Clay County, Missouri
Land Survey Document

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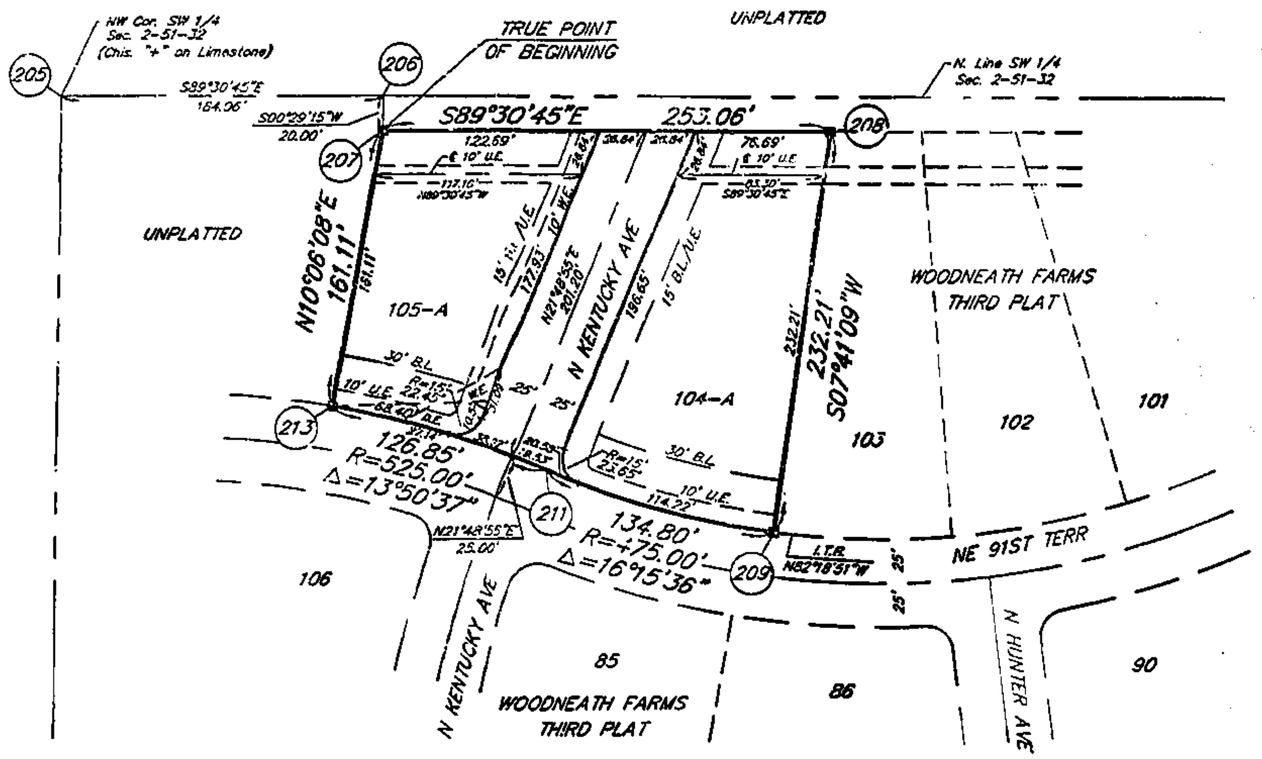
079475

NOV 13 2001

STATE OF MO
CLAY COUNTY
LEGAL DESCRIPTION
01 NOV 13 A 10:50
CAB Sheet 1 of 1
ROBERT L. SEVIER
RECORDER OF DEEDS
By: Wanda Watson
Deputy

WOODNEATH FARMS—THIRD PLAT, REPLAT OF LOTS 104 AND 105

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI



LEGAL DESCRIPTION:

