Clay County, Missouri
Land Survey Document

058369 JUL 13 2001

NORTHLAND CHURCH PARTNERSHIP

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING o LAND PLANNING o CIVIL ENGINEERING
201 NW 72ND STREET o GLADSTONE, MISSOURI 64118
Phone: 436-0732 ~ Fax: 436-0767

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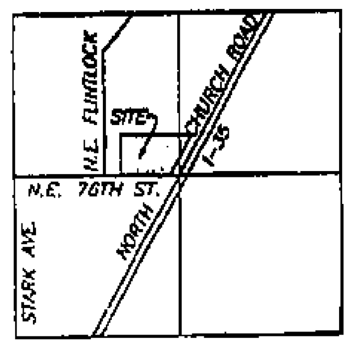
Cab. E 56 150
By Mindy Maddux Deputy

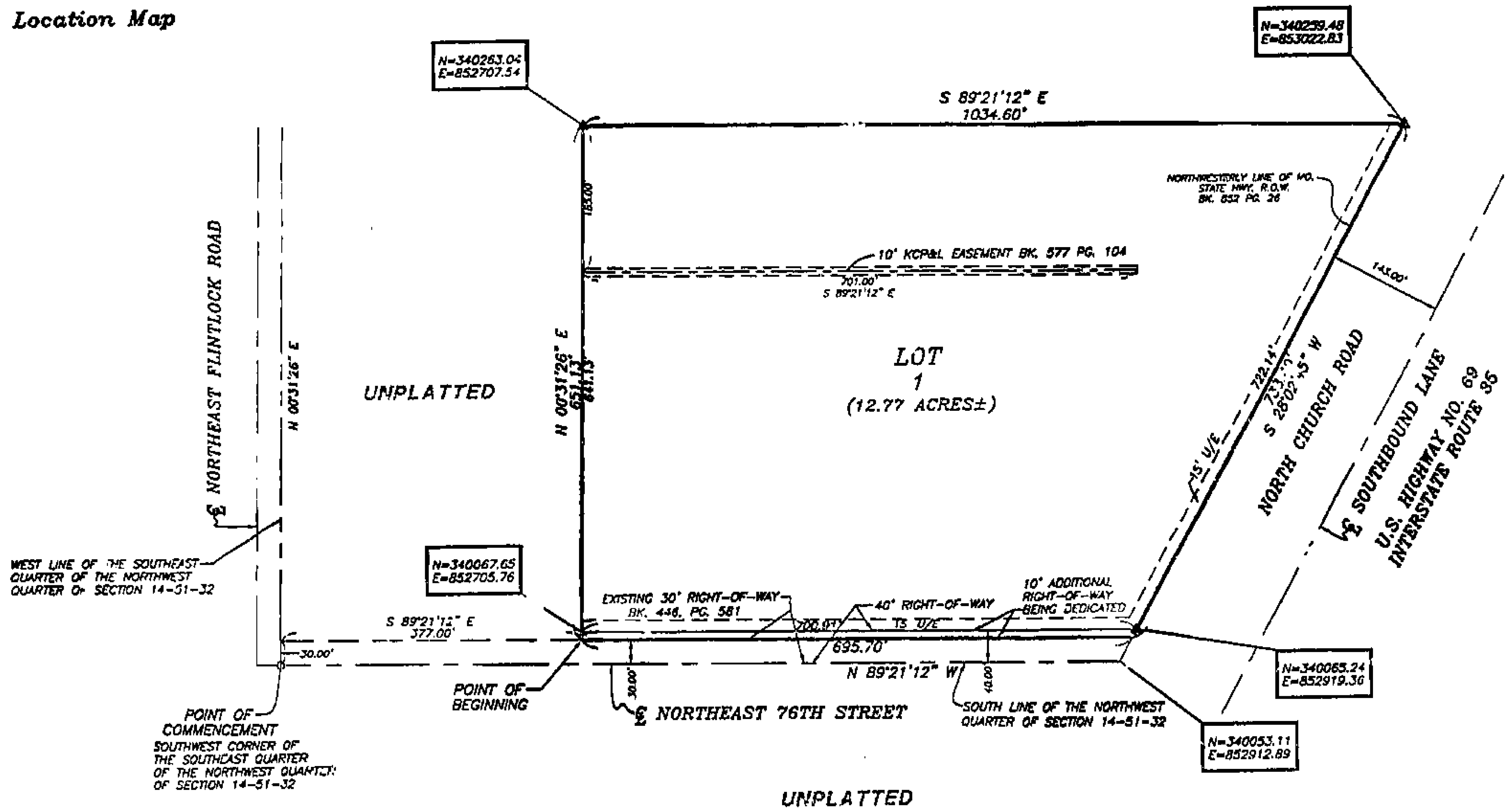


SECTION 14-51-32
Location Map

LEGEND

B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
▲ Denotes Monument to be set after construction of Utilities and Streets
○ Denotes Existing Bar

SCALE: 1"=100'



NOTE: This tract of land does not lie within a regulatory floodplain.

TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
SHENRY N=339856.342 E=853307.079				
SHENRY Referencing CANTERBURY	N 84°21'19" E			
SHENRY To Point of Beginning	N 58°31'08" W	705.16	340084.80	852705.73

STATE PLAIN COORDINATES BY G.P.S.

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9999458. All coordinates are in meters.

STREET GRADES (RECOMMENDED)

N.E. 76TH STREET		ELEV.	VCT
37.00 feet West of the Centerline of N. Flintlock Road		78.87	
13.00 feet East of the Centerline of N. Flintlock Road	PVI	81.15	70.00 feet
208.00 feet East of the Centerline of N. Flintlock Road	PVI	78.20	100.00 feet
558.00 feet East of the Centerline of N. Flintlock Road	PVI	91.31	62.50 feet
823.00 feet East of the Centerline of N. Flintlock Road	PVI	98.45	75.00 feet
1063.00 feet East of the Centerline of N. Flintlock Road	PVI	110.03	62.50 feet
1145.50 feet East of the Centerline of N. Flintlock Road		108.40	

I hereby certify that the plat of NORTHLAND CHURCH PARTNERSHIP 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 Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established 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.

DATE: 1-23-01 [signature]
SAM A. AYLETT, LS-2074

LEGAL DESCRIPTION:

All that part of Section 14, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 14; thence North 00 degrees 31 minutes 26 seconds East, along the West line of the Southeast Quarter of the Northwest Quarter of said Section 14, a distance of 30.00 feet to a point on the North right-of-way line of N.E. 76th Street, as now established; thence South 89 degrees 21 minutes 12 seconds East, along said North right-of-way line, 377.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 00 degrees 31 minutes 26 seconds East and parallel to the West line of the Southeast Quarter of the Northwest Quarter of said Section 14, a distance of 651.13 feet; thence South 89 degrees 21 minutes 12 seconds East and parallel to the South line of the Northwest Quarter of said Section 14, a distance of 1034.60 feet to a point on the Northwesterly right-of-way line of Interstate Route 35, as now established; thence South 28 degrees 02 minutes 45 seconds West, along said Northwesterly right-of-way line, a distance of 733.40 feet to a point on the aforementioned North right-of-way line of said N.E. 76th Street; thence North 89 degrees 21 minutes 12 seconds West, along said North right-of-way line, a distance of 695.70 feet to the Point of Beginning. Said tract of land contains 12.93 acres, more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "NORTHLAND CHURCH PARTNERSHIP".

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). Where other easements are designed 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 easements. 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: Streets shown on this plat and not heretofore dedicated to public use as thoroughfares, are hereby so dedicated.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Service for the delivery of mail, provided, however, such right of ingress and egress does not include any obligation to contribute for any damages to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

IN TESTIMONY WHEREOF: NORTH CHURCH PARTNERSHIP, a, Missouri Limited Liability Company, has by the Authority of its Board of Directors caused this instrument to be executed by its Managing Partner this 25 day of Jan., 2001.

NORTH CHURCH PARTNERSHIP,
a Missouri Limited Liability Company

[signature]
James M. Reed II, Managing Partner

STATE OF Missouri
COUNTY OF Jackson } s.s.

On this 25 day of January, 2001, before me appeared James M. Reed II to me personally known, who being by me duly sworn did say that he is Managing Partner of NORTH CHURCH PARTNERSHIP, and that said instrument was signed in behalf of said company by authority of its Board of Directors and said James M. Reed II acknowledged said instrument to be the free act and deed of said company.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

My Commission Expires: Feb. 21, 2001

[signature]
NOTARY PUBLIC
NOTARY PUBLIC STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. FEB. 21, 2001

CITY PLAN COMMISSION

APPROVED:
[signature]
CHAIRMAN: Charles F. Myers
[signature]
ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

APPROVED:
[signature]
CITY ENGINEER: Stanley J. Harris, P.E.

APPROVED:
[signature]
DIRECTOR: George E. Wolf, Jr., P.E.

ENTRY NO. 010182

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. 010495 duly authenticated as passed this 5 day of April, 2001.

[signature]
MAYOR: Kay Barnes

[signature]
CITY CLERK
CITY CLERK: Catherine T. Rocha

JOB NUMBER
35117
35117FPB.DWG(DFH)

Cab. E
10/18/01 DM

Prepared For:
North Church Partnership, L.L.C.
7600 North Church Road
Kansas City, Missouri 64158

DATE: 01-18-01

http://www.ClayCoGov.com