Clay County, Missouri
Land Survey Document

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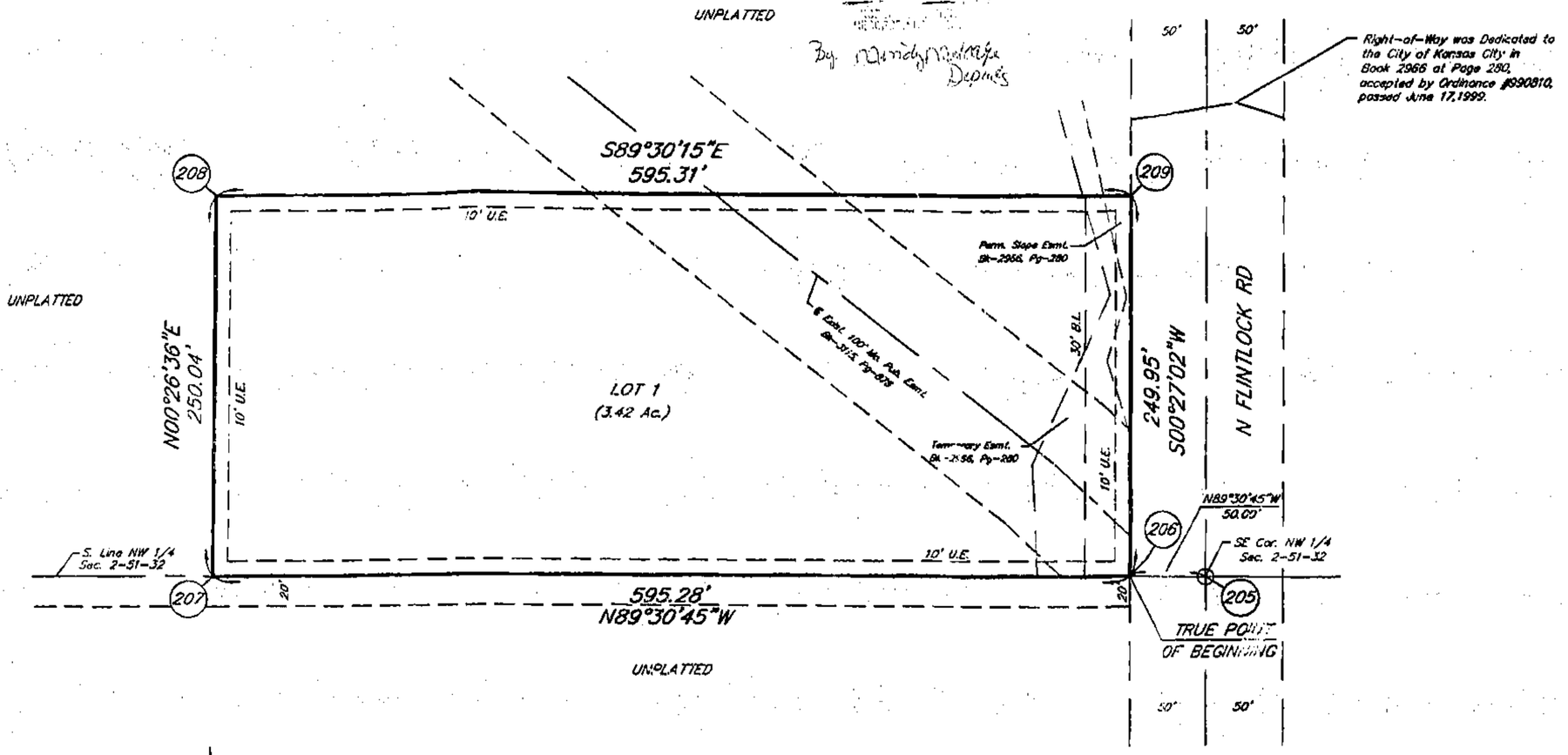
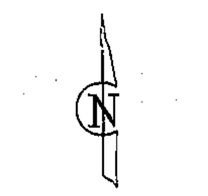
STATE OF MO
CLAY COUNTY
01 APR 12 P 3:04 R
By Mandy Mulvage Deputy

