Clay County, Missouri
Land Survey Document

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DEC 0 4 2002

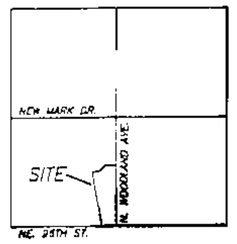
R53674

WILLOW WOODS ESTATES 3RD PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

SHEET 1 OF 2

Prepared By:
AYLETT SURVEY COMPANY
SURVEYORS AND ENGINEERS
307 NE 72ND STREET
GLADSTONE, MISSOURI 64118
(816) 436-0732



SEC. 36-52-33

Location Map
(NOT TO SCALE)

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

△ 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

* THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 34, 35, 36, 38, 39, 42, 43, 47 & 48 ONTO NORTH WOODLAND AVENUE & THERE SHALL BE NO VEHICULAR ACCESS FROM LOTS 33 AND 34 ONTO NE. 96TH STREET.

TRAVERSE TABLE

	Location	Bearing	Distance (Grid Meters)
CL-03 N=344967.811 E=849161.911	CL-03 Sighting Adams	N 33°39'41" E	
	CL-03 To Point A	S 89°17'13" W	1262.48
	Point A to Point of Beginning	S 10°52'18" E	000.63

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9996963.
All coordinates are in meters.

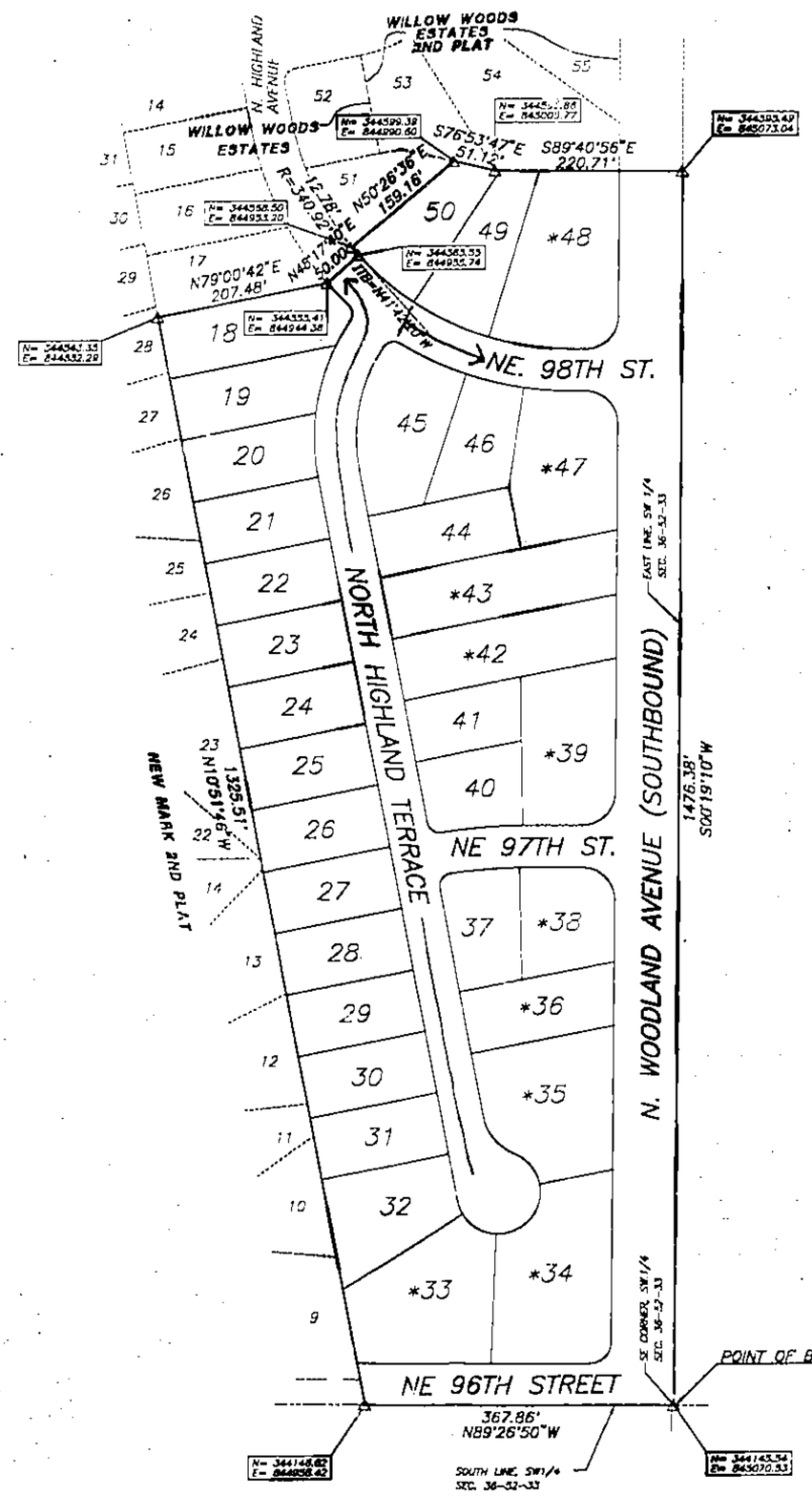
STREET GRADES	DESCRIPTION	ELEV.	VCT
N. HIGHLAND TERRACE			
311.95 feet South of the South Line of N. Highland Place	PVT	290.56	
326.03 feet South of the South Line of N. Highland Place	Center NE. 98th Street	290.30	
75.90 feet South of the South line of NE. 98th Street	PVI	268.40	50.00 feet
300.90 feet South of the South line of NE. 98th Street	PVI	260.00	100.00 feet
373.03 feet South of the South line of NE. 98th Street	PVI	250.00	50.00 feet
681.15 feet South of the South line of NE. 98th Street	Center NE. 97th Street	256.23	
745.90 feet South of the South line of NE. 98th Street	PVI	252.00	95.00 feet
925.90 feet South of the South line of NE. 98th Street	PVI	259.66	100.00 feet
1072.36 feet South of the South line of NE. 98th Street	Center Cul-De-Sac	262.62	
N. 97TH STREET			
14.05 feet West of the East line of N. Highland Avenue	Center N. Highland Avenue	256.23	
East line of N. Highland Avenue	PVI	255.94	
217.43 feet East of the East line of N. Highland Avenue	PVI	252.19	25.00 feet
NE. 98TH STREET			
Centerline of N. Highland Avenue		290.50	
12.50 feet West of the East line of N. Highland Avenue	PVI	288.89	37.50 feet
245.00 feet West of the East line of N. Highland Avenue	PVI	278.33	30.00 feet

