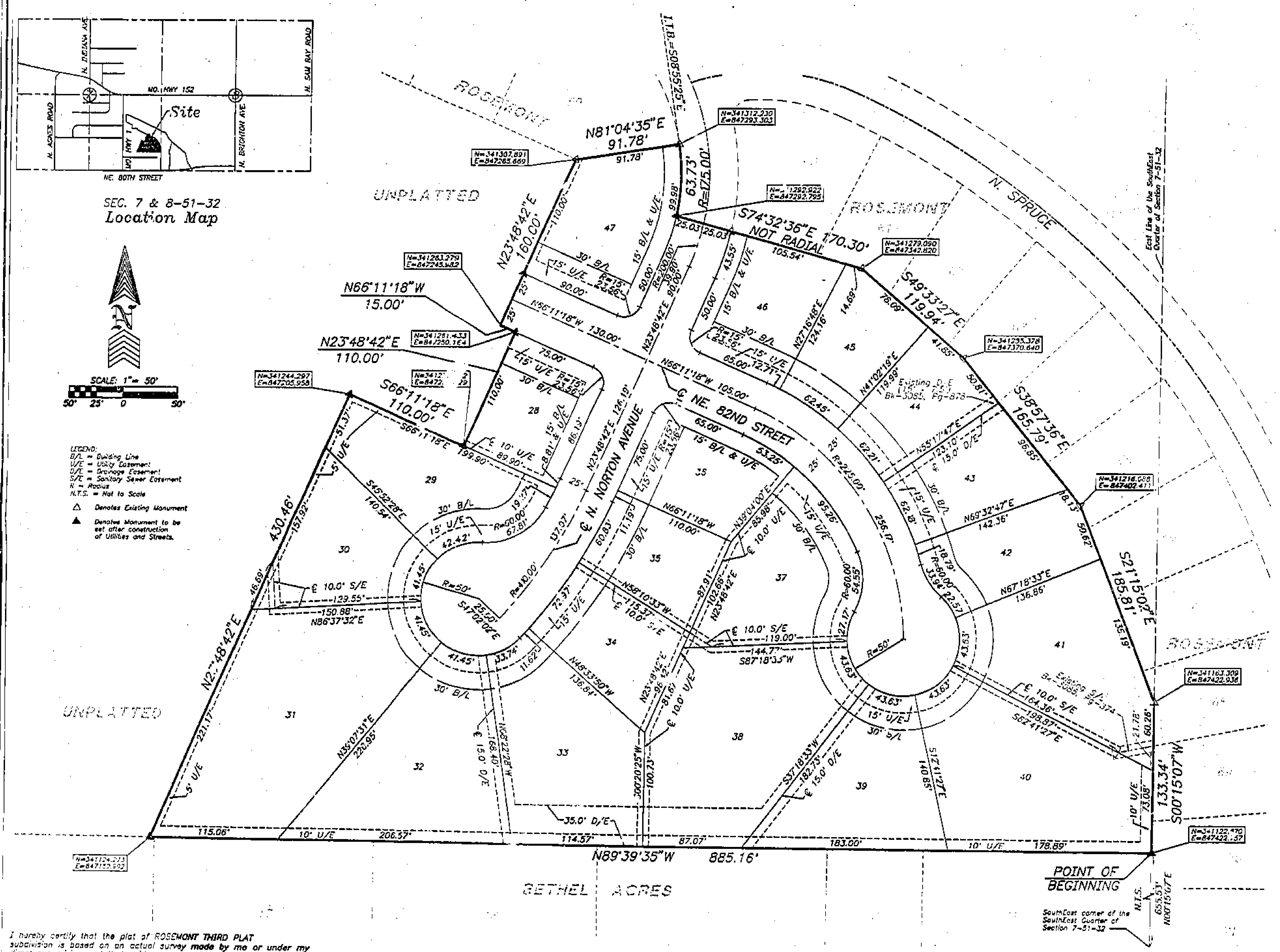
Clay County, Missouri
Land Survey Document

