Clay County, Missouri
Land Survey Document

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R00987

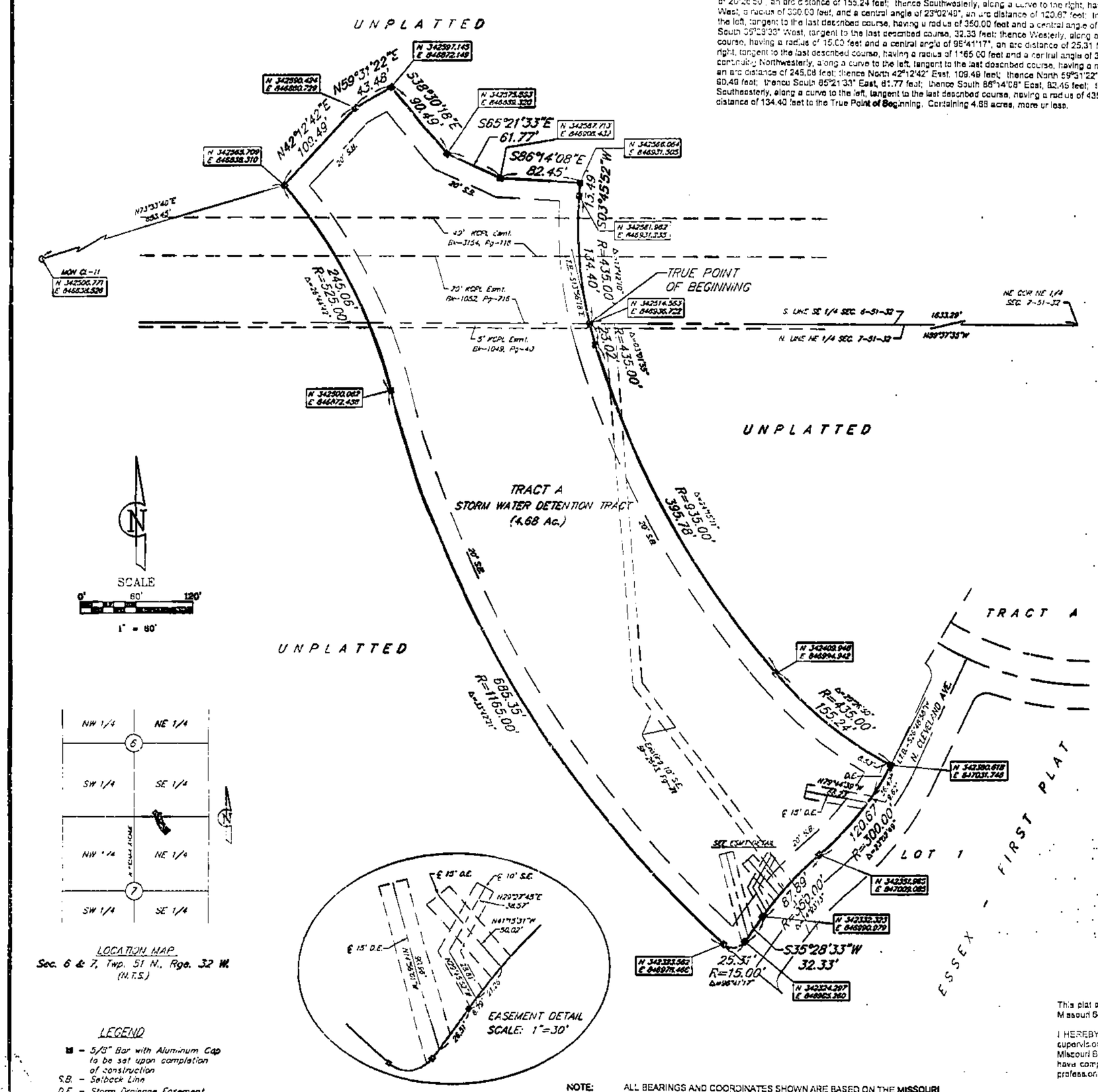
MAR 1 1 2002

ESSEX DETENTION PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Southeast Quarter of Section 6 and the Northeast Quarter of Section 7, both in Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 7; thence North 89°37'35" West, along the North line of said Northeast Quarter, 1633.29 feet to the True Point of Beginning of the tract to be herein described; thence Southeasterly, along a curve to the left, having an initial tangent bearing of South 13°56'16" East, a radius of 435.00 feet, and a central angle of 03°01'55", an arc distance of 23.02 feet; thence continuing Southeasterly, along a curve to the left, having a common tangent with the last described course, having a radius of 935.00 feet and a central angle of 24°15'11", an arc distance of 395.78 feet; thence continuing Southeastly, along a curve to the left, having a common tangent with the last described course, having a radius of 435.00 feet, and a central angle of 20°26'50", an arc distance of 155.24 feet; thence Southwesterly, along a curve to the right, having an initial tangent bearing of South 26°48'58" West, a radius of 300.00 feet, and a central angle of 23°02'49", an arc distance of 120.67 feet; thence continuing Southwesterly, along a curve to the left, tangent to the last described course, having a radius of 350.00 feet and a central angle of 14°23'13", an arc distance of 87.89 feet; thence South 29°29'33" West, tangent to the last described course, 32.33 feet; thence Westerly, along a curve to the right, tangent to the last described course, having a radius of 15.00 feet and a central angle of 95°41'17", an arc distance of 25.31 feet; thence Northwesterly, along a curve to the right, tangent to the last described course, having a radius of 1165.00 feet and a central angle of 33°42'21", an arc distance of 685.35 feet; thence continuing Northwesterly, along a curve to the left, tangent to the last described course, having a radius of 525.00 and a central angle of 26°44'42", an arc distance of 245.06 feet; thence North 42°12'42" East, 109.49 feet; thence North 59°37'22" East, 43.48 feet; thence South 38°30'18" East, 90.49 feet; thence South 65°21'33" East, 61.77 feet; thence South 86°14'08" East, 82.45 feet; thence South 03°45'52" West, 13.49 feet; thence Southeasterly, along a curve to the left, tangent to the last described course, having a radius of 435.00 feet and a central angle of 17°42'10", an arc distance of 134.40 feet to the True Point of Beginning. Containing 4.68 acres, more or less.



LEGEND

