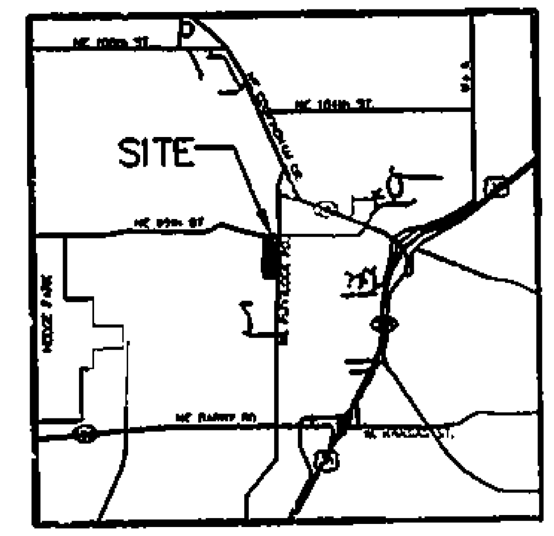
Clay County, Missouri
Land Survey Document

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
02 SEP -3 A 10:45
ROBERT L. SEVIER
RECORDER OF DEEDS
By [signature] Deputy

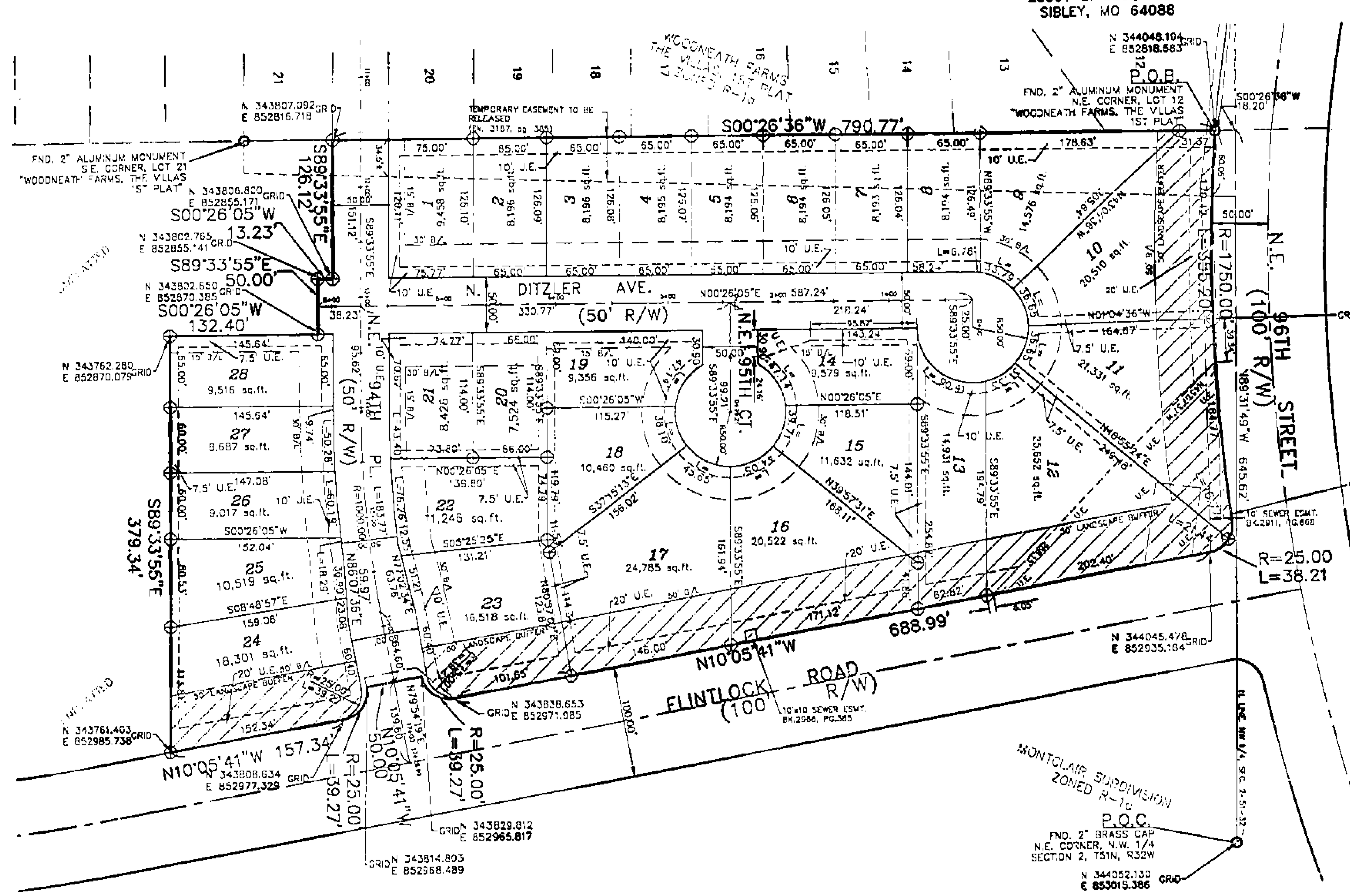
R32441
SEP 03 2002

FINAL PLAT-COMMUNITY UNIT PROJECT
VILLAS OF MONTCLAIR
LOTS 1 – 28
KANSAS CITY, CLAY COUNTY, MISSOURI

CLASS OF PROPERTY: URBAN
EXISTING ZONING: R-1a
OWNER/DEVELOPER
VENTURE INVESTORS L.L.C.
28301 E. BLUE MILLS
SIBLEY, MO 64088



Location Map
(not to scale)
Section 2, Township 51, Range 32



N
60 30 0 60 120
Scale In Feet
1" = 60'

ALL COORDINATES AND ALL BEARINGS AS SHOWN HEREON ARE BASED ON THE "MISSOURI STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999032.
1 METER = 3.28083333

LEGEND

[hatched box] INDICATES 50' LANDSCAPE BUFFER AREA (THIS STRIP RESERVED FOR PLANTING OF TREES OR SHRUBS BY THE OWNER OR DEVELOPER; THE BUILDING OF STRUCTURES HEREIN PROHIBITED).
○ SURVEY MONUMENT FOUND
⊕ 1/2" IRON BAR W. CAP SET STAMPED "200014975"
● 5/8" IRON BAR W. ALUMINUM CAP SET STAMPED "200014975"

TRAVERSE TABLE					
POINT	BEARING	DISTANCE GRID	DISTANCE METERS	NORTHING (METERS)	EASTING (METERS)
CC-18				333707.528	847762.057
N.E. CORNER, N.W. 1/4 SECTION 2, T51N, R32W				344,052.130	853,015.386
	N89°31'49"W	645.58	196.767		
POINT (A)				344,053.743	852816.827
	S00°26'36"W	18.20	5.547		
P.O.B.				344,048.194	852,818.583

"DITZLER AVE." STREET GRADES:
Vertical alignment station report.
Alignment: street-2

Station	Elevation	Curve Length	Grade
0+00	244.00		6.65
4+03	270.80	300.00	-3.12
5+81.24	265.85		2.00
5+73.24	266.10		-2.00
5+65.24	265.86		-4.00
6+50	263.27	100.00	-6.74

"94th STREET PLACE" STREET GRADES
Vertical alignment station report.
Alignment: street-1

Station	Elevation	Vertical Curve Length	Grade
11+60	270.00	50.00	-2.79
13+50	264.70	160.00	2.48
15+15	258.79	170.00	-4.80
16+40	262.79	70.00	2.00
17+24.12	264.47		

"E. 95TH CT." STREET GRADES
Vertical alignment station report.
Alignment: street-3

Station	Elevation	Curve Length	Grade
0+00	258.39		-2.00
0+57	257.55	50.00	6.90
0+99.21	260.50		

UTILITIES

Streets/Stormwater/Sanitary Sewer
City of Kansas City, Missouri
Public Works Department