Q 42354
APR 12 2001





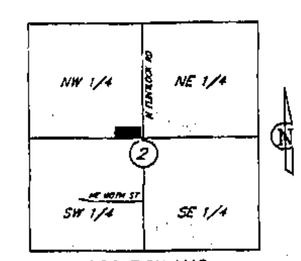
SCALE

0' 50' 100'

1" = 50'

LEGEND

- ● - FND 5/8" Bar
- ■ - 5/8" Bar with Aluminum Cap to be set upon completion of construction
- U.E. - Utility Easement
- B.L. - Building Line



LOCATION MAP
Sec. 2, Twp. 51 N, Rge. 32 W.
(N.T.S.)

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CLAY			341599.867	853732.679
201	S69°45'03"W	726.887	341596.705	853005.798
202	N03°09'09"W	190.211	341786.627	852995.337
203	N00°19'18"E	811.432	342596.046	852999.891
204	N01°08'30"E	429.276	343027.237	853008.443
205 SW cor NE ¼	N00°08'42"E	200.325	343238.561	853008.973
208 TPOB	N89°30'45"W	15.239	343236.691	852993.735
207	N89°30'45"W	181.424	343238.234	852812.317
208	N00°26'36"E	78.205	343314.437	852812.907
209	S89°30'15"E	181.434	343312.667	852994.334
206 TPOB	S00°27'02"W	76.178	343236.691	852993.735

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 .9999032. COORDINATES ARE IN METERS.

FLINTLOCK ACRES

RECOMMENDED STREET GRADES

	GRADE POINT	ELEV.	V.C.T
	N FLINTLOCK ROAD		
4929.20	Feet North of the Centerline of MO HWY 152	218.00	———
5289.20	Feet North of the Centerline of MO HWY 152	239.60	360.00'
5649.20	Feet North of the Centerline of MO HWY 152	218.00	———

This plat and survey of **FLINTLOCK ACRES** were executed by John F. Lutjen & Associates, Inc., 5350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of **FLINTLOCK ACRES** 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.

7-13-00
Date

Signed: W. James Schowe
W. James Schowe RLS #1689

FLINTLOCK ACRES

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 2, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence North 89°30'45" West along the South line of said Northwest Quarter, 50.00 feet to a point on the Westerly Right-of-Way line of N. Flintlock Road, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence continuing North 89°30'45" West along said South line, 595.28 feet; thence North 0°26'36" East, 250.04 feet; thence South 89°30'15" East, 595.31 feet to a point on the aforementioned Westerly Right-of-Way line of said N. Flintlock Road; thence South 0°27'02" West along said Westerly line, 249.95 feet to the True Point of Beginning. Containing 3.42 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:

FLINTLOCK ACRES

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 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.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of One Hundred Eighty Six and 03/100ths Dollars ($186.03) in lieu of required park land dedication for One (1) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

IN WITNESS WHEREOF: AUBURN HILLS DEVELOPMENT, 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 12th day of July 2000.

AUBURN HILLS DEVELOPMENT, L.L.C.
A Missouri Limited Liability Company

Timothy D. Harris Managing Partner

STATE OF Missouri)
) SS:
COUNTY OF Platte)

Be it remembered that on this 12th day of July 2000, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is Managing Partner, of AUBURN HILLS DEVELOPMENT, L.L.C., and that said instrument was signed in behalf of said company and that said Timothy D. Harris, 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.

Stacy Beach
Notary Public

STACY L. BEACH
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires June 19, 2001

My Commission Expires: _____

CITY PLAN COMMISSION

Approved _____

Randall Candlestick
Chairman - Charles F. Ivyers

Asst. Secretary - Virginia L. Walsh

PUBLIC WORKS

Approved 10/20/00

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

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

000284
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. 000884 duly authenticated as passed this 19 day of July 2000.

Kay Barnes
Mayor - Kay Barnes

Catherine T. Rocha
City Clerk - Catherine T. Rocha

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
Landscape Architects
5350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4300
Fax: 816-587-1360

DATE: 7-13-00 | JOB No.- 001187 | File Name - ONE-FLAT