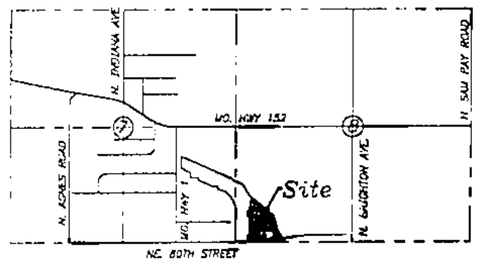
Clay County, Missouri
Land Survey Document

http://www.ClayCoGov.com

Prepared By:
AYLETT SURVEY COMPANY
LAND SURVEYING ⊙ LAND PLANNING ⊙ CIVIL ENGINEERING
201 NW 72ND STREET ⊙ GLADSTONE, MISSOURI 64118
Phone: 435-0732 ~ Fax: 436-0767



SEC. 7 & 8-51-32
Location Map

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

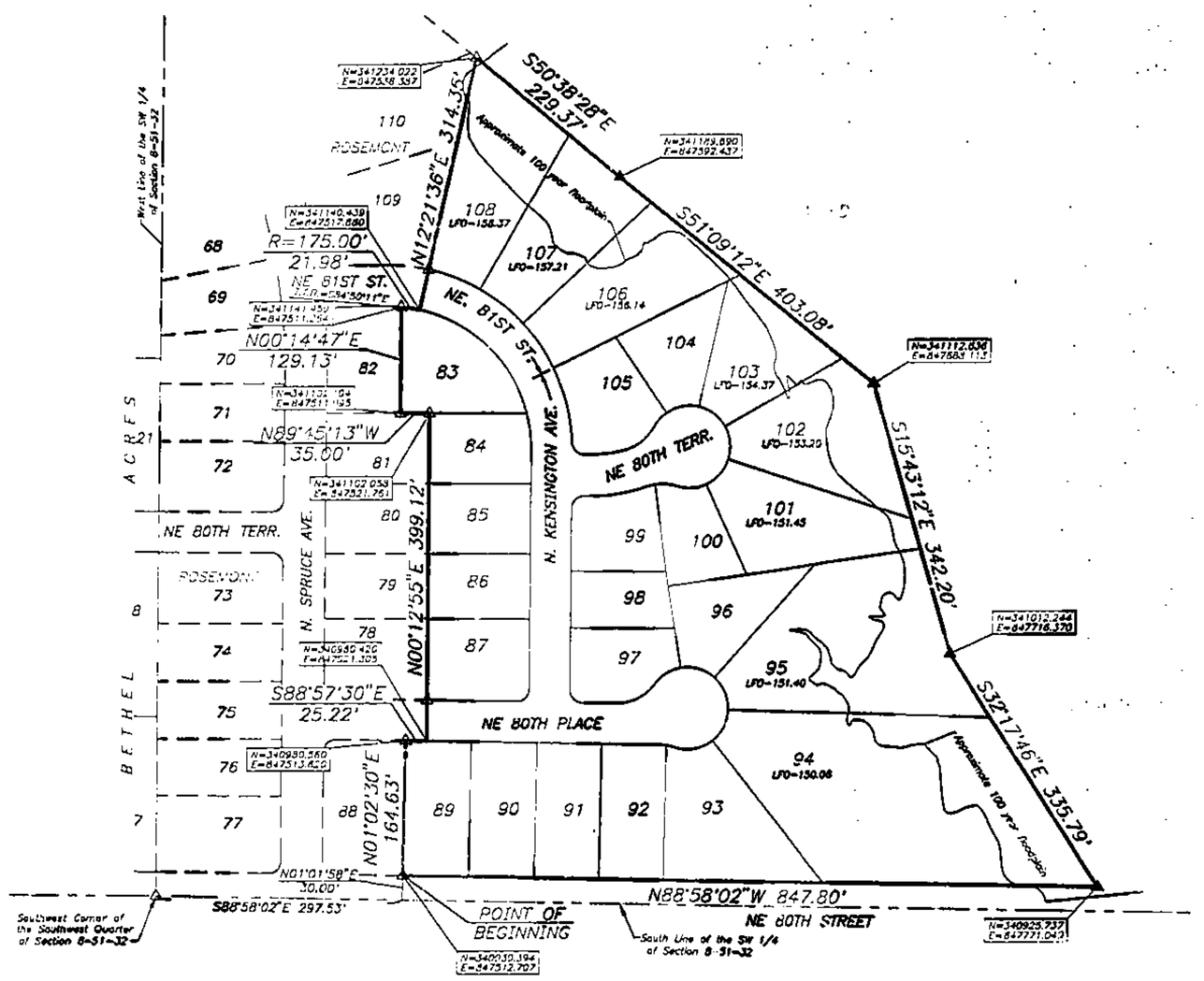
LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
LFO = Lowest Floor Opening