I hereby certify that the plat of WILLOW WOODS ESTATES 3RD 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 platting of subdivisions to the best of my professional knowledge and belief.

DATE: 9-11-02

STATE OF MISSOURI
GARY ANTHONY AYLETT
NUMBER LS-2074
MISSOURI
PROFESSIONAL LAND SURVEYOR

GARY A. AYLETT LS-2074



JOB NUMBER
29725
29725PRA.DWG

LEGAL DESCRIPTION:
All that part of the Southwest Quarter of Section 36, Township 52, Range 33 in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Southwest corner of the Southwest Quarter said Section 36; thence North 89 degrees 26 minutes 50 seconds West, along the South line of the Southwest Quarter of said Section 36, a distance of 367.86 feet; thence North 10 degrees 51 minutes 46 seconds West, along the Easterly line of NEW MARK 2ND PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 1325.51 feet to the Southeasterly corner of Lot 17, WILLOW WOODS ESTATES, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence North 79 degrees 00 minutes 42 seconds East, along the South line said of Lot 17, a distance of 207.48 feet to the Southeasterly corner of said Lot 17; thence North 48 degrees 17 minutes 40 seconds East, a distance of 50.00 feet to the Northeasterly right-of-way of NE. 98th Street; thence Northwesterly along said right-of-way, along a curve to the right, and having an initial tangent bearing of North 41 degrees 42 minutes 20 seconds West, and having a radius of 340.92 feet, an arc distance of 12.78 feet, to the most Southeasterly corner of Lot 51, of said WILLOW WOODS ESTATES; thence North 30 degrees 26 minutes 35 seconds East, along the Southeasterly line of said Lot 51, a distance of 159.16 feet, to a point on the Southerly line of Lot 53, WILLOW WOODS ESTATES 2ND PLAT, a subdivision of land in the City of Kansas City, Clay County, Missouri; thence South 75 degrees 53 minutes 47 seconds East, along the Southerly line of said Lot 53, a distance of 51.12 feet, to the most Easterly corner of said Lot 53; thence South 89 degrees 40 minutes 35 seconds East, along the South line of Lot 54, of said WILLOW WOODS ESTATES 2ND PLAT and its Easterly prolongation thereof, a distance of 220.71 feet, to a point on the East line of the Southwest Quarter of said Section 36; thence South 00 degrees 19 minutes 10 seconds West, along the East line of the Southwest Quarter of said Section 36, a distance of 1476.38 feet, to the Point of Beginning. Said tract of land contains 15.62 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 "WILLOW WOODS ESTATES 3RD 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, and 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 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 rights 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 of 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, re: to utility easements and/or the director of water services re: to water main easements.

BUFFER ZONE: This strip reserved for the planting of trees or shrubs by the Owner or Developer. The building of structures hereon is prohibited.

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 Seven Thousand Six Hundred Eighty-Nine Dollars and Nine Cents ($ 7,689.09), in lieu of required park land dedication, pursuant to Section 56-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: BALDWIN PROPERTIES, INC., a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President the 18th day of Sept., 2002.

BALDWIN PROPERTIES, INC.
Ron Baldwin, President

STATE OF MISSOURI
COUNTY OF Clay } s.s.

On this 18th day of Sept 2002, before me appeared Ron Baldwin to me personally known who being by me duly sworn did say that he is President of BALDWIN PROPERTIES, INC. and that the seal affixed to this instrument is the corporate seal of said BALDWIN PROPERTIES, INC. and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Ron Baldwin acknowledged said instrument to be the free act and deed of said corporation.

My Commission Expires: 5-11-05

LISA HENSLEY
NOTARY PUBLIC OF MISSOURI
COMMISSIONER OF CLAY COUNTY
My Commission Expires 5-11-05

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED: JUNE 4, 2002

CHAIRMAN: Charles F. Myers

ASSISTANT SECRETARY: Virginia L. Wolen

PUBLIC WORKS

CITY ENGINEER: Steven A. Noll, P.E.

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

ENTRY NO. 020250

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. 021282 duly authenticated on passed this 31 day of OCTOBER, 2002.

MAYOR: Kay Barnes

CITY CLERK

CITY CLERK: Catherine T. Roche

KANSAS CITY
MISSOURI

Clerk F
1/7/03 DK

Prepared For:
BALDWIN PROPERTIES, INC.
6606 NE. Antioch Road
Gladstone, MO. 64119
DATE: September 6, 2002