Clay County, Missouri
Land Survey Document

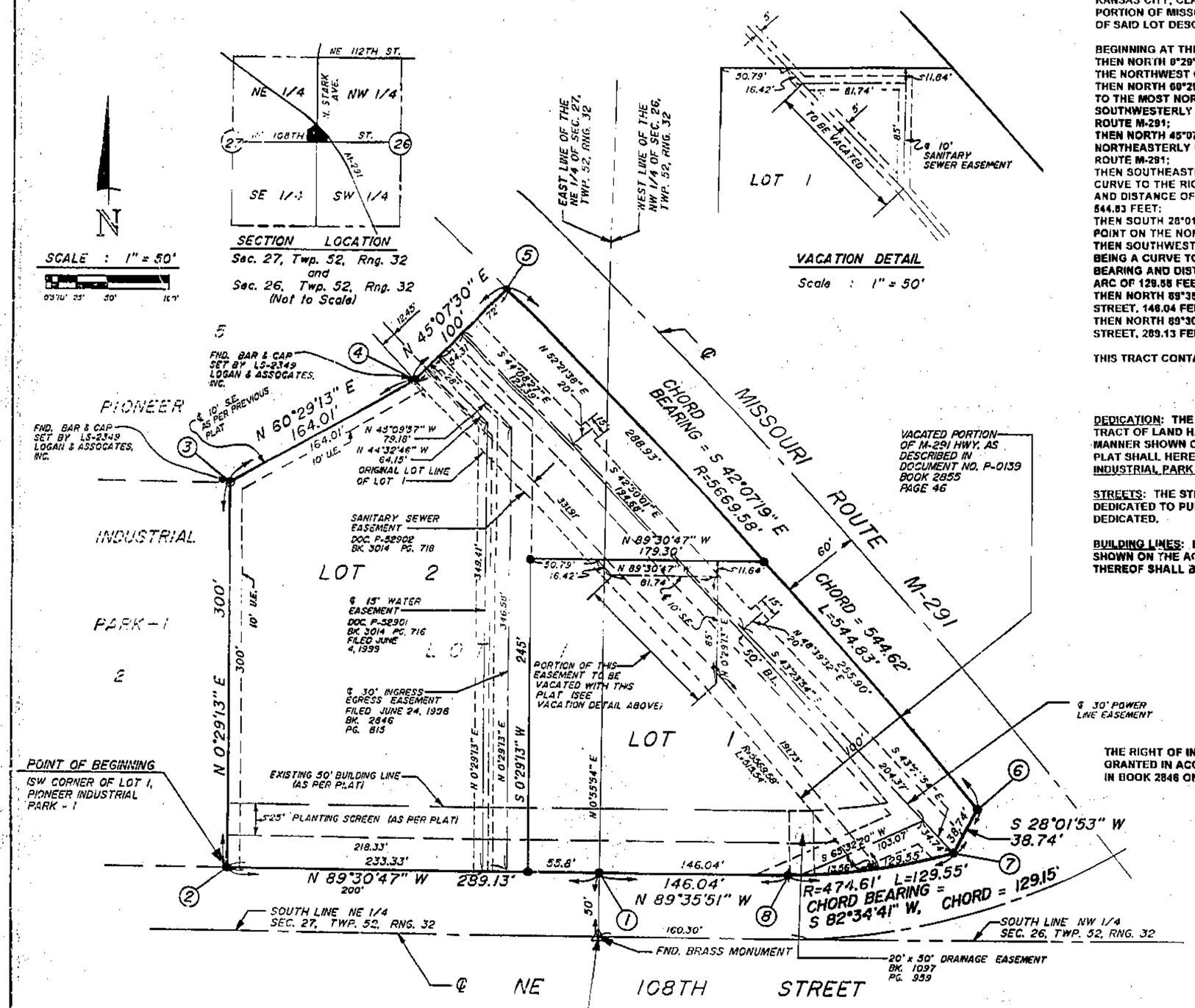
http://www.ClayCoGov.com

Q 32200 FEB 0 6 2001

01 FEB -6 P 3:28 B
BK 6 SLEBE 172
Kay Barnes
Deputy

RESURVEY OF LOT 1, PIONEER INDUSTRIAL PARK - I

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



THE RIGHT OF INGRESS AND EGRESS BETWEEN LOTS 1 AND 2 IS HEREBY GRANTED IN ACCORDANCE WITH THE DOCUMENT RECORDED JUNE 24, 1998 IN BOOK 2846 ON PAGE 815.

