Clay County, Missouri
Land Survey Document

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS

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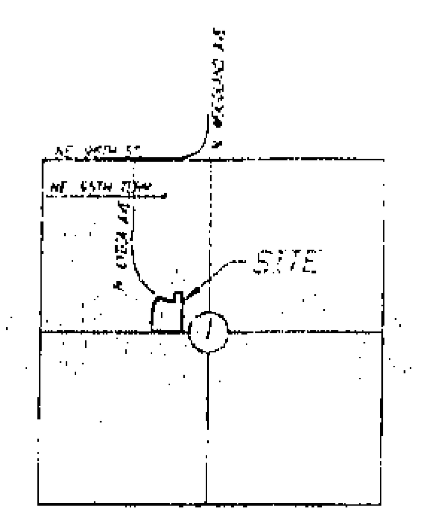
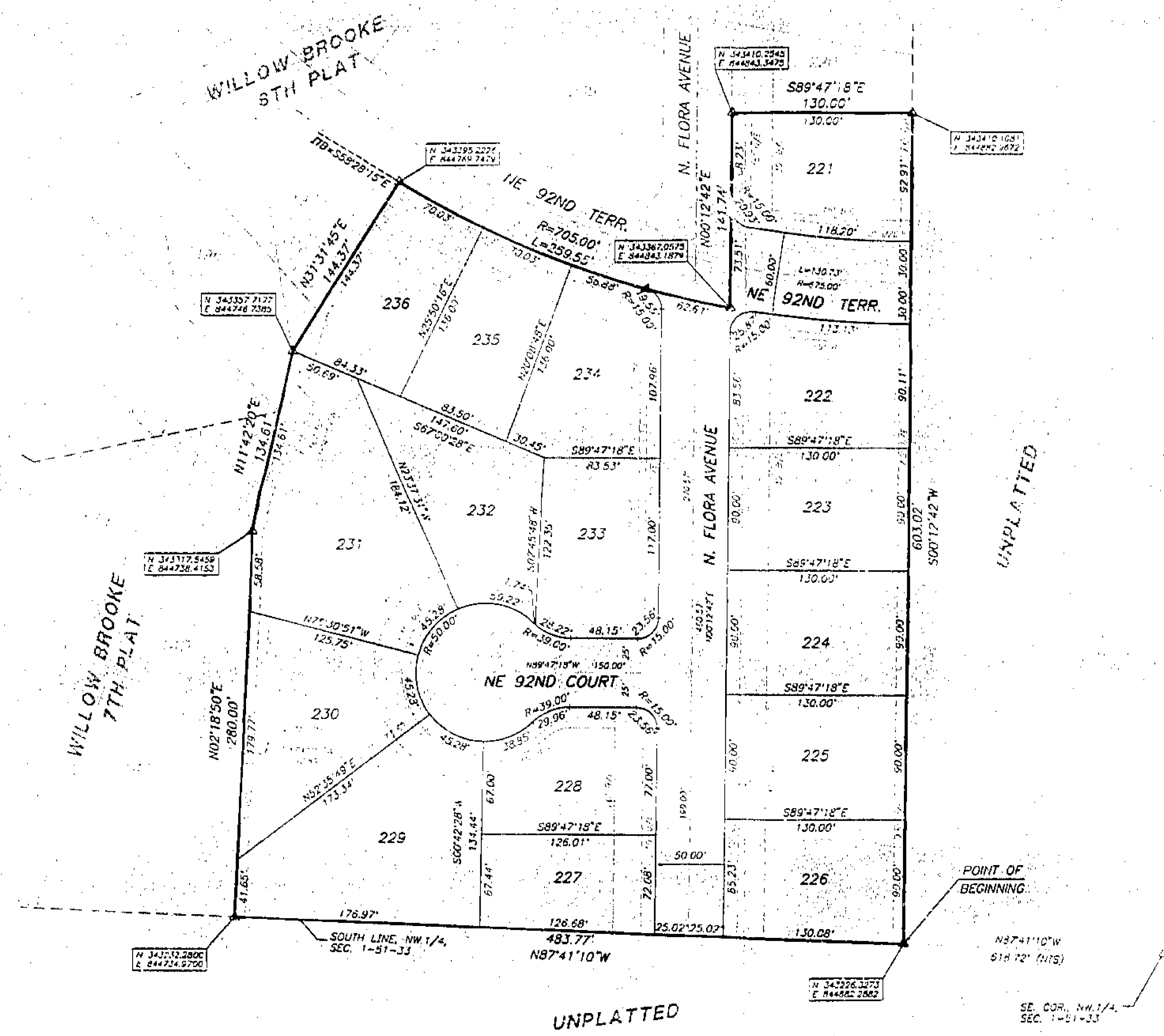
01 APR 18 P 1:03
CAB E Sleeve 176
By: Wanda Watson Deputy