Lee Dixon (816) 513 2552

GAS
Missouri Gas Energy
Joy Helms (816) 360-5623

Water
City of Kansas City, Missouri
Water Services Department
Jeremy English (816) 513 2195

ELECTRIC
Missouri Public Service Company
Doug Davin (816) 737-7777

DESCRIPTION

A tract of land in the Northwest Quarter of Section 2, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; Thence North 89°31'49" West along the North line of said Northwest Quarter, 645.62 feet to a point on the Northerly prolongation of the East line of WOODNEATH FARMS, THE VILLAS-FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; Thence South 0°26'35" West along the Northerly prolongation of said East line, 18.20 feet to the True POINT OF BEGINNING of the tract to be herein described; Thence continuing South 0°26'36" West along said East line 790.77 feet to a point on the South right of way line of 94th Street Place as now established; Thence S89°33'55"E, a distance of 126.12 feet; Thence S00°26'05"W, a distance of 13.23 feet; Thence S89°33'55"E, a distance of 50.00 feet; Thence S00°26'05"W, a distance of 132.40 feet; Thence S89°33'55"E, a distance of 379.34 feet to a point on the Westerly right of way line of Flintlock Road as now established; Thence North 10°05'41" West along said Westerly right of way line 157.34 feet; Thence Westerly along said Westerly line on a curve to the left, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 39.27 feet; Thence North 10°05'41" West along said Westerly right of way line 50.00 feet; Thence Easterly and Northerly along said Westerly line on a curve to the left having an initial tangent bearing of North 75°54'19" East, a radius of 25.00 feet, an arc distance of 39.27 feet; Thence North 10°05'41" West along said Westerly right of way line, a distance of 688.99 feet; Thence Northerly and Westerly along said Westerly line, along a curve to the left, tangent to the last described course, having a radius of 25.00 feet, an arc distance of 38.21 feet to a point of reverse curvature; Thence Westerly, on a curve to the right, tangent to the last described course, having a radius of 1750.00 feet, an arc ***distance of 355.19 feet to the True Point of Beginning.*** *Containing 9.48 acres, more of less.*