△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.
● Denotes 1/2" Rebars to be Set with Plastic Caps #2074
○ Denotes Existing Bar

Q99518 MAR 0 1 2002
STATE OF MISSOURI
CLAY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
OCT 31 11 3:52 PM
ROBERT SEVILER
RECORDER OF DEEDS
By

ROSEMONT SECOND PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri
Sheet 1 of 2



LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 8, Township 51, Range 32 in Kansas City, Clay County, Missouri described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 8; thence South 88 degrees 58 minutes 02 seconds East, along the South line of said Southwest Quarter, a distance of 297.53 feet; thence North 00 degrees 01 minutes 58 seconds East, a distance of 30.00 feet to the Southeast corner of Lot 88, ROSEMONT, a subdivision of land in Kansas City, Clay County, Missouri, said point also being a point on the North right-of-way line of N.E. 80th Street, as now established; said point also being the Point of Beginning of the tract of land herein to be described; thence North 01 degrees 02 minutes 30 seconds East, along the East line of said Lot 88, a distance of 164.63 feet to the Northeast corner of said Lot 88, said point also being a point on the South right-of-way line of N.E. 80th Place, as now established; thence South 88 degrees 57 minutes 30 seconds East, along said South right-of-way line, a distance of 25.22 feet; thence North 00 degrees 12 minutes 55 seconds East, along the East line of Lots 78 thru 81, inclusive, of said ROSEMONT, and its Southerly prolongation thereof, a distance of 399.12 feet to Northeast corner of said Lot 81; thence North 89 degrees 45 minutes 13 seconds West, along the North line of said Lot 81, a distance of 35.00 feet to the Southeast corner of Lot 82 of said ROSEMONT; thence North 00 degrees 14 minutes 47 seconds East, along the East line of said Lot 82, a distance of 129.13 feet to the Northeast corner of said Lot 82, said point also being a point on the Southerly right-of-way line of N.E. 81st Street, as now established; thence Southeasterly, along said Southerly right-of-way, on a curve to the right, having an initial tangent bearing of South 84 degrees 50 minutes 11 seconds East and a radius of 175.00 feet, an arc distance of 21.98 feet; thence North 12 degrees 21 minutes 36 seconds East, along the East line of Lots 109 and 110 of said ROSEMONT, and its Southerly prolongation thereof, a distance of 314.35 feet; thence South 50 degrees 38 minutes 28 seconds East, a distance of 229.37 feet; thence South 51 degrees 09 minutes 12 seconds East, a distance of 403.08 feet; thence South 15 degrees 43 minutes 12 seconds East, a distance of 342.20 feet; thence South 32 degrees 17 minutes 46 seconds East, a distance of 335.79 feet to a point on the aforementioned North right-of-way line of said N.E. 80th Street; thence North 88 degrees 58 minutes 02 seconds West, along the Northerly right-of-way line of said NE. 80th Street, a distance of 847.80 feet to the Point of Beginning. Said tract of land contains 11.89 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 "ROSEMONT SECOND 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), provided that the easement granted herein is subject to any and all existing easements. 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.