S04858

STATE OF MO.
CLAY COUNTY
I CERTIFY INST. RECD
2003 JUL -8 PM 12:14
Cab. F Sleeve 81
ROBERT T. SEVIER
RECORDER OF DEEDS

ROSEMONT THIRD PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri



LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 7, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 7; thence North 00 degrees 15 minutes 07 seconds East, along the East line of the Southeast Quarter of said Section 7, a distance of 655.53 feet to the Northeast corner of BETHEL ACRES, a subdivision of land in Kansas City, Clay County, Missouri, said point also being on the Westerly line of ROSEMONT, a subdivision of land in Kansas City, Clay County, Missouri, said point also being the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 39 minutes 35 seconds West, along the North line of said BETHEL ACRES, a distance of 885.16 feet; thence North 23 degrees 48 minutes 42 seconds East, a distance of 430.46 feet; thence South 66 degrees 11 minutes 18 seconds East, a distance of 110.00 feet; thence North 23 degrees 48 minutes 42 seconds East, a distance of 110.00 feet; thence North 66 degrees 11 minutes 18 seconds West, a distance of 15.00 feet; thence North 23 degrees 48 minutes 42 seconds East, a distance of 160.00 feet to the Southerly line of Lot 59 of said ROSEMONT; thence North 81 degrees 04 minutes 35 seconds East, along said Southerly line, a distance of 91.78 feet to the Westerly right-of-way line of North Norton Avenue; thence Southerly, along said Westerly right-of-way line, along a curve to the right, having an initial tangent bearing of South 08 degrees 55 minutes 25 seconds East and a radius of 175.00 feet, an arc distance of 63.73 feet; thence South 74 degrees 32 minutes 36 seconds East, along the Southwesterly line of said ROSEMONT, a distance of 170.30 feet; thence South 49 degrees 33 minutes 27 seconds East, along the Southwesterly line of said ROSEMONT, a distance of 119.94 feet; thence South 38 degrees 57 minutes 36 seconds East, along the Westerly line of said ROSEMONT, a distance of 165.79 feet; thence South 21 degrees 15 minutes 02 seconds East, along the Westerly line of said ROSEMONT, a distance of 185.81 feet to a point on the East line of said Southeast Quarter; thence South 00 degrees 15 minutes 07 seconds West, along the East line of said Southeast Quarter and the Westerly line of said ROSEMONT, a distance of 133.34 feet to the Point of Beginning. Said tract of land contains 8.19 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 "ROSEMONT THIRD PLAT".

EASMENT DEDICATION: An easment dedication is hereby granted to Kansas City, Missouri, for the purpose of location, constucting, 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, 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 contiuous 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 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 appurtences there to without the written approval of the director of public works, as to utility easements and/or the director to water services as to water main easements.

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 Nine Hundred Ninety-Seven Dollars and Twenty-Six Cents ($7,997.26), in lieu of required park land dedication, for 20 lots, pursuant to Section 66-128, Code of General Ordinances, as amended.

IN TESTIMONY WHEREOF: SKY LAND COMPANY, L.L.C., a Missouri Limited Liability Company, has by the authority of its Members caused this instrument to be executed by its Managing Member this 30th day of May, 2003.

SKY LAND COMPANY, L.L.C.

Neil Rose, Managing Member

STATE OF MISSOURI }
COUNTY OF Clay } s.s.

On this 30th day of May, 2003, before me appeared Neil Rose to me personally known who being by me duly sworn did say that he is Managing Member of SKY LAND COMPANY, L.L.C. and that said instrument was signed in behalf of said Limited Liability Company by authority of its Members and said Neil Rose acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in Clay County, Missouri on the day and year last written.

My Commission Expires: 10-11-04

ANGELA M. ROBBINS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Oct. 11, 2004

Angela M. Robbins
NOTARY PUBLIC
ANGELA M. ROBBINS

CITY PLAN COMMISSION

APPROVED:

Charles F. Myers
CHAIRMAN: Charles F. Myers

John Eckhardt for
ASSISTANT SECRETARY: Virginia L. Walsh
JOHN ECKHARDT

PUBLIC WORKS

CITY ENGINEER: Stanley J. Harris, P.E.

ACTING DIRECTOR: Larry W. Frevert, P.E.

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. 030661 duly authenticated as passed this 12 day of June, 2003.

Kay Barnes
MAYOR: Kay Barnes

Linda F. Becker
CITY CLERK
CITY CLERK: Linda F. Becker

I hereby certify that the plat of ROSEMONT THIRD 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: 5-29-03 SAM. A. AYLETT, LS-2074

STATE OF MISSOURI
SAM AYLETT
NUMBER LS-2074
REGISTERED LAND SURVEYOR

TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-11 Referencing CL-11A	N 86°13'01" W		342506.771	846838.526
CL-11 To Point of Beginning	S 29°32'09" E	1590.834	341122.670	847422.757

STATE PLANE COORDINATES BY G.P.S.

NOTE:
The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998988. All coordinates are in meters.

STREET GRADES

		ELEV.	VCT
N.E. 82nd STREET			
130.00 feet West of the centerline of N. Norton Avenue	PLAT LINE	201.25	
53.98 feet West of the centerline of N. Norton Avenue	PVI	194.84	30.00 feet
centerline of N. Norton Avenue		199.94	
58.04 feet East of the centerline of N. Norton Avenue	PVI	198.79	30.00 feet
251.04 feet East of the centerline of N. Norton Avenue	PVI	206.13	62.50 feet
381.17 feet East of the centerline of N. Norton Avenue	Center C.D.S.	203.54	
N. NORTON AVENUE			
129.90 feet North of the centerline of N.E. 82nd Street	PLAT LINE	205.10	
64.90 feet North of the centerline of N.E. 82nd Street	PVI	201.64	40.00 feet
270.18 feet South of the centerline of N.E. 82nd Street	Center C.D.S.	192.91	

Cab. F
9/6/03 ...

FINAL PLAT
ROSEMONT THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

Aylett, Flowers Survey & Engineering Company
301 NW 72ND Street-Gladstone, Missouri 64118-1621
Phone: (816) 436-2732 - www.aflsurvey.com - Fax: (816) 436-0767
Land Surveying ~ Civil Engineering ~ Land Planning

Prepared For:
SKY LAND COMPANY, L.L.C.
7001 N. LOCUST
GLADSTONE, MO 64118

Drawn By: UNK	File Name: 37525	SEC. 7 & 8-51-32	Date: May 29, 2003	Job No: 37525

SEAL OF KANSAS CITY MISSOURI 1850

http://www.ClayCoGov.com