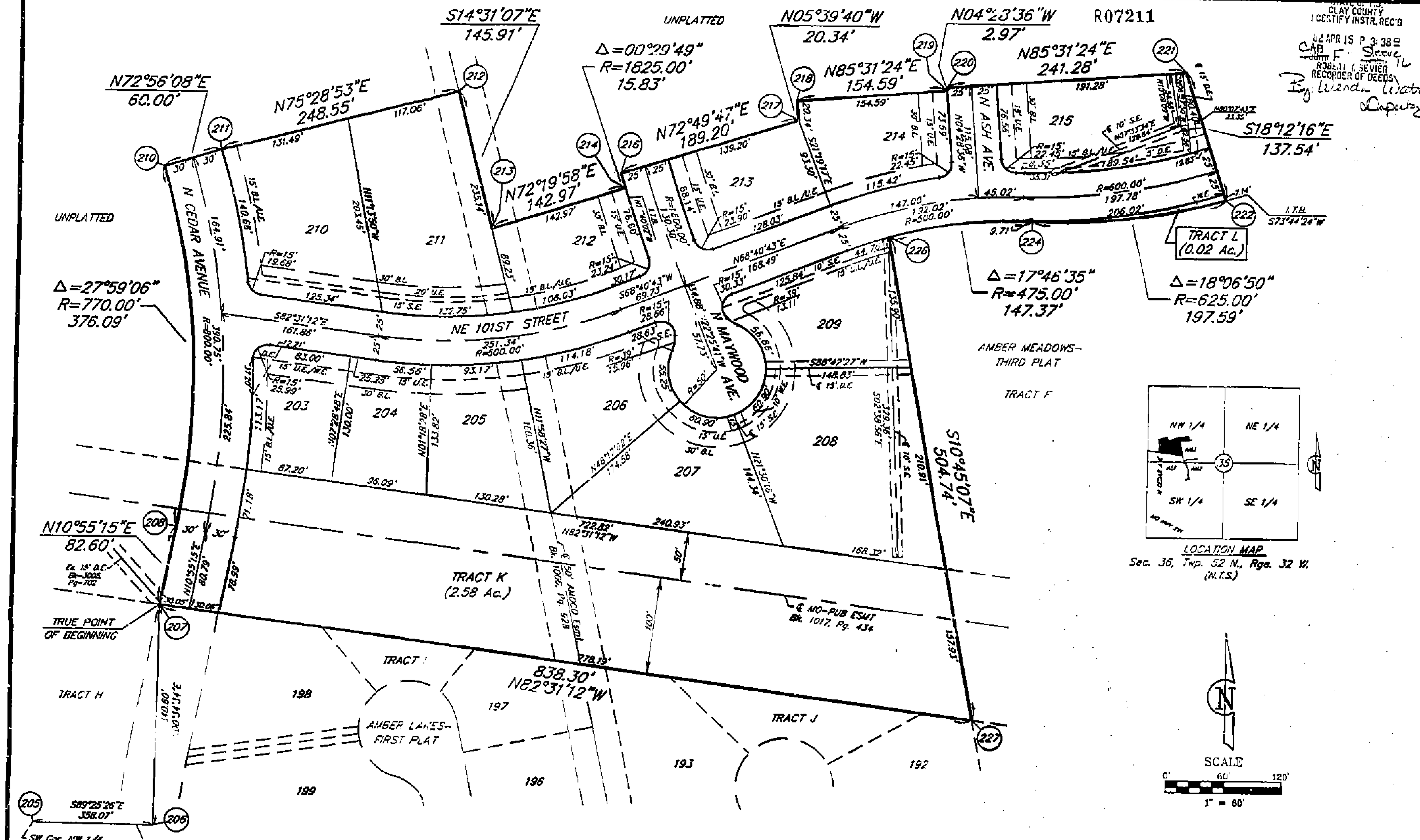
Clay County, Missouri
Land Survey Document



