Clay County, Missouri
Land Survey Document

HUNTERS GLEN FIRST PLAT

A Subdivision in Kansas City, Clay County, Missouri

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 52, RANGE 32 IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
THEN NORTH 0°07'28" EAST ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER, 1299.26 FEET TO THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER;
THEN NORTH 0°13'13" EAST ON THE WEST LINE OF THE SAID NORTHWEST QUARTER, 190 FEET;
THEN SOUTH 89°42'04" EAST, 730 FEET;
THEN SOUTH 0°07'28" WEST, 300 FEET;
THEN SOUTH 89°42'04" EAST, 333.33 FEET;
THEN SOUTH 0°07'28" WEST, 12.49 FEET;
THEN SOUTH 85°52'32" EAST, 16.67 FEET;
THEN SOUTH 0°07'28" WEST, 551.70 FEET;
THEN SOUTH 34°03'26" WEST, 34.11 FEET;
THEN SOUTH 27°52'42" EAST, 185.30 FEET TO A POINT ON A CURVE;
THEN SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 330 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 71°19'07" WEST, 105.49 FEET AND AN ARC OF 105.94 FEET;
THEN SOUTH 8°10'43" EAST, 55.16 FEET;
THEN SOUTH 0°29'54" WEST, 224.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SAID SOUTHWEST QUARTER;
THEN NORTH 89°30'06" WEST ON THE AFORESAID SOUTH LINE, 1056.80 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 34.2 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 HUNTERS GLEN FIRST 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 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 THERE OVER 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.

THE LAND SHOWN AND DESIGNATED HEREON AS "TRACT A" IS HEREBY DEDICATED FOR PARK PURPOSES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS PURSUANT TO THE REQUIREMENTS OF SECTION 66.126 CODE OF GENERAL ORDINANCES, AS AMENDED, AND AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. 25219 ON OCTOBER 3, 2000.

AN EASEMENT IS HEREBY DEDICATED TO THE HUNTERS GLEN HOMEOWNERS ASSOCIATION UPON, OVER, UNDER AND ALONG THE LAND SHOWN AND DESIGNATED HEREON AS LANDSCAPING EASEMENT OR L.E. TO BE USED FOR LANDSCAPING AND SIGNAGE PURPOSES. SAID LANDSCAPING EASEMENT SHALL BE MAINTAINED BY THE HUNTERS GLEN HOMEOWNERS ASSOCIATION PURSUANT TO THE COVENANTS AND RESTRICTIONS FOR HUNTERS GLEN SUBDIVISION AS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION HAS, BY AUTHORITY OF ITS BOARD OR DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND IT ~~CORPORATE SEAL TO BE~~ HERETO ~~AFFIXED~~ THIS 11th DAY OF September

ROBERTSON PROPERTIES, INC.

JAMES D. ROBERTSON, PRESIDENT

ATTEST: JAN STUBBS, SECRETARY

STATE OF MISSOURI)
COUNTY OF CLAY) SS

BE IT REMEMBERED THAT ON THIS 11th DAY OF September 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 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

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

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: JAN 18 2001

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 000245

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. 001358 DULY AUTHENTICATED AS PASSED THIS 12th DAY OF Oct 2000.

MAYOR
KAY BARNES

CITY CLERK
CATHERINE T. ROCHA

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL–08	347,641.624	850,980.536	S 53°27'16" E	623.631 m	TP–1
TP–1	347,270.276	851,481.551	S 49°43'58" E	119.281 m	TP–2
TP–2	347,193.178	851,572.567	S 52°50'38" E	306.443 m	TP–3
TP–3	347,008.090	851,816.800	S 51°46'43" E	534.398 m	TP–4
TP–4	346,677.457	852,236.637	N 6°30'33" E	459.604 m	TP–5
TP–5	347,134.098	852,288.738	N 0°56'41" E	131.034 m	TP–6
TP–6	347,265.114	852,290.899	N 0°07'28" E	395.669 m	P.O.B. THIS PLAT

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9998974. THE COORDINATES ARE LISTED IN METERS.

