Clay County, Missouri
Land Survey Document

KELLYBROOK FIRST PLAT

Sec. 27 Twp. 52, Rge. 32

Kansas City, Clay County, Missouri

DESCRIPTION:

All that part of the South Half of **Section** 27, Township 52, Range 32 in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Center of said Section 27;
thence North 89°30'59" West along the North line of the Southwest **Quarter of said** Section 27 a distance of 254.72 feet to the Point of Beginning;
thence South 00°29'01" West a distance of 50.00 feet;
thence South 27°07'05" East a distance of 137.59 feet;
thence South 50°36'17" West a distance of 90.23 feet;
thence South 39°23'43" East a distance of 120.00 feet;
thence North 50°36'17" East a distance of 16.24 feet;
thence Northeasterly along a curve to the right, tangent to the preceding course, having a radius of 220.00 feet, an arc distance of 7.84 feet;
thence South 37°21'16" East along a line radial to the preceding course a distance of 109.57 feet;
thence South 17°50'58" East a distance of 128.12 feet;
thence South 64°38'23" West a distance of 73.01 feet;
thence South 27°16'44" East a distance of 120.24 feet to a point on a curve;
thence Northeasterly along a curve to the right, to which the preceding course is radial, having a radius of 310.00 feet, an arc distance of 10.38 feet to a point of tangency;
thence North 64°38'23" East along a line tangent to the preceding course a distance of 34.20 feet;
thence South 25°21'37" East a distance of 155.03 feet;
thence South 60°31'59" West a distance of 74.19 feet to a point on a curve;
thence Southeasterly along a curve to the right, to which the preceding course is radial, having a radius of 475.00 feet, an arc distance of **8.66 feet** to a point of tangency;
thence South 28°25'20" East a distance of 28.34 feet;
thence South 61°34'40" West a distance of 150.00 **feet;**
thence South 34°13'41" West a distance of 47.61 feet;
thence South 22°14'26" East a distance of 115.94 feet;
thence South 82°51'23" West a distance of 80.12 feet;
thence South 29°01'49" East a distance of 59.57 feet;
thence South 61°35'33" West a distance of 177.58 feet to a point on a curve;
thence Northwesterly along a curve to the right, to which the preceding course is radial, having a radius of 330.00 feet, an arc distance of 20.83 feet;
thence South 65°12'31" West along a line radial to the preceding course a distance of 135.07 feet;
thence South 34°41'23" East a distance of 295.44 **feet;**
thence South 54°03'35" West a distance of 69.25 **feet;**
thence South 85°14'22" West a distance of 70.00 **feet;**
thence South 79°27'43" West a distance of 89.19 **feet;**
thence South 64°26'47" West a distance of 115.22 **feet;**
thence North 49°38'13" West a distance of 90.66 **feet;**
thence North 45°59'15" West a distance of 196.36 **feet;**
thence North 17°02'56" East a distance of 67.36 feet;
thence North 27°12'47" East a distance of 62.19 feet;
thence North 57°42'55" West a distance of 119.90 feet **to a point on a curve;**
thence Southwesterly along a curve to the left to which the preceding course is radial, having a radius of 435.00 feet, an arc distance of 44.00 feet;
thence North 62°30'39" West along a line radial to the preceding course a distance of 150.13 feet;
thence North 32°27'23" East a distance of 37.17 feet;
thence North 41°54'44" West a distance of 190.41 feet to a point on a curve;
thence Northeasterly along a curve to the right to which the preceding course is radial, having a radius of 285.00 feet, an arc distance of 57.61 feet;
thence North 30°19'52" West along a line radial to the preceding course a distance of 150.00 feet;
thence North 79°06'43" East a distance of 85.25 feet;
thence North 30°14'08" East a distance of 175.00 feet to a point on a curve;
thence Easterly along a curve to the right to which the preceding course is radial, having a radius of 1030.00 feet, an arc distance of 16.72 feet;
thence North 01°09'56" East along a line radial to the preceding course a distance of 128.39 feet;
thence North 89°45'43" East a distance of 4.28 feet;
thence North 06°56'17" West a distance of 171.61 feet to a point on a curve;
thence Easterly along a curve to the right to which the preceding course is radial, having a radius of 1225.00 feet, an arc distance of 10.65 feet;
thence North 05°26'23" West along a line radial to the preceding course a distance of **119.94 feet;**
thence North 89°48'42" West a distance of 27.77 feet;
thence North 03°26'35" East a distance of 120.87 feet to a point on a curve;
thence Westerly along a curve to the right to which the preceding course is radial, having a radius of 475.00 feet, an arc distance of 64.25 feet;
thence North 11°11'28" East a distance of 239.08 feet;
thence North 00°29'01" West a distance of 50.00 feet to a point on the North line of the Southwest Quarter of said Section 27;
thence South 89°30'59" East a distance of 807.11 feet to the Point of Beginning.