STATE OF MISSOURI CLAY COUNTY I CERTIFY INSTR. REC'D 02 APR 15 P 3:38 CAB F Sleeve 16 ROBERT T. SEVIER RECORDER OF DEEDS By Wanda Watson Deputy

AMBER LAKES–SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter of Section 36, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of said Northwest Quarter; thence South 89°25'26" East along the South line of said Northwest Quarter, 358.07 feet; thence North 0°34'34" East, 340.60 feet to a point on the North line of AMBER LAKES – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being also the True Point of Beginning of the tract to be herein described; thence North 10°55'15" East, 82.60 feet; thence Northerly on a curve to the left, tangent to the last described course, having a radius of 770.00 feet, a central angle of 27°59'06", an arc distance of 376.09 feet; thence North 72°56'08" East, 60.00 feet; thence North 75°28'53" East, 248.55 feet; thence South 14°31'07" East, 145.91 feet; thence North 72°19'58" East, 142.97 feet; thence Northerly on a curve to the right, having an initial tangent bearing of North 17°40'02" West, a radius of 1825.00 feet, a central angle of 00°29'49", an arc distance of 15.83 feet; thence North 72°49'47" East, 189.20 feet; thence North 05°39'40" West, 20.34 feet; thence North 85°31'24" East, 154.59 feet; thence North 04°28'36" West, 2.97 feet; thence North 85°31'24" East, 241.28 feet; thence South 18°12'16" East, 137.54 feet to a point on the North line of AMBER MEADOWS – THIRD PLAT, a subdivision in Kansas City, Clay County, Missouri; thence Westerly along said Northerly line, on a curve to the right, having an initial tangent bearing of South 73°44'24" West, a radius of 625.00 feet, a central angle of 18°06'50", an arc distance of 197.59 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 475.00 feet, a central angle of 17°46'35", an arc distance of 147.37 feet; thence South 10°45'07" East, along the Westerly line of said AMBER MEADOWS – THIRD PLAT, 504.74 feet to a point on the aforementioned North line of said AMBER MEADOWS – FIRST PLAT; thence North 82°31'12" West, along said North line, 838.30 feet to the True Point of Beginning. Containing 10.39 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:

AMBER LAKES – SECOND 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.

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 LAND DEDICATION: Private open space is hereby reserved at the election of the Developer in lieu of the required parkland dedication for (13) single family units, pursuant to Section 66.128, Code of General Ordinances, as amended. Additional private open space will be reserved in future phases of Amber Lakes Development.

TRACT K: Tract K (2.58 acres) is hereby reserved as Private Open Space and shall be maintained by the Amber Lakes Homes Association as described in the Extension of Restrictions recorded with this plat.

TRACT L: Tract L (0.02 acres) is hereby reserved as Private Open Space and shall be maintained by the Amber Lakes Homes Association as described in the Extension of Restrictions recorded with this plat.

IN WITNESS WHEREOF: AMBER MEADOWS, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 8th day of March, 2002.

AMBER MEADOWS, INC.
a Missouri Corporation

(CORPORATE SEAL)

Timothy D. Harris, President

STATE OF MISSOURI }
COUNTY OF Clay } SS

Be it remembered that on this 25th day of March, 2002, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President, respectively, of AMBER MEADOWS, INC., a Missouri Corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said Timothy D. Harris 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 on the date herein last above written.

My commission expires: May 30, 2002

Notary Public

"NOTARY SEAL"
Clara M. Baum, Notary Public
Clay County, State of Missouri
My Commission Expires 5/30/2002

CITY PLAN COMMISSION

Approved ______

Chairman
Charles F. Myers

Secretary
Vinyelle L. Nolan

PUBLIC WORKS

City Engineer
Stanley J. Harris, P.E.

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

Entry Number 020089

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri by Ordinance No. 020338 duly authenticated as passed this 28 day of March 2002.

