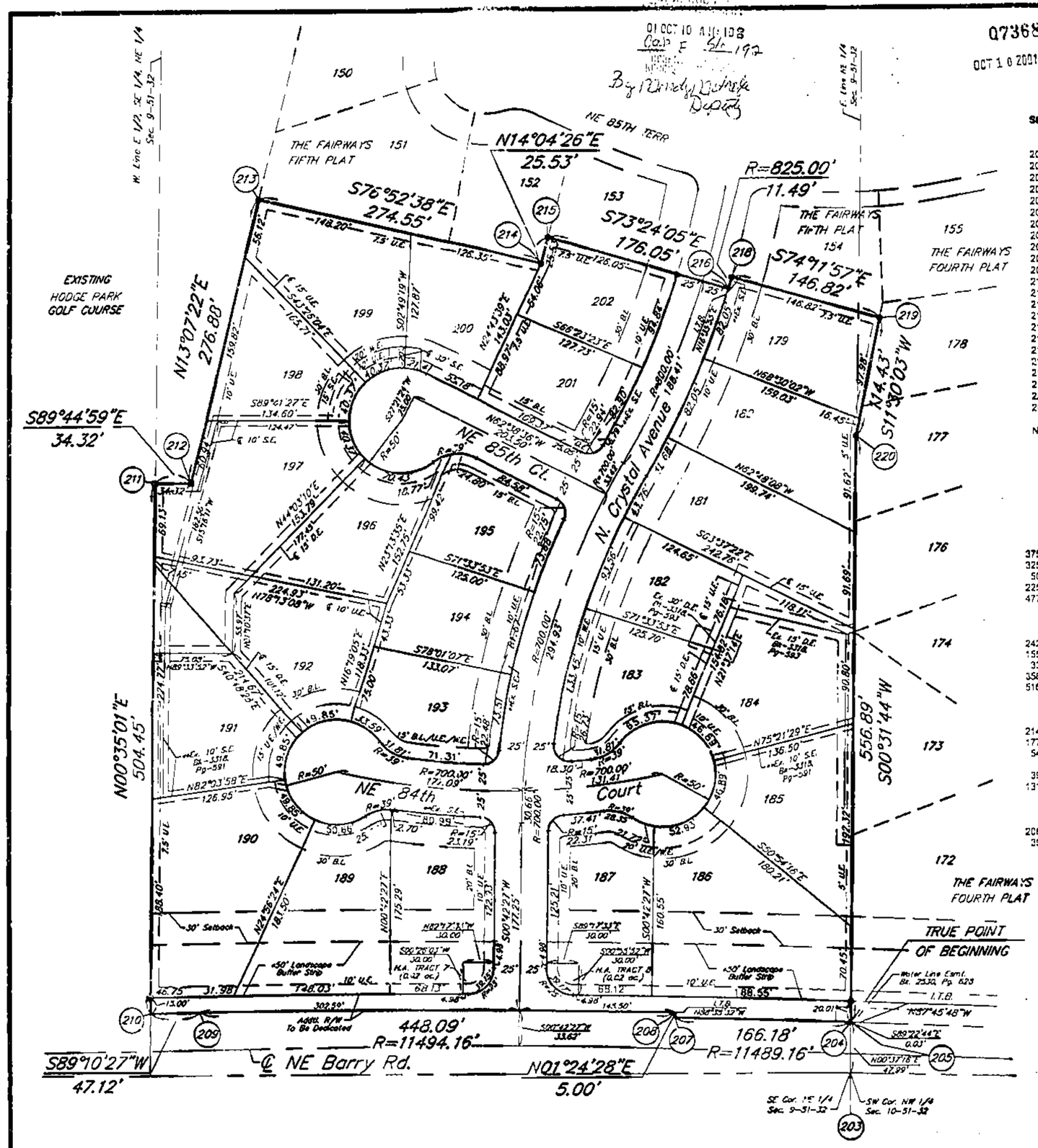
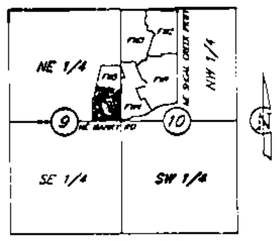
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com





LOCATION MAP
Sec. 9, Twp. 51 N., Rge. 32 W.
Sec. 10, Twp. 51 N., Rge. 32 W.
(N.T.S.)

SCALE
0' 60' 120'
1" = 60'

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
D.E. – Storm Drainage Easement
S.E. – Sanitary Sewer Easement
** – All Existing Sanitary Esmts Recorded by the Same Book and Page.
* – LANDSCAPE BUFFER STRIP: This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.

073683

OCT 1 0 2001

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CL-55			341742.726	849639.173
201	S87°07'17"E	230.394	341731.159	849839.277
202	S87°07'17"E	549.427	341698.544	850487.884
203 SW corner NW ¼	S87°07'17"E	134.988	341691.765	850622.700
204	N00°37'10"E	14.826	341706.390	850622.658
205 TPOB	S89°22'44"E	0.010	341706.380	850622.668
206 RP	S02°14'12"W	3501.560	338207.498	850458.220
207	N01°24'28"E	3501.580	341708.001	850572.248
208	N01°24'28"E	1.524	341709.524	850572.284
209	S01°24'28"W	3503.084	338207.498	850458.220
209 RP	N0°49'33"W	3503.084	341710.216	850435.730
210	S89°10'27"W	14.360	341710.011	850421.372
211	N0°35'01"E	153.742	341863.745	850422.938
212	S89°44'59"E	10.460	341863.689	850433.398
213	N13°07'22"E	84.385	341945.880	850452.556
214	S76°52'38"E	83.674	341926.663	850534.045
215	N14°04'26"E	7.781	341934.431	850535.938
216	S73°24'05"E	53.655	341919.103	850597.357
217 RP	N73°24'05"W	251.436	341990.930	850348.388
218	S74°11'57"E	251.436	341922.465	850588.333
219	S74°11'57"E	44.746	341910.281	850631.389
220	S11°30'03"W	34.875	341878.106	850624.435
205 TPOB	S0°31'44"W	169.723	341706.380	850622.668

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 0.9998020. COORDINATES ARE IN METERS.