Containing 33.44 Acres, more or less.

DEDICATION: **The undersigned proprietor of the above described** tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as KELLYBROOK FIRST PLAT.

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

STREETS: The **streets shown on this plat and not heretofore dedicated** to public use **are hereby so dedicated.**

BUILDING LINES: Building 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.

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 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.

Tracts A, B, and C are private open space and are hereby **reserved at** the election of the Developer in lieu of the required Park Land Dedication for 73 Single Family Units, pursuant to Section 66-**128,** Code of General Ordinances, as amended. Maintenance of said **private** open space shall be the responsibility of THE KELLYBROOK HOMEOWNER'S ASSOCIATION, as stated in the Declaration of Covenants and Restrictions recorded simultaneously herewith.

STATE PLANE COORDINATES

Point	Northing	Easting
1	346470.433	851395.753
2	346455.195	851395.624
3	346417.871	851414.739
4	346400.417	851393.487
5	346372.155	851410.698
6	346375.297	851420.524
7	346376.779	851422.396
8	346335.602	851453.826
9	346298.436	851465.795
10	346288.905	851445.686
11	346256.335	851462.482
12	346257.738	851465.318
13	346262.203	851474.737
14	346215.755	851496.279
15	346205.632	851476.594
16	346203.322	851477.871
17	346195.727	851481.982
18	346173.968	851441.777
19	346161.970	851433.615
20	346129.265	851446.988
21	346126.228	851422.759
22	346110.353	851431.570
23	346084.606	851383.966
24	346090.281	851381.125
25	346073.020	851343.754
26	345998.885	851394.999
27	345986.596	851377.911
28	345984.826	851358.651
29	345979.854	851329.927
30	345964.799	851298.201
31	345946.906	851277.149
32	345987.729	851233.390
33	346007.356	851239.409
34	346024.211	851248.076
35	346043.729	851217.184
36	346032.049	851210.806
37	346057.895	851158.744
38	346067.454	851184.823
39	346110.838	851128.060
40	346120.970	851140.217
41	346160.428	851117.131
42	346155.338	851142.647
43	346218.670	851142.868
44	346218.608	851147.961
45	346258.032	851148.764
46	346255.038	851150.068
47	346309.956	851143.790
48	346310.334	851146.975
49	346346.858	851142.875
50	346346.888	851134.412
51	346383.496	851136.825
52	346385.947	851117.223
53	346457.427	851131.384
54	346472.665	851131.493