CITY CLERK
City Clerk
Catherine T. Rocha

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
- W.E. – Water Easement

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 101st STREET		
1117.98 Feet East of the Centerline of N. Cedar Avenue	280.09	
972.98 Feet East of the Centerline of N. Cedar Avenue	284.00	145.00'
599.17 Feet East of the Centerline of N. Cedar Avenue	281.21	25.00'
309.17 Feet East of the Centerline of N. Cedar Avenue	289.40	132.50'
44.17 Feet East of the Centerline of N. Cedar Avenue	282.53	40.00'
Centerline of N. Cedar Avenue	283.41	
N. CEDAR AVENUE		
306.54 Feet South of the Centerline of NE 101st Street	288.39	
120.76 Feet North of the Centerline of NE 101st Street	281.44	100.00'
220.76 Feet North of the Centerline of NE 101st Street	274.99	
N. ASH AVENUE		
Centerline of NE 101st Street	266.71	
50.00 Feet North of the Centerline of NE 101st Street	265.71	25.00'
115.08 Feet North of the Centerline of NE 101st Street	262.37	
N. MAYWOOD AVENUE		
92.61 Feet South of the Centerline of NE 101st Street	284.77	
39.00 Feet South of the Centerline of NE 101st Street	287.72	25.00'
Centerline of NE 101st Street	289.50	
92.08 Feet North Centerline of NE 101st Street	288.86	50.00'
142.08 Feet North Centerline of NE 101st Street	282.39	

STATE PLANE TRAVERSE TABLE

Station	Bearing	Dist. (Grid Meters)	Northing	Easting
200 DEER			342948.489	854401.799
201	N18°58'41"W	278.460	343211.832	854311.236
202	N14°46'49"E	814.704	343999.578	854519.077
203	N69°20'04"W	208.984	344072.990	854323.412
204	N61°27'11"W	386.174	344257.554	853984.234
205 SW Cor NW ¼	N10°18'17"W	599.432	344847.306	853879.997
206	S89°25'26"E	109.129	344848.269	853988.120
207 TPOB	N0°34'34"E	103.804	344950.068	853987.164
208	N10°55'15"E	25.173	344974.785	853991.903
209 RP	N70°04'45"W	234.873	345019.244	853761.510
210	N72°56'08"E	234.873	345088.108	853985.052
211	N72°56'08"E	18.288	345093.474	854003.333
212	N75°28'53"E	75.752	345112.484	854076.065
213	S14°31'07"E	44.469	345069.416	854087.813
214	N72°19'58"E	43.573	345082.640	854129.332
215 RP	N72°19'58"E	556.204	345251.442	854659.303
216	S72°49'47"W	556.204	345087.244	854127.887
217	N72°49'47"E	57.662	345104.265	854182.979
218	N05°39'40"W	6.200	345110.436	854182.367
219	N85°31'24"E	47.116	345114.113	854229.338
220	N04°28'36"W	0.905	345115.015	854229.268
221	N05°31'24"E	73.535	345120.765	854302.578
222	S18°12'16"E	41.919	345080.934	854315.674
223 RP	N10°15'38"W	190.481	345263.795	854282.340
224	S01°51'13"W	190.481	345073.414	854260.178
225 RP	S01°51'13"W	144.768	344928.724	854251.495
226	N16°55'22"W	144.768	345087.936	854211.780
227	S10°45'07"E	153.826	344918.808	854240.478
207 TPOB	N82°31'12"W	255.489	344950.068	853987.164

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 0.9998982. COORDINATES ARE IN METERS.

This plat and survey of AMBER LAKES – SECOND 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 AMBER LAKES – 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 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.

Date 3-27-02

Signed W. James Schove, RLS #1689

John F. Lutjen & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1390

DATE: 3-14-02 | Job No. – 59277 | File Name – AL2-PLT

http://www.ClayCoGov.com