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.

PARK LAND: The Developer elects to pay the City of Kansas City, Missouri, a sum of Nine Thousand Nine Hundred Ninety-Six Dollars and Fifty-Eight Cents ($9,996.58), in lieu of required park land dedication, for 25 lots, pursuant to Section 66-128, Code of General Ordinances, as amended.

FLOODPLAIN LANGUAGE: The lands herein platted lie partially within the limits of a regulatory floodplain, as designated on the official floodplain document and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X — Federal Insurance Administration, Subchapter B — National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri or the Federal Emergency Management Administration.

LANDSCAPE EASEMENT & BUFFER ZONE: This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.

IN TESTIMONY WHEREOF: SKY LAND COMPANY, LLC, a Missouri Limited Liability Company, has caused this instrument to be executed by it manager this 31st day of October, 2001.

SKY LAND COMPANY, LLC

NEIL ROSE, Manager

STATE OF MISSOURI
COUNTY OF CLAY } s.s.

On this 31st day of October, 2001 before me appeared NEIL ROSE to me personally known who being by me duly sworn did say that he is Manager of SKY LAND COMPANY, LLC, a Missouri Limited Liability Company and that said instrument was signed in behalf of said company and said Neil Rose 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: 3/23/03

NOTARY PUBLIC

TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-11 Referencing S1-11A	N 86°13'01" W		342306.771	846636.526
CL-11 To Point of Beginning	S 29°00'50" E	1802.542	340930.394	847512.707

STATE PLANE 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 0.9998886. All coordinates are in meters.

STREET GRADES

		ELEV.	VCT
N.E. 80th PLACE			
149.76 feet West of the centerline of N. Kensington Ave.		166.86	
centerline of N. Kensington Avenue		177.03	
176.36 feet East of the centerline of N. Kensington Ave.	center of C.D.S.	163.10	
N.E. 80th COURT			
centerline of N. Kensington Avenue		164.37	
50.00 feet East of the centerline of N. Kensington Avenue	PVI	163.33	30.00 feet
175.93 feet East of the centerline of N. Kensington Avenue	center of C.D.S.	157.82	
N. KENSINGTON AVENUE			
centerline of N.E. 80th Place		177.03	
52.00 feet North of the centerline of N.E. 80th Place	PVI	175.05	30.00 feet
203.29 feet North of the centerline of N.E. 80th Place	PVI	167.53	33.00 feet
452.35 feet North of the centerline of N.E. 80th Place	PVI	159.29	177.50 feet
539.79 feet North and West of the centerline of N.E. 80th Place		172.71	

NOTE:
1. LFO DESIGNATES THE ELEVATION OF THE LOWEST FLOOR OR LOWEST ALLOWABLE OPENING BASED ON FLOOD PROFILES ESTABLISHED IN THE STORM DRAINAGE REPORT PREPARED FOR THE PROJECT.

I hereby certify that the plat of ROSEMONT SECOND 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 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 plotting of subdivisions to the best of my professional knowledge and belief.

DATE: 12-31-01 SAM J. AYLETT, LS-2074

JOB NUMBER
36735
36735PLAT.DWG

CITY PLAN COMMISSION

APPROVED: June 6, 2000

CHAIRMAN: Charles F. Myers

ASSISTANT SECRETARY: Virginia L. Walsh

PUBLIC WORKS

CITY ENGINEER: Stanley J. Harris, P.E.

DIRECTOR: George E. Wolf, Jr., P.E.

ENTRY NO. 020011

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. 020110 duly authenticated as passed this 31st day of January, 2002.

MAYOR: Kay Barnes

CITY CLERK: Katheryn T. Rocha

Prepared For:
WESCO INVESTMENTS, INC.
7001 N. Locust
Gladstone, Missouri 64118
Date: November 26, 2001