STREET GRADES

LOCATION	ELEV.	V.C.T.
N. SMALLEY AVENUE		
℄ of N.E. 108th Street	270.22	---
75' South of ℄ of N.E. 108th Street	268.72	40'
275' South of ℄ of N.E. 108th Street	272.72	75'
550' South of ℄ of N.E. 108th Street	267.22	50'
1150' South of ℄ of N.E. 108th Street	273.22	100'
1275' South of ℄ of N.E. 108th Street	268.70	25'
1375' South of ℄ of N.E. 108th Street	263.72	15'
℄ of N.E. 106th Street	264.37	---
N.E. 107th TERRACE		
302.01' West of ℄ of N. Smalley Avenue	265.42	---
227.01' West of ℄ of N. Smalley Avenue	269.17	75'
52.01' West of ℄ of N. Smalley Avenue	270.92	---
℄ of N. Smalley Avenue	271.86	---
47.99' East of ℄ of N. Smalley Ave.	271.00	---
277.64' East of ℄ of N. Smalley Ave.	268.70	---
N.E. 107th STREET		
139.31' West of ℄ of N. Smalley Avenue	270.10	---
63.31' West of ℄ of N. Smalley Avenue	266.32	30'
℄ of N. Smalley Avenue	267.57	---
62.39' East of ℄ of N. Smalley Ave.	266.32	---
237.39' East of ℄ of N. Smalley Ave.	259.50	25'
859.36' East of ℄ of N. Smalley Ave.	242.40	---
N.E. 108th TERRACE		
205.36' West of ℄ of N. Smalley Avenue	264.84	---
155.36' West of ℄ of N. Smalley Avenue	267.34	50'
℄ of N. Smalley Avenue	270.45	---
119.64' East of ℄ of N. Smalley Ave.	268.06	25'
411.04' East of ℄ of N. Smalley Ave.	257.13	---
N.E. 108th STREET		
℄ of N. Smalley Avenue	271.68	---
25' West of ℄ of N. Smalley Avenue	271.18	---
165.81' West of ℄ of N. Smalley Avenue	269.52	---
N.E. 108th STREET / N. SMALLEY AVENUE		
℄ of N. Tullis Avenue	265.32	---
275' West of ℄ of N. Tullis Avenue	259.82	50'
575' West of ℄ of N. Tullis Avenue	265.07	75'
678.75' West of ℄ of N. Tullis Avenue	263.00	---
N.E. SKILES COURT		
℄ of N.E. 107th Street	245.92	---
30' Northwest of ℄ of N.E. 107th Street	245.32	15'
203.17' Northwest of ℄ of N.E. 107th Street	253.98	---
N.E. SKILES AVENUE		
℄ of N.E. 107th Street	249.05	---
175' Southeast of ℄ of N.E. 107th Street	245.55	80'
335' Southeast of ℄ of N.E. 107th Street	255.15	30'
℄ of N.E. 106th Terrace	258.20	---
62.27' Southeast of ℄ of N.E. Skiles Avenue	254.96	---
171.48' Southeast of ℄ of N.E. Skiles Avenue	253.88	---
N.E. 106th TERRACE		
129.54' Northeast of ℄ of N.E. Skiles Avenue	248.13	---
38.78' Southwest of ℄ of N.E. Skiles Avenue	258.63	50'
238.78' Southwest of ℄ of N.E. Skiles Ave.	262.65	---
N. TULLIS AVENUE		
238.78' Southwest of ℄ of N.E. Skiles Ave.	262.65	---
36.76' North of ℄ of N.E. 106th Street	266.15	60'
112.63' South of ℄ of N.E. 106th Street	263.16	---

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-08A			N 31°38'16" E		CL-08
CL-08	347,641.824	850,960.536	S 30°42'33" E	647.011 m	TP-1
TP-1	347,231.904	851,461.288	S 00°33'40" W	762.187 m	TP-2
TP-2	346,489.775	851,473.381	N 89°30'59" W	77.831 m	P.O.B. THIS PLAT

NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM (1983 AND AS AMENDED), WEST ZONE AND USING A COMBINED GRID FACTOR OF 0.9998974. THE COORDINATES ARE LISTED IN METERS.

IN WITNESS WHEREOF: STAR DEVELOPMENT CORPORATION, a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this 12th day of March, 2002.

STAR DEVELOPMENT CORPORATION

Timothy D. Harris, President

State of Missouri)
County of Clay) s.s.

Be it remembered that on this 12th 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 of STAR DEVELOPMENT CORPORATION, a Missouri Corporation, and that the seal affixed to this instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said Timothy D. Harris acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: [illegible] 2002

Notary Public

"NOTARY SEAL"
Clara M. [illegible], Notary Public
Clay County, State of Missouri
My Commission Expires [illegible]/2002

City Plan Commission

Approved
Chairman
Charles F. Myers

Assistant Secretary
Virginia L. Walsh

Public Works Department

City Engineer
Stanley G. Harris, P.E.

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

Entry Number 020093

City Council

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. [illegible] duly authenticated as passed this [illegible] day of [illegible], 2002.

Mayor
Kay Barnes

City Clerk
Catherine T. Rocha

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF KELLYBROOK FIRST 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

3/13/02

ERIC A. RAZEGHI, MO LS NO. 2577

SIGNATURE AND STAMP IN PURPLE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR, ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX: (816)252-9712
WPE1@SWBELL.NET

KELLYBROOK FIRST PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

REV	DESCRIPTION	DATE
1	Added Text to Plat per City's Comments	03/23/01
2	Revised Street Names	02/21/02

JOB NO.	2854
SCALE	NOTED
DATE	03/14/01
DRAFTER	C.N.S.
CHKR	B.P.
SHEET NO.	2 of 2

http://www.ClayCoGov.com