A replat of Lots 104 and 105, WOODNEATH FARMS– THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri, and a subdivision of land in the Southwest Quarter of Section 2, 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 89°30'45" East, along the North line of said Southwest Quarter, 184.06 feet; thence South 0°29'15" West, 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 aforementioned North line of said Southwest Quarter, 253.06 feet to the Northwest corner of Lot 103, said WOODNEATH FARMS – THIRD PLAT; thence South 07°41'09" West, along the Westerly line of said Lot 103, 232.21 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 right, having an initial tangent bearing of North 62°18'51" West, a radius of 475.00 feet, a central angle of 16°15'36", an arc distance of 134.80 feet; thence Westerly along said Northerly line, on a curve to the left, having a common tangent with the last described course, a radius of 525.00 feet, a central angle of 13°50'37", an arc distance of 126.85 feet; thence North 10°06'08" East, 161.11 feet to the True Point of Beginning. Containing 1.16 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 – THIRD PLAT, REPLAT OF LOTS 104 AND 105

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 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 will be reserved in future phases of Woodneath Farms.

NOTE: Street Grades for NE 91st Terrace were previously established by Ordinance No. 990078 passed July 8, 1999.

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 11th day of July, 2001.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

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

Attest By: Donald K. Hagan — Secretary

STATE OF Missouri } SS:
COUNTY OF Clay }

Be it remembered that on this 11th day of July, 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 in the date herein last above written.

Connie S. Thomas
Notary Public

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

My Commission Expires: 1-22-02

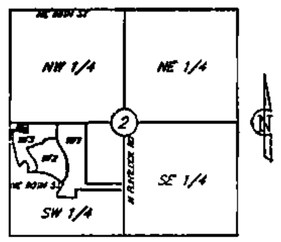
STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 CLAY			341559.867	853732.578
201 TP-1	S89°45'03"W	726.867	341556.705	853005.798
202 TP-2	N03°00'09"W	190.211	341768.627	852995.337
203 SE corner SW ¼	N00°38'56"E	654.231	342440.516	853002.746
204 SW corner SW ¼	N89°24'22"W	707.535	342448.960	852215.253
205 NW corner SW ¼	N00°30'44"E	794.305	343243.253	852222.354
206	S89°30'45"E	56.007	343242.779	852278.446
207 TPOB	S00°29'15"W	6.095	343236.681	852278.397
208	S89°30'45"E	77.126	343236.025	852355.520
209	S07°41'09"W	70.770	343165.891	852346.056
210 RP	N07°41'09"E	144.766	343309.357	852365.416
211	S23°53'45"W	144.766	343177.051	852306.660
212 RP	S23°59'45"W	160.005	343030.817	852241.718
213	N10°06'08"E	160.005	343188.342	852269.764
207 TPOB	N10°06'08"E	49.101	343236.681	852278.397

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 0.9999932. COORDINATES ARE IN METERS.

STREET GRADES

Grade Points		Elev.	V.C.T.
	N. KENTUCKY AVENUE		
	Centerline of NE 91st Street	210.58	—
100.00	Feet North of the Centerline of NE 91st Street	208.50	65.00'
522.63	Feet North of the Centerline of NE 91st Street	250.76	—



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

SCALE
0' 50' 100'
1" = 50'

LEGEND

- ■ – 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
- W.E. – Water Easement

CITY PLAN COMMISSION

Approved _____

Charles F. Myers
Chairman – Charles F. Myers

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

PUBLIC WORKS

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

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

010322
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. 011312 duly authenticated as passed this 20 day of Sept., 2001.

Kay Barnes
Mayor – Kay Barnes

Catherine T. Roche
CITY CLERK
City Clerk – Catherine T. Roche

This plat and survey of WOODNEATH FARMS – THIRD PLAT, REPLAT OF LOTS 104 AND 105 were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of WOODNEATH FARMS – THIRD PLAT, REPLAT OF LOTS 104 AND 105 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.

6-26-01
Date

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

Cal. E
12/1/01

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-1330
Fax: 816-587-1343

DATE: 6-22-01 | JOB No.-00000 | File Name-WM3-RPL1