INSTRUMENT NO. ____
Filed for record this ___ day of ____
20__ at ___ o'clock ___ minutes ___M and recorded
in Book ____ on page ____
Clay County Recorder of Deeds

STREET GRADES

LOCATION	ELEV.	V.C.T.
NE. 114th TERRACE		
@ ℄ NORTH STARK	911.27	---
100' E. OF ℄ NORTH STARK	909.19	50'
400' E. OF ℄ NORTH STARK	912.59	100'
800' E. OF ℄ NORTH STARK	901.38	150'
1182.68' E. OF ℄ NORTH STARK	907.12	---
N. FARLEY AVENUE		
@ ℄ NE. 114th TERRACE	911.30	---
65' N OF ℄ NE. 114th TERRACE	909.95	25'
250' N OF ℄ NE. 114th TERRACE	918.54	100'
@ ℄ NE. 115th STREET	926.32	---
N. KENTUCKY AVENUE		
@ ℄ NE. 114th TERRACE	904.76	---
70' N OF ℄ NE. 114th TERRACE	903.30	40'
400' N OF ℄ NE. 114th TERRACE	924.45	150'
730' N OF ℄ NE. 114th TERRACE	921.15	50'
1190.40' N OF ℄ NE. 115th TERRACE	939.33	---
N. TENNESSEE AVENUE		
@ ℄ NE. 114th TERRACE	904.03	---
50' N OF ℄ NE. 114th TERRACE	902.99	25'
525' N OF ℄ NE. 114th TERRACE	912.49	100'
675' N OF ℄ NE. 114th TERRACE	921.86	25'
@ ℄ NE. 115th TERRACE	923.10	---
NE. 115th TERRACE		
@ ℄ N. STARK AVENUE	921.22	---
50' E OF ℄ N. STARK AVENUE	920.18	25'
300' E OF ℄ N. STARK AVENUE	927.56	100'
580.30' E OF ℄ N. STARK AVENUE	921.16	25'
@ ℄ N. KENTUCKY AVENUE	922.20	---
667.30' E OF ℄ N. STARK AVENUE	921.43	25'
885.30' E OF ℄ N. STARK AVENUE	923.01	100'
1080.30' E OF ℄ N. STARK AVENUE	922.80	---
NE. 116th STREET		
@ ℄ N. KENTUCKY AVENUE	933.76	---
37' E OF ℄ N. KENTUCKY AVENUE	932.99	25'
99.81' E OF ℄ N. KENTUCKY AVENUE	932.36	---
37' W OF ℄ N. KENTUCKY AVENUE	932.99	25'
275.33' W OF ℄ N. KENTUCKY AVENUE (CTR. CUL-DE-SAC)	938.35	---

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	347860.782	852291.758
2	348056.450	852292.617
3	348111.307	852292.828
4	348110.147	852515.306
5	348018.717	852515.108
6	348018.187	852616.694
7	347981.161	852616.614
8	347981.150	852621.894
9	347813.009	852621.329
10	347804.397	852615.507
11	347753.401	852642.484
12	347743.103	852612.028
13	347728.463	852614.419
14	347657.982	852613.823

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF HUNTERS GLEN FIRST 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 MINIMUM STANDARDS FOR AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED 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.

STATE OF MISSOURI — ERIC A. RAMER — LS-2577 — REGISTERED LAND SURVEYOR

6/13/00
ERIC A. RAMER MO LS NO. 2577

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

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

HUNTERS GLEN FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS

REV	DESCRIPTION	DATE:
1	Revs. to Title Blocks, Certifs, Added Easmts, etc.	8/2/00
2	Revs. per City Comments	9/29/00

JOB NO.	2690
SCALE:	NOTED
DATE:	11/29/99
DRAFTER:	CNS/CDF
CHKD:	E.A.R.
SHEET NO.	3 of 3

http://www.ClayCoGov.com