Clay County, Missouri
Land Survey Document

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CLAY			341559.367	852732.978
201 TP-1	S89°45'03"W	726.687	341566.705	853005.798
202 TP-2	N03°09'09"W	190.211	341756.827	852995.337
203 SE corner SW ¼	N00°38'56"E	654.231	342440.816	853002.746
204 SW corner SW ¼	N89°24'22"W	787.535	342448.080	852215.253
205 TPOB	N00°30'44"E	786.209	343237.158	852222.298
206	S89°30'45"E	58.099	343238.681	852278.307
207	S12°03'08"W	49.101	343188.342	852269.784
208 RP	S10°06'08"W	160.005	343030.817	852241.716
209	N01°35'32"E	160.005	343190.750	852248.164
210	N88°24'28"W	6.287	343190.935	852239.880
211	S01°35'32"W	94.760	343096.211	852237.247
212	N88°37'34"E	6.407	343096.385	852243.652
213	S12°48'50"E	55.615	343042.135	852255.987
214	N77°11'10"E	0.586	343042.261	852256.538
215	S12°48'50"E	39.620	343003.627	852265.325
216	S77°11'10"W	2.266	343003.125	852263.116
217	S18°13'09"E	70.070	342933.568	852285.024
218	N47°47'06"E	55.318	342873.735	852325.692
219 RP	N47°47'06"E	190.482	343101.723	852487.089
220	S45°11'08"W	190.482	342967.467	852331.944
221 RP	S45°11'08"W	76.193	342913.795	852277.644
222	N83°49'22"E	75.193	342921.964	852353.644
223	S35°10'38"E	8.000	342914.010	852354.505
224 RP	S08°43'22"W	4.572	342913.518	852348.980
225	S09°22'16"E	4.572	342908.995	852350.025
226 RP	S09°22'16"E	313.914	342598.425	852356.329
227	N19°20'45"W	313.914	342894.614	852292.335
228 RP	N19°20'45"W	448.014	343317.331	852143.921
229	S02°00'18"E	448.014	342889.692	852159.558
230	S02°00'18"E	18.288	342851.317	852180.235
231 RP	N02°00'18"W	466.302	343317.331	852143.921
232	S01°09'20"E	466.302	342851.126	852153.324
233 RP	S01°09'20"E	295.628	342555.556	852159.285
234	N05°32'57"W	295.628	342849.957	852129.587
235 RP	S05°32'57"E	4.572	342844.715	852128.088
236	S84°41'30"W	4.572	342844.292	852121.538
237	S78°57'02"W	15.314	342841.357	852106.506
238 RP	S84°25'13"W	4.572	342840.913	852101.957
239	N11°21'35"W	4.572	342845.355	852101.058
240 RP	S11°21'35"E	295.628	342555.558	852159.285
241	N12°09'23"W	295.628	342844.557	852097.032
242	N12°09'23"W	18.288	342862.433	852093.181
243 RP	S12°09'23"E	313.914	342555.558	852159.285
244	N10°39'35"W	313.914	342854.005	852201.217
245 RP	N10°39'35"W	4.572	342859.548	852100.371
246	N89°00'00"E	4.572	342866.627	852104.842
247 RP	N89°00'00"E	342.867	342874.671	852447.756
248	N84°37'05"W	342.867	342906.770	852106.402
249 RP	N84°37'05"W	144.768	342920.349	851962.274
250	N84°50'50"E	144.768	342961.679	852093.313
251 RP	S64°50'50"W	4.572	342979.933	852089.175
252	N25°47'50"W	4.572	342984.052	852087.185
253	N28°31'09"W	15.247	342997.449	852079.905
254	N25°47'50"W	4.572	343001.585	852077.916
255	N52°08'09"E	4.572	343003.702	852081.957
256	N27°51'51"W	34.631	343034.318	852065.771
257	N62°08'09"E	54.659	343059.959	852114.270
258	N71°12'59"E	39.042	343072.529	852151.233
259	N18°52'22"W	59.119	343128.470	852132.109
260	N03°04'39"E	65.997	343194.242	852135.651
261 RP	N03°04'39"E	1516.239	344708.392	852217.050
262	S02°38'02"W	1516.239	343193.757	852147.372
263	N01°35'32"E	45.466	343239.205	852148.635
205 TPOB	S88°24'28"E	73.692	343237.158	852222.298

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 0.9999032. COORDINATES ARE IN METERS.