Cab. F
10/2/02 [initials]

PLAT DEDICATION:
The undersigned proprietors of the above described tract have caused the same to be subdivided in the manner shown on the accompanying plat, which plat and subdivision shall hereafter be known as "VILLAS OF MONTCLAIR, LOTS 1-28".

STREET DEDICATION:
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

EASEMENTS DEDICATION:
An easement is hereby granted to the 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, underground pipes and conduits, pad mounted transformers, services, 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 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 lines 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 obstructions 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 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.

LANDSCAPE BUFFER AREA: THIS STRIP RESERVED FOR PLANTING OF TREES OR SHRUBS BY THE OWNER OR DEVELOPER; THE BUILDING OF STRUCTURES HEREIN PROHIBITED.

EASEMENT LEGEND

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B/L = BUILDING LINE
LANDSCAPE BUFFER

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 lot line nearest thereto.

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

NO INGRESS/EGRESS ALONG N.E. 96TH STREET OR FLINTLOCK ROAD
The right of direct vehicular entrance and egress to and from any lot shown hereon to Flintlock Road or Northeast 96th street is hereby prohibited. No drives, field entrances or any other indications of such direct access to said Flintlock Road and Northeast 96th street is also hereby prohibited.

MONEY IN LIEU OF PARKLAND
The developer elects to pay the city of Kansas City, Missouri, a sum of $3208.71 in lieu of required parkland dedicating for 28 single family units pursuant to Section 66-128 Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract have hereunto subscribed their names this [illegible] day of [illegible] 2002.
[signature]
Robert Trusty – Manager – Venture Investors LLC
Venture Investors LLC, a Missouri Limited Liability Company

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

On this 26th day of AUGUST, 2002, before me, the undersigned Notary Public, personally appeared Robert Trusty, manager of Venture Investors, L.L.C., a Missouri Limited Liability Company, to me personally known and who being duly sworn did say that he is the owner of the above described Tract and that he executed said instrument as his free act and deed for said company.

IN WITNESS WHEREOF, I have set my hand and affixed my seal on the last day and year written above.

[signature]
Notary Public (Signed)
Jackson County, Missouri
My Commission Expires:
VICKIE L. NELSON
Notary Public – Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 15, 2004
Vickie L. Nelson
Notary Public (Printed)

This is to certify that the within plat of VILLAS OF MONTCLAIR, LOTS 1-28, was submitted and duly approved by the Mayor and City Council of the City of Kansas City, Missouri, this [illegible] day of [illegible] 2002, by Ordinance No. [illegible]

APPROVED: OCTOBER 18, 2001
(date)
[signature]
Charles F. Myers
City Plan Commission Chairperson

[signature]
Virginia [illegible]
City Plan Commission Assistant Secretary

[signature]
Stanley [illegible] P.E.
City Engineer

[signature]
Kay Barnes – Mayor

[signature]
George E. Wolf, Jr., P.E.
Director of Public Works

[signature]
CITY CLERK
Catherine T. Rocha – City Clerk

020201
Entry Number

CERTIFICATION: THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR A CLASS "C" (URBAN) PROPERTY BOUNDARY SURVEY.

SIGNED: [signature]
DdY, INC. L.C. 2000149785
JEFFREY P. MEANS MO. P.L.S. #2000147866
THIS [illegible] DAY OF [illegible], 2002

revision date	revision	by
4/17/02	PER CITY COMMENTS	DWS

FINAL PLAT
VILLAS OF MONTCLAIR
LOTS 1-28
KANSAS CITY, CLAY COUNTY, MISSOURI

DdY, Inc.
1600 W. HWY. 40, SUITE 207
BLUE SPRINGS, MISSOURI 64015
(816) 229-9773

DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	SHEET NO.
08/05/02	TSR/DWS	JPM	00-153	1"=100'	1 of 2

http://www.ClayCoGov.com