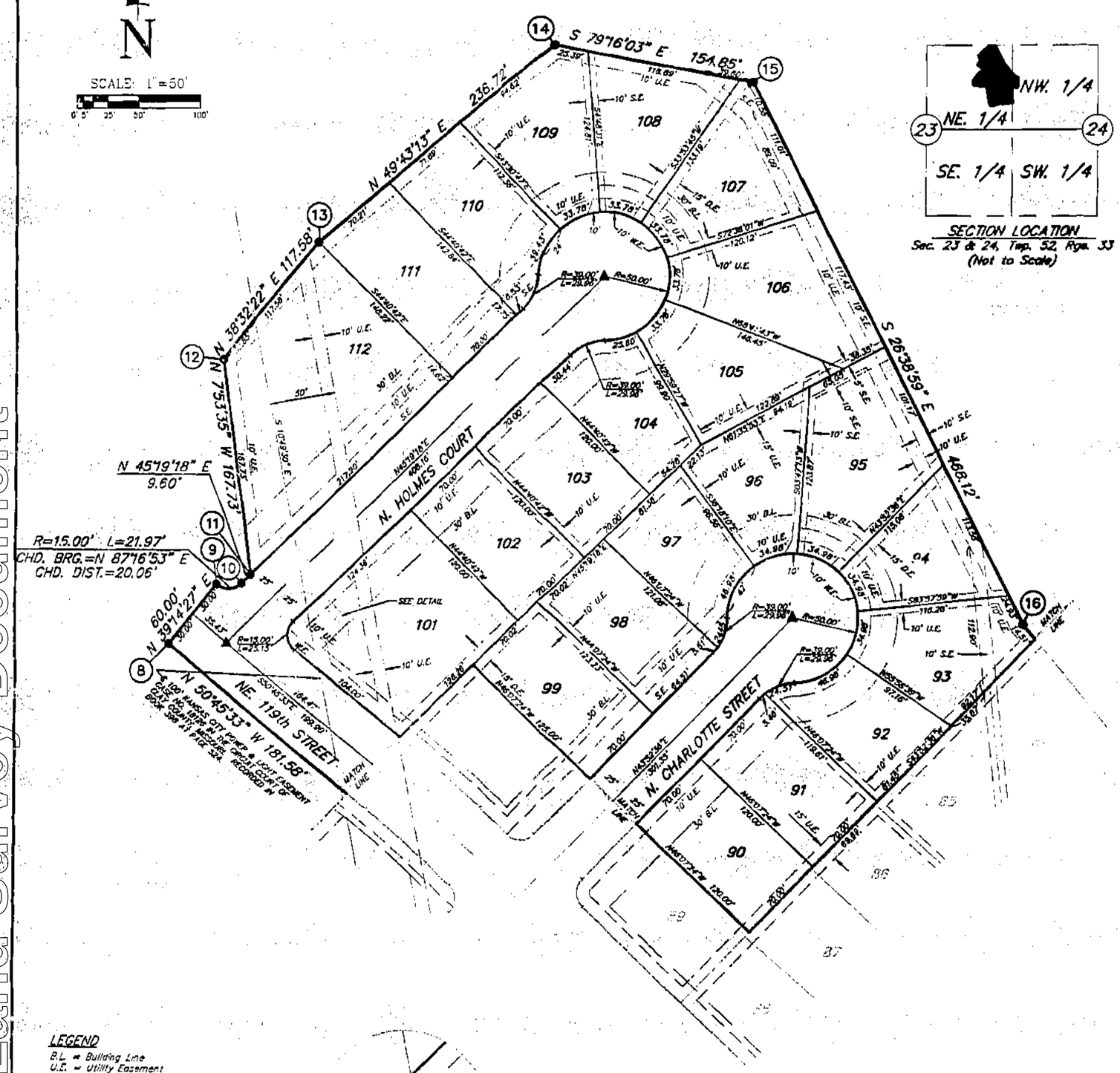
Book E Page 154
by Mindy Mitchell Deputy

0 16137 2000

FAIRFIELD SECOND PLAT

A Subdivision in Kansas City, Clay County, Missouri

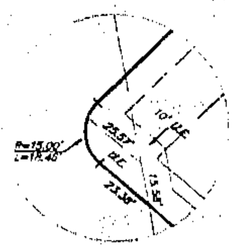


SECTION LOCATION
Sec. 23 & 24, Twp. 52, Rge. 33
(Not to Scale)