- ■ – 5/8" Bar with Aluminum Cap to be set upon completion of construction
- S.B. – Setback Line
- D.E. – Storm Drainage Easement
- S.E. – Sanitary Sewer Easement

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 .9999988. COORDINATES ARE IN METERS.

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:

ESSEX DETENTION 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.), provided that the easement granted herein is subject to any and all existing easements. 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 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.

TRACT A: Tract A (4.68 acres) is hereby reserved as Private Open Space and shall be used as a Storm Water Detention Facility and shall be maintained by ~~[illegible]~~ REAL PROPERTIES HOLDING, INC., AS THE OWNER OF TRACT "A", PROVIDED THAT SAID OWNER MAY ASSIGN THIS OBLIGATION FROM TIME TO TIME. ~~[illegible]~~

IN WITNESS WHEREOF: REAL PROPERTIES HOLDING, INC., a Missouri corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 31 day of December 2001.

REAL PROPERTIES HOLDING, INC.

Charles F. Miller President

STATE OF MISSOURI } SS:
COUNTY OF ~~[illegible]~~ JACKSON }

Be it remembered that on this 31 day of December 2001 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Charles F. Miller, to me personally known, who being by me duly sworn, did say that he is President, of REAL PROPERTIES HOLDING, INC., and that said instrument was signed in behalf of said corporation and that said Charles F. Miller, acknowledged said instrument to be 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

My Commission Expires: ~~[illegible]~~

CHRIS CLAYTON
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI, JACKSON COUNTY
MY COMMISSION EXP. ~~[illegible]~~

CITY PLAN COMMISSION

Approved 6-5-2001

Chairman – Charles F. Myers

Asst. Secretary – Virginia L. Welch

PUBLIC WORKS

Approved

City Engineer – Stanley J. Hamo, P.E.

Director – George E. Wolf, Jr., P.E.

020008
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. 011742, duly authenticated as passed this 28 day of DEC, 2001.

Mayor – Kay Barnes

City Clerk – Catherine T. Rocha

This plat and survey of ESSEX DETENTION PLAT were executed by John F. Luijen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of ESSEX DETENTION 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 plotting of subdivisions to the best of my professional knowledge and belief.

12-07-01
Date

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

REVISED ON: 12-03-01 REVISED ON 12-11-01

John F. Luijen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4300
Fax: 816-587-4303

DATE: 10-31-00 | Job No – 00439 | File Name – ESSEXTPL1

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