Clay County, Missouri
Land Survey Document

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RECORDER'S INSTRUMENT
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By Dorothy Mulcahy Deputy

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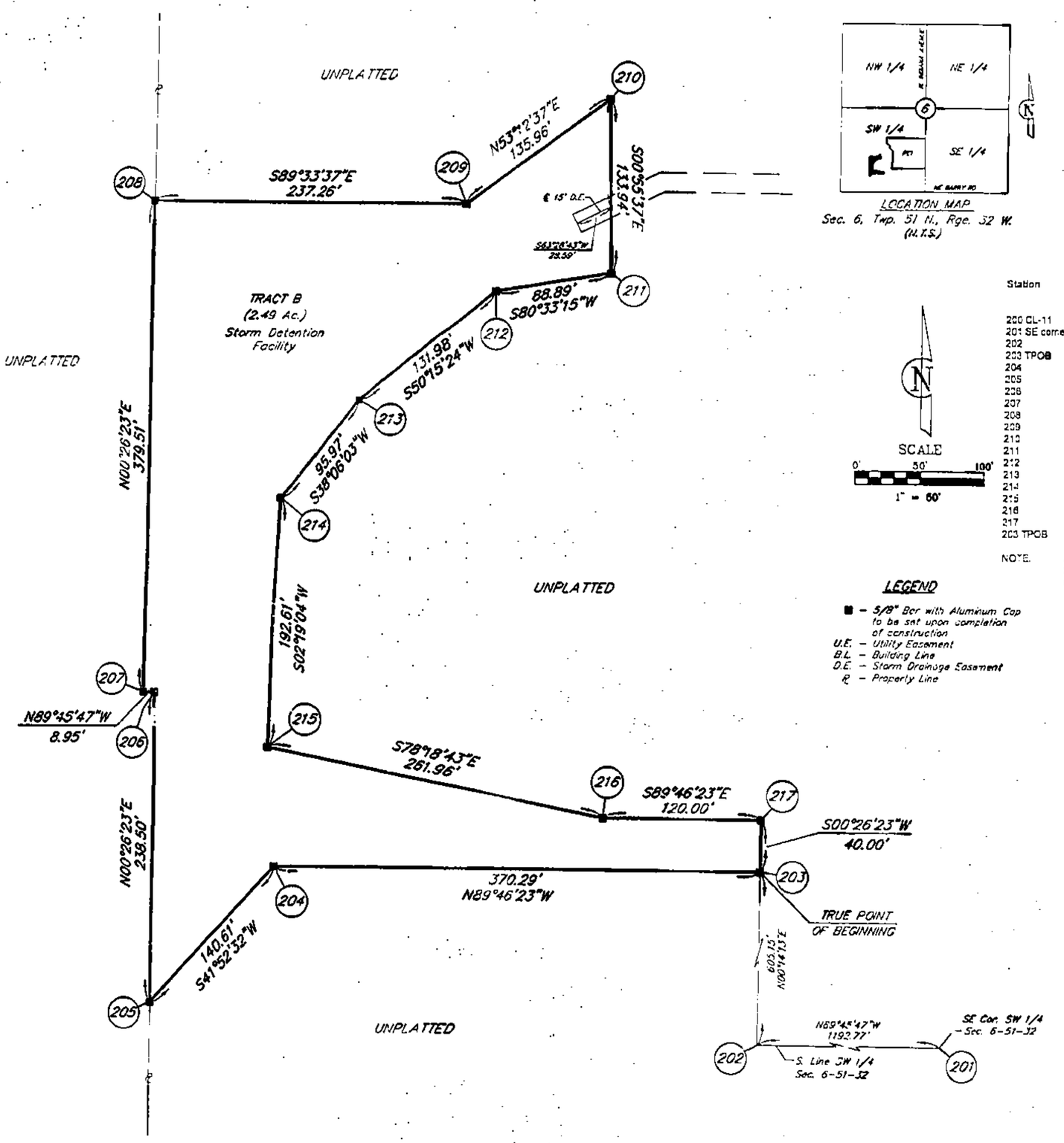
DEC 1 2 2000

PEMBROOKE ESTATES DETENTION PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
Sec. 6, Twp. 51 N., Rge. 32 W.
(N.T.S.)