STREET GRADES

	GRADE POINT	ELEV.	V.C.T.
	NE 90TH STREET		
59.78	Feet West of the Centerline of N. Lewis Avenue	190.23	—
154.46	Feet East of the Centerline of N. Lewis Avenue	187.42	—
	N FARLEY AVENUE		
	Centerline of NE 90th Street	185.45	—
55.00	Feet North of the Centerline of NE 90th Street	184.31	25.00'
264.59	Feet North of the Centerline of NE 90th Street	189.40	—
	N LEWIS AVENUE		
116.00	Feet South of the Centerline of NE 90th Street	190.42	—
88.00	Feet South of the Centerline of NE 90th Street	188.07	50.00'
	Centerline of NE 90th Street	189.44	—
45.00	Feet North of the Centerline of NE 90th Street	188.50	29.00'
623.91	Feet North of the Centerline of NE 90th Street	200.08	—
	NE 91st STREET		
58.00	Feet West of the Centerline of N. Lewis Avenue	198.49	—
35.00	Feet West of the Centerline of N. Lewis Avenue	198.24	23.00'
	Centerline of N. Lewis Avenue	196.97	—
32.00	Feet East of the Centerline of N. Lewis Avenue	199.30	20.00'
174.74	Feet East of the Centerline of N. Lewis Avenue	194.87	50.00'
374.74	Feet East of the Centerline of N. Lewis Avenue	188.39	50.00'
555.37	Feet East of the Centerline of N. Lewis Avenue	186.58	—
	NE 91st TERRACE		
169.92	Feet West of the Centerline of N. Stark Avenue	202.30	—
32.71	Feet East of the Centerline of N. Stark Avenue	205.40	50.00'
138.43	Feet East of the Centerline of N. Stark Avenue	207.37	—
	N STARK AVENUE		
151.52	Feet South of the Centerline of NE 91st Terrace	199.28	—
39.02	Feet South of the Centerline of NE 91st Terrace	204.92	25.00'
	Centerline of NE 91st Terrace	205.73	—

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 3 and the Southwest Quarter of Section 2, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence South 0°30'44" West along the West line of said Southwest Quarter, 20.00 feet to the True Point of Beginning of the tract to be herein described; thence South 89°30'45" East, 20.00 feet South of and parallel to the North line of said Southwest Quarter, 184.07 feet; thence South 10°06'08" West, 161.11 feet to a point on the Northerly right-of-way line of NE 91st Terrace, as now established; thence Westerly along said Northerly line, on a curve to the left, having an initial tangent bearing of North 79°53'52" West, a radius of 525.00 feet, a central angle of 08°30'36", an arc distance of 77.98 feet; thence North 88°24'28" West along said Northerly line, 20.63 feet to a point on the Westerly line of WOODNEATH FARMS – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 01°35'32" West along said Westerly line, 310.92 feet; thence North 88°37'34" East along said Westerly line, 21.02 feet; thence South 12°48'50" East along said Westerly line, 192.48 feet; thence North 77°11'10" East along said Westerly line, 1.86 feet; thence South 12°48'50" East along said Westerly line, 130.00 feet; thence South 77°11'10" West along said Westerly line, 7.43 feet; thence South 18°13'09" East along said Westerly line, 229.91 feet; thence North 47°47'06" East along said Westerly line, 181.50 feet to a point on the Westerly right-of-way line of N. Kentucky Avenue, as now established; thence Southerly along said Westerly line, on a curve to the left, having an initial tangent bearing of South 42°12'54" East, a radius of 825.00 feet, a central angle of 02°58'00", an arc distance of 28.36 feet; thence Southerly along said Westerly line, on a curve to the right, having a common tangent with the last described course, a radius of 250.00 feet, a central angle of 38°38'16", an arc distance of 168.59 feet; thence South 08°10'38" East along said Westerly line, 28.25 feet; thence Southwesterly along said Westerly line, on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a central angle of 87°48'23", an arc distance of 22.99 feet to a point on the Northerly right-of-way line of NE 90th Street, as now established; thence Southwesterly along said Northerly line, on a curve to the left, having a common tangent with the last described course, a radius of 1030.00 feet, a central angle of 10°58'00", an arc distance of 197.30 feet; thence Southwesterly along said Northerly line and its Westerly prolongation, on a curve to the right, having a common tangent with the last described course, a radius of 1470.00 feet, a central angle of 17°20'27", an arc distance of 444.00 feet; thence South 02°00'18" East, 60.00 feet; thence Westerly on a curve to the right, having an initial tangent bearing of South 87°59'42" West, a radius of 1530.00 feet, a central angle of 0°50'59", an arc distance of 22.69 feet; thence Westerly on a curve to the left, having a common tangent with the last described course, a radius of 970.00 feet, a central angle of 05°23'38", an arc distance of 91.31 feet; thence Southwesterly on a curve to the left, having a common tangent with the last described course, a radius of 15.00 feet, a central angle of 88°45'33", an arc distance of 23.24 feet; thence South 78°57'02" West, 50.25 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 05°34'47" West, a radius of 15.00 feet, a central angle of 95°43'48", an arc distance of 25.06 feet; thence Westerly on a curve to the left, having a common tangent with the last described course, a radius of 970.00 feet, a central angle of 0°47'48", an arc distance of 13.49 feet; thence North 19°09'23" West, 60.00 feet; thence Easterly on a curve to the right, having an initial tangent bearing of North 77°50'37" East, a radius of 1030.00 feet, a central angle of 01°28'47", an arc distance of 26.60 feet; thence Northerly on a curve to the left, having a common tangent with the last described course, a radius of 15.00 feet, a central angle of 89°20'24", an arc distance of 21.03 feet; thence Northerly on a curve to the right, having a common tangent with the last described course, a radius of 1125.00 feet, a central angle of 05°22'55", an arc distance of 105.31 feet; thence Northerly on a curve to the left, having a common tangent with the last described course, a radius of 475.00 feet, a central angle of 30°32'05", an arc distance of 253.14 feet; thence Westerly on a curve to the left, having a common tangent with the last described course, a radius of 15.00 feet, a central angle of 90°38'40", an arc distance of 23.73 feet; thence North 62°08'09" East, 180.00 feet; thence North 27°51'51" West, 113.93 feet; thence North 64°12'10" East, a radius of 15.00 feet, a central angle of 92°04'02", an arc distance of 24.10 feet; thence North 27°51'51" West, 113.93 feet; thence North 62°08'09" East, 180.00 feet; thence North 71°12'59" East, 128.10 feet; thence North 18°52'22" West, 193.98 feet; thence North 03°04'39" East, 216.45 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 86°55'21" East, a radius of 4975.00 feet, a central angle of 0°26'36", an arc distance of 38.51 feet; thence North 01°35'32" East, 149.18 feet; thence South 88°24'28" East, 20.00 feet South of and parallel to the North line of aforementioned Southeast Quarter of said Section 3, 241.82 feet to the True Point of Beginning. Containing 14.23 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:

WOODNEATH FARMS – FOURTH PLAT

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 therein 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 appurtenance 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: Private open space is hereby reserved at the election of the Developer for thirty four (34) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended. Additional private open space will be reserved in future phases of Woodneath and shall be maintained by the Woodneath Farms Homes Association as described in the Declarations recorded with this plat.

TRACT D: Tract D (1.03 acres) is hereby reserved as Private Open Space and shall be maintained by the Woodneath Farms Homes Association as described in the Declarations recorded with the plat.

WOODNEATH FARMS–FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 17th day of September, 2001.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Cris H. Reynolds — Vice President and General Manager of Residential Development

Attest By: Donald K. Hagen — Secretary

STATE OF Missouri } SS:
COUNTY OF Clay }

Be it remembered that on this 17th day of September, 2001 before me the undersigned, a Notary Public in and for the County and State aforesaid, came Cris H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

Notary Public

CONNIE S. THOMAS
NOTARY PUBLIC, STATE OF MISSOURI
RAY COUNTY
MY COMMISSION EXP. JAN. 22, 2002

My Commission Expires: 1-22-02

CITY PLAN COMMISSION

Approved _____

Charles F. Myers
Chairman – Charles F. Myers

Virginia L. Walsh
Asst. Secretary – Virginia L. Walsh

PUBLIC WORKS

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

George E. Wolf, Jr.
Director – George E. Wolf, Jr., P.E.

010315
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. 011281, duly authenticated as passed this 26 day of Sept. 2001.

Kay Barnes
Mayor – Kay Barnes

City Clerk – Catherine T. Rocha

This plat and survey of **WOODNEATH FARMS – FOURTH PLAT** were executed by John F. Luijen & Associates, Inc., 6350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the **plat of WOODNEATH FARMS – FOURTH 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 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.

9-06-01
Date

Signed W. James Schowe
W. James Schowe RLS #1989

John F. Luijen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
6350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4300
Fax: 816-587-1392

DATE: 9-3-01 | Job No.-01148 | File Name-WH4-PLT

http://www.ClayCoGov.com