DESCRIPTION:

ALL THAT PART OF LOT 1, PIONEER INDUSTRIAL PARK - I, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI AND A PART OF THE VACATED PORTION OF MISSOURI ROUTE M-291 ADJACENT TO THE NORTHERLY LINE OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT;
THEN NORTH 0°29'13" EAST ON THE WEST LINE OF SAID LOT, 300 FEET TO THE NORTHWEST CORNER THEREOF;
THEN NORTH 60°29'13" EAST ON THE NORTH LINE OF SAID LOT, 164.01 FEET TO THE MOST NORTHERLY CORNER THEREOF, BEING A POINT ON THE SOUTHWESTERLY LINE OF THE SAID VACATED PORTION OF MISSOURI ROUTE M-291;
THEN NORTH 45°07'30" EAST, 100 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE SAID VACATED PORTION OF MISSOURI ROUTE M-291;
THEN SOUTHEASTERLY ON THE SAID NORTHEASTERLY LINE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 5669.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°07'19" EAST, 544.62 FEET AND AN ARC OF 544.83 FEET;
THEN SOUTH 28°01'53" WEST, 38.74 FEET TO A POINT ON A CURVE, BEING A POINT ON THE NORTH LINE OF NE 108TH STREET AS NOW ESTABLISHED;
THEN SOUTHWESTERLY ON THE SAID NORTH LINE OF NE 108TH STREET BEING A CURVE TO THE RIGHT WITH A RADIUS OF 474.61 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 82°34'41" WEST, 129.15 FEET, AND AN ARC OF 129.55 FEET TO A POINT OF TANGENCY;
THEN NORTH 89°35'51" WEST ON THE SAID NORTH LINE OF NE 108TH STREET, 146.04 FEET;
THEN NORTH 89°30'47" WEST ON THE SAID NORTH LINE OF NE 108TH STREET, 289.13 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 4 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 RESURVEY OF LOT 1, PIONEER INDUSTRIAL PARK - I.

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

BUILDING LINES: BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

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 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 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 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.

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS 15 DAY OF November 1999.

TIMOTHY D. HARRIS — SYLVIA HARRIS

STATE OF MISSOURI)
COUNTY OF CLAY) S.S.

ON THIS 15 DAY OF November 1999, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY D. HARRIS AND SYLVIA HARRIS, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR OWN FREE ACT AND DEED.

IN WITNESS THEREOF: 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 30, 2002
NOTARY PUBLIC:

"NOTARY SEAL"
Clara M. Baum, Notary Public
Clay County, State of Missouri
My Commission Expires 5/30/2002

CITY PLAN COMMISSION
APPROVED SEP 0 1 1998
CHAIRMAN
CHARLES F. MYERS

ASSISTANT SECRETARY
VIRGINIA L. WALSH

PUBLIC WORKS DEPARTMENT
APPROVED
CITY ENGINEER
STANLEY J. HARRIS, P.E.

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

ENTRY NUMBER 991051

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. 941028 DULY AUTHENTICATED AS PASSED THIS 5 DAY OF January 2000.

MAYOR
KAY BARNES

CITY CLERK
CATHERINE T. ROCHA

LEGEND

B.L. = Building Line
U.E. = Utility Easement
S.E. = Sanitary Sewer Easement
D.E. = Drainage Easement
W.E. = Water Main Easement
△ Denotes Existing Permanent Monument
▲ Denotes Permanent Monument to be Set after Street Construction
○ Denotes Found Existing Bar & Cap
● Denotes 1/2" Bar to be Set with Plastic Cap Marked HFW ENG LS 1658

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	346478.808	852278.216
2	346479.557	852190.128
3	346570.957	852190.905
4	346595.573	852234.391
5	346817.069	852255.981
6	346493.994	852367.274
7	346483.676	852361.729
8	346478.496	852322.710

ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, (1983 AND AS AMENDED) USING A COMBINED GRID FACTOR OF 0.9998974. THE COORDINATES ARE LISTED IN METERS.

TRAVERSE TABLE

FROM	NORTHING	EASTING	BEARING	GRID DISTANCE	TO
CL-08	347641.624	850980.536	S 51°38'16" E	1061.234 m	TP-1
TP-1	346982.969	851812.653	S 53°21'30" E	683.546 m	TP-2
TP-2	346634.724	852280.880	S 0°58'44" W	155.938 m	COORDINATE POINT 1 ON THIS PLAT.

STREET GRADES

STREET GRADES WERE ESTABLISHED FOR NE 108TH STREET BY THE ORIGINAL PLAT OF ~~PIONEER INDUSTRIAL PARK~~ BRYNWOOD DOWNS BY ORDINANCE NUMBER 41056 ON APRIL 14, 1972.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF RESURVEY OF LOT 1, PIONEER INDUSTRIAL PARK - I 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.

JAMES M. FARROW, MO LS NO. 1658
11-1-99

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

PC-E
3/7/01 CP

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

RESURVEY OF LOT 1, PIONEER INDUSTRIAL PARK - I
KANSAS CITY, CLAY COUNTY, MISSOURI

JOB NO. 2377
FILE NO. SUR1971
DATE: 7/16/98
DRAFTER: CDF
CHKD:
REVISIONS:
10/22/98
3/3/99
3/15/99
8/20/99
11-1-99

SHEET NO. 1 OF 1