SCALE
0' 50' 100'
1" = 60'

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-11			342508.771	846638.528
201 SE corner SW 1/4	N18°25'57"W	17.402	342523.281	846633.034
202	N89°45'47"W	363.519	342524.784	846269.518
203 TPOB	N00°14'13"E	184.431	342709.213	846270.260
204	N89°46'23"W	112.852	342709.660	846157.429
205	S41°52'32"W	42.855	342677.751	846128.823
206	N00°26'23"E	72.685	342750.436	846129.381
207	N89°45'47"W	2.726	342750.447	846126.653
208	N0°26'23"E	115.665	342866.108	846127.541
209	S89°33'37"E	72.310	342865.554	846199.848
210	N53°12'37"E	41.437	342860.370	846233.033
211	S0°55'37"E	40.822	342849.553	846233.893
212	S80°33'15"W	27.092	342845.107	846206.969
213	S50°15'24"W	40.222	342819.391	846176.041
214	S38°08'03"W	29.248	342796.375	846157.894
215	S02°19'04"W	58.701	342737.722	846155.620
216	S78°18'43"E	78.837	342721.548	846233.802
217	S89°46'23"E	38.573	342721.403	846270.374
203 TPOB	S0°26'23"W	12.191	342709.213	846270.260

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.0996888. COORDINATES ARE IN METERS.

LEGEND

■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
U.E. – Utility Easement
B.L. – Building Line
D.E. – Storm Drainage Easement
℄ – Property Line

LEGAL DESCRIPTION:

A subdivision of land in the Southwest Quarter of Section 6, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 89°45'47" West along the South line of said Southwest Quarter, 1192.77 feet; thence North 0°14'13" East, 605.15 feet to the True Point of Beginning of the tract to be herein described; thence North 89°46'23" West, 370.29 feet; thence South 41°52'32" West, 140.61 feet; thence North 0°26'23" East, 238.50 feet; thence North 89°45'47" West, 8.95 feet; thence North 0°26'23" East, 379.51 feet; thence South 80°33'37" East, 237.26 feet; thence North 53°12'37" East, 135.96 feet; thence South 0°55'37" East, 133.94 feet; thence South 80°33'15" West, 88.89 feet; thence South 50°15'24" West, 131.98 feet; thence South 38°08'03" West, 95.97 feet; thence South 02°19'04" West, 192.61 feet; thence South 78°18'43" East, 261.96 feet; thence South 89°46'23" East, 120.00 feet; thence South 0°26'23" West, 40.00 feet to the True Point of Beginning. Containing 2.49 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

PEMBROOKE ESTATES DETENTION PLAT

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 of 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 specifics, where 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 easements 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.

TRACT B: Tract B (2.49 acres) is hereby reserved as Private Open Space and shall be used for Storm Water Detention Facility and shall be maintained by the Pembrooke Estates Homes Association, as outlined in the Declarations and Restrictions, to be recorded simultaneously with the recording of this plat.

NOTE: This Plat does not lie within the floodplain

CITY PLAN COMMISSION

Approved _____

Charles F. Myers
Chairman - Charles F. Myers

Virginia L. Welch
Asst. Secretary - Virginia L. Welch

PUBLIC WORKS

Approved _____

City Engineer - Stanley J. Hanis, P.E.

Director - George E. Wolf, Jr., P.E.

000241
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. 991064 duly authenticated as passed this 9TH day of NOV, 2000.

Kay Barnes
Mayor - Kay Barnes

Catherine T. Rocha
CITY CLERK
City Clerk - Catherine T. Rocha

IN WITNESS WHEREOF: IG, 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 11th day of July, 2000.

IG, L.L.C.

Shane M. Danner — Manager

STATE OF Missouri
COUNTY OF Platte } SS:

Be it remembered that on this 11th day of July, 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Shane M. Danner, to me personally known, who being by me duly sworn, did say that he is Manager, of IG, L.L.C., and that said instrument was signed in behalf of said company and that said Shane M. Danner, acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Notary Public

STACY L. COACH
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires: July 19, 2001

My Commission Expires: _____

This plat and survey of PEMBROOKE ESTATES - DETENTION PLAT were executed by John F. Tuljen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of PEMBROOKE ESTATES -DETENTION 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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. 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 professional knowledge and belief.

7-11-00
Date

Signed: W. James Schowe
W. James Schowe RLS #1595

John F. Tuljen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1793

DATE: 7-6-00 | JOB NO.: 99063 | File Name: PE-DET

RE-E
[illegible]