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
P.E. = Pedestrian Easement

△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577



W.E. DETAIL

DESCRIPTION:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 52, RANGE 33 IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 20, FAIRFIELD SUBDIVISION, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI;
THEN WESTERLY ON THE NORTHERLY LINE OF SAID FAIRFIELD SUBDIVISION, THE FOLLOWING THREE COURSES:
SOUTH 79°16'30" WEST, 140.85 FEET;
NORTH 59°55'07" WEST, 71.17 FEET;
NORTH 87°19'14" WEST, 112.35 FEET;
THEN NORTH 0°02'04" EAST, 97.06 FEET;
THEN NORTH 35°55'45" EAST, 182.04 FEET;
THEN NORTH 43°52'36" EAST, 203.27 FEET;
THEN NORTH 50°45'33" WEST, 181.58 FEET;
THEN NORTH 39°14'27" EAST, 60 FEET TO A POINT ON A CURVE TO THE LEFT;
THEN NORTHEASTERLY ON SAID CURVE TO THE LEFT WITH A RADIUS OF 15 FEET, A CHORD BEARING AND DISTANCE OF NORTH 87°16'53" EAST, 20.06 FEET AND AN ARC OF 21.97 FEET TO A POINT OF TANGENCY;
THEN NORTH 45°19'18" EAST, 9.60 FEET;
THEN NORTH 75°33'35" WEST, 167.73 FEET;
THEN NORTH 38°32'22" EAST, 117.58 FEET;
THEN NORTH 49°43'13" EAST, 236.72 FEET;
THEN SOUTH 79°16'03" EAST, 154.85 FEET;
THEN SOUTH 28°38'59" EAST, 466.12 FEET;
THEN SOUTH 39°40'50" EAST, 414.12 FEET;
THEN SOUTH 78°45'34" EAST, 61.84 FEET;
THEN SOUTH 32°32'52" EAST, 34.50 FEET;
THEN SOUTH 3°24'10" WEST, 214.35 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24;
THEN NORTH 89°29'29" WEST ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, 137.50 FEET TO THE SOUTHWEST CORNER THEREOF, BEING ALSO A POINT ON THE EAST LINE OF THE EAST HALF OF THE SAID NORTHEAST QUARTER OF SECTION 23;
THEN SOUTH 0°22'12" WEST ON THE EAST LINE OF SAID HALF QUARTER SECTION, 393.85 FEET TO THE NORTHEAST CORNER OF LOT 68, FAIRFIELD SUBDIVISION;
THEN WESTERLY AND NORTHERLY ON THE NORTHERLY LINE OF SAID FAIRFIELD SUBDIVISION, THE FOLLOWING SIX COURSES:
NORTH 89°37'48" WEST, 120 FEET;
SOUTH 71°23'47" WEST, 52.87 FEET;
NORTH 89°37'48" WEST, 165 FEET;
SOUTH 67°26'29" WEST, 97.81 FEET;
SOUTH 85°37'37" WEST, 123.29 FEET;
NORTH 10°49'30" WEST, 517.62 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 22 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 FAIRFIELD SECOND PLAT.

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

BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF, SHALL BE BUILT BETWEEN THESE LINES AND THE STREET LINES.

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 HALL 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 APPURTENANCES THERETO WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, AS TO UTILITY EASEMENTS AND/OR THE DIRECTOR OF WATER SERVICES DEPARTMENT AS TO WATER MAIN EASEMENTS.

AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO. N92129 IN BOOK 2831 AT PAGE 54 RECORDED MAY 21, 1998.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHT ZONE MAP, DOCUMENT : 138-27, DATED MARCH 1982 AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (U.S.G.S. DATUM)

THE LANDS HEREIN PLATTED LIE PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENT AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X – FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B – NATIONAL FLOOD INSURANCE PROGRAM FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI, OR THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

TRACT "A" DESIGNATED ON THE ACCOMPANYING PLAT, IS INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF ALL OWNERS AND RESIDENTS OF THE SUBDIVISION AS MEMBERS OF THE FAIRFIELD HOMEOWNER'S ASSOCIATION, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATIONS OF RESTRICTIONS AND COVENANTS, AND TRACT "A" WILL BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.

PARKLAND REQUIREMENTS HAVE BEEN FULFILLED FOR 69 SINGL. FAMILY LOTS WITH THE DEDICATION OF TRACT "A", FAIRFIELD SUBDIVISION, PURSUANT TO THE REQUIREMENTS OF SECTION 66.126 CODE OF ORDINANCES, AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. 24367 DATED JUNE 30, 1998.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION HAS, BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 7th DAY OF July, 2000

ROBERTSON PROPERTIES, INC.

JAMES D. ROBERTSON
PRESIDENT

ATTEST: JAN STUBBS
SECRETARY

STATE OF MISSOURI }
COUNTY OF CLAY } S.S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF July, 2000 BEFORE ME, A NOTARY PUBLIC, APPEARED JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID JAMES D. ROBERTSON 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 IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 4, 2004

NOTARY PUBLIC

JACQUELYN KENDALL
Notary Public – Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: May 4, 2004

CITY PLAN COMMISSION

CHAIRMAN
CHARLES F. MYERS

ASSISTANT SECRETARY
VIRGINIA WALSH

PUBLIC WORKS DEPARTMENT

APPROVED:
CITY ENGINEER
STANLEY J. HARRIS, P.E.

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

ENTRY NUMBER 00016 1

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. 000730 DULY AUTHENTICATED AS PASSED THIS 12 DAY OF July, 2000

MAYOR
KAY BARNES

CITY CLERK
CATHERINE T. ROCHA

SEE BOOK 5202 PAGE 327

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JAMES M. FARRON, MO LS NO. 1558
7-5-00

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

HANDS FARROW WEISKIRCH ENGINEERS, INC.
111 NORTH MAIN
INDEPENDENCE, MISSOURI 64050
(816) 254-5000 FAX (816) 252-9712

FAIRFIELD SECOND PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO.	2538
FILE NO:	
DATE:	10/21/98
DRAFTER:	C.N.S.
CHKR:	
REVISIONS	11/18/98, 5/9/99, 6/23/99, 2/17/00, 3/21/00, 7/3/00
SHEET NO.	1 OF 2

PC-E
10/3/00 CP