Clay County, Missouri
Land Survey Document

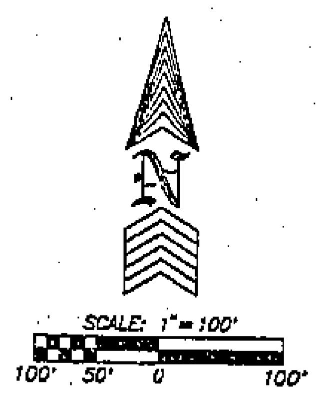
S07936

STATE OF MISSOURI
CERTIFY INSTRUMENT RECEIVED
2003 JUN 21 AM 11:31
Cab F Sl. 85
ROBERT T. SHARP
RECORDER OF DEEDS
By Mindy Metcalfe Deputy