STREET GRADES

Grade Point	Elevation	V.C.T.
NE BARRY ROAD		
375.00 Feet West of the Centerline of N. Crystal Avenue	132.73	—
325.00 Feet West of the Centerline of N. Crystal Avenue	133.23	50.00'
50.00 Feet West of the Centerline of N. Crystal Avenue	149.73	100.00'
225.00 Feet East of the Centerline of N. Crystal Avenue	152.48	50.00'
477.99 Feet East of the Centerline of N. Crystal Avenue	160.07	—
N. CRYSTAL AVENUE		
242.90 Feet South of the Centerline of NE 84th Court	149.92	—
155.16 Feet South of the Centerline of NE 84th Court	148.10	58.50'
33.42 Feet North of the Centerline of NE 84th Court	129.25	130.00'
358.42 Feet North of the Centerline of NE 84th Court	154.75	60.00'
516.75 Feet North of the Centerline of NE 84th Court	159.04	—
NE 84TH COURT		
214.09 Feet West of the Centerline of N. Crystal Avenue	125.81	—
177.09 Feet West of the Centerline of N. Crystal Avenue	127.29	37.00'
54.00 Feet West of the Centerline of N. Crystal Avenue	134.67	40.00'
Centerline of N. Crystal Avenue	135.79	—
39.00 Feet East of the Centerline of N. Crystal Avenue	134.98	25.00'
131.41 Feet East of the Centerline of N. Crystal Avenue	135.92	—
NE 85TH COURT		
208.60 Feet West of the Centerline of N. Crystal Avenue	147.26	—
39.00 Feet West of the Centerline of N. Crystal Avenue	148.96	25.00'
Centerline of N. Crystal Avenue	149.77	—

This plat and survey of **THE FAIRWAYS - SIXTH PLAT** were executed by John F. Lutjen & **Associates**, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY; that the plat of **THE FAIRWAYS - SIXTH 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

THE FAIRWAYS – SIXTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 10 and the Northeast Quarter of Section 9, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence North 0°37'10" East along the West line of said Northwest Quarter, 47.89 feet; thence South 89°22'44" East, 0.03 feet to a point on the Northerly right-of-way line of NE Barry Road, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence Westerly along said Northerly line on a curve to the left, having an initial tangent bearing of North 87°45'48" West, a radius of 11489.16 feet, an arc distance of 166.18 feet; thence North 01°24'28" East along said Northerly line, 5.00 feet; thence Westerly along said Northerly line, on a curve to the left, having an initial tangent bearing of North 88°35'32" West, a radius of 11494.16 feet, an arc distance of 448.09 feet; thence South 89°10'27" West along said Northerly line, 47.12 feet; thence North 0°35'01" East, 504.45 feet; thence South 89°44'59" East, 34.32 feet; thence North 13°07'22" East, 276.86 feet to a point on the Southerly line of THE FAIRWAYS– FIFTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 76°52'38" East along said Southerly line, 274.55 feet; thence North 14°04'26" East along said Southerly line, 25.53 feet; thence South 73°24'05" East along said Southerly line, 176.05 feet; thence Northerly along said Southerly line, on a curve to the left, having an initial tangent bearing of North 18°35'55" East, a radius of 825.00 feet, an arc distance of 11.49 feet; thence South 74°11'57" East along said Southerly line, 146.82 feet to a point on the Westerly line of THE FAIRWAYS– FOURTH PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 11°30'03" West along said Westerly line, 114.43 feet; thence South 0°31'44" West along said Westerly line, 556.89 feet to the True Point of Beginning. Containing 10.69 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:

THE FAIRWAYS - SIXTH 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, and 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 franchise 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.

PARK AND DEDICATION: Dedication of Parkland is not required per previous agreement.

NOTE: No Direct Vehicular Access shall be allowed from Lots 188 through 190, inclusive, H.A. Tract 7 and H.A. Tract 8 onto NE Barry Road.

H.A. TRACTS: H.A. Tract 7 (0.02 acres) and H. A. Tract 5 (0.02 acres) is hereby reserved as private open space and used for the purpose of monumentation and shall be maintained by The Fairways Homes Association as described in the Extension of Restrictions recorded with this plat.

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.

Ora H. Reynolds Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan
Donald K. Hagan Secretary

STATE OF MISSOURI }
COUNTY OF Clay } SS:

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 Ora 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 on the date herein last above written.

My commission expires: 1-22-02

Connie S. Thompson
Notary Public

NOTARY PUBLIC STATE OF MISSOURI
SAY COUNTY
MY COMMISSION EXP. JAN. 22, 2002

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.

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

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 Number 011250 duly authenticated as passed this 12 day of Sept 2001.

Kay Barnes
Mayor

City Clerk - Catherine T. Rocha

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4220
Fax: 816-587-1393

DATE: 9-5-01 | Job No.– 99270 | File Name– FWS-PLAT