WILLOW BROOKE 9TH PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri



NW 1/4 SEC. 1-51-33
Location Map



SCALE: 1" = 50'

LEGAL DESCRIPTION:
All that part of the Northwest Quarter of Section 1, Township 51, Range 33, in the City of Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 1; thence North 87 degrees 41 minutes 10 seconds West, along the South line of the Northwest Quarter of said Section 1, a distance of 618.72 feet to the Point of Beginning of the tract of land herein to be described; thence continuing North 87 degrees 41 minutes 10 seconds West, along the South line of the Northwest Quarter of said Section 1, a distance of 483.77 feet to the Southeast corner of Lot 141, WILLOW BROOKE 7TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 02 degrees 18 minutes 50 seconds East, along the East line of Lots 140 & 141 of said WILLOW BROOKE 7TH PLAT, a distance of 280.00 feet to the Northeast corner of said Lot 140; thence North 11 degrees 42 minutes 20 seconds East, along the East line of Lot 139 of said WILLOW BROOKE 7TH PLAT and Lot 196, WILLOW BROOKE 8TH PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 134.61 feet; thence North 31 degrees 31 minutes 45 seconds East, along the Southeasterly line of Lots 196 and 197 of said WILLOW BROOKE 8TH PLAT, a distance of 144.37 feet to the most Easterly corner of said Lot 197, said point also being on the Southerly right-of-way line of NE. 92nd Terrace; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 58 degrees 28 minutes 15 seconds East and a radius of 705.00 feet, an arc distance of 259.55 feet to the Easterly right-of-way line of N. Flora Avenue; thence North 00 degrees 12 minutes 42 seconds East, along the Easterly right-of-way line of said N. Flora Avenue, a distance of 141.74 feet, to the Southwest corner of Lot 220 of said WILLOW BROOKE [illegible] PLAT; thence South 89 degrees 47 minutes 18 seconds East, along the South line of said Lot 220, a distance of 130.00 feet to the Southeast corner of said Lot 220; thence South 00 degrees 12 minutes 42 seconds West, a distance of 603.02 feet to the Point of Beginning. Said tract of land contains 5.57 Acres more or less.

DEDICATION: The undersigned proprietor of the tract of land described herein have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "WILLOW BROOKE 9TH PLAT".

EASEMENT DEDICATION: 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 easements (U/E). [illegible]

STREETS: Streets shown on this plat and not heretofore 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 building or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: Parkland requirement has been satisfied by conveyance of a [illegible] acre tract of land, the deed for same recorded as Document No. [illegible] at Book 2258, Page 709, and approved by the Board of Park and Recreation Commissioners by Resolution No. [illegible], adopted August [illegible], 1993. Said dedication is pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: WILLOW BROOKE DEVELOPMENT CO., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President and its corporate seal to be hereto affixed this 14th day of November, 2000.

STATE OF MISSOURI
COUNTY OF CLAY

On this 14th day of November, 2000, before me appeared [illegible]

My Commission Expires: October 11, 2004

ANGELA M. ROBBINS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 10-11-2004

Angela M. Robbins
NOTARY PUBLIC

CITY CLERK

PERMIT NO. 000255

[illegible] 001515

TRAVERSE TABLE

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-06 Sighting KC-201	N 04°29'05" E		346153.88	843506.08
KC-201 to Point A	S 01°37'27" W	1352.52	344803.90	843467.73
Point A to Point B	S 03°16'46" E	402.98	344401.38	843490.80
Point B to Point C	S 13°19'22" E	399.43	344012.90	843582.83
Point C to Point D	S 88°56'43" E	684.53	344000.30	844267.26
Point D to Point E	S 89°26'50" E	181.34	343998.55	844448.59
Point E to Point F	S 00°12'47" W	186.60	343811.95	844447.90
Point F to Point G	S 28°53'50" W	124.08	343702.44	844387.46
Point G to Point H	S 01°12'10" E	209.38	343493.11	844391.86
Point H to Point of Beginning	S 61°27'17" E	558.29	343226.33	844662.29

NOTE: The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.99[illegible]. All coordinates are in meters.

JOB NUMBER
15265

CAB E
5/2/01

Prepared For:
WILLOW BROOKE DEV. CO.
5616 NE. ANTIOCH ROAD
KANSAS CITY, MISSOURI
DATE: November 10, 1999
REV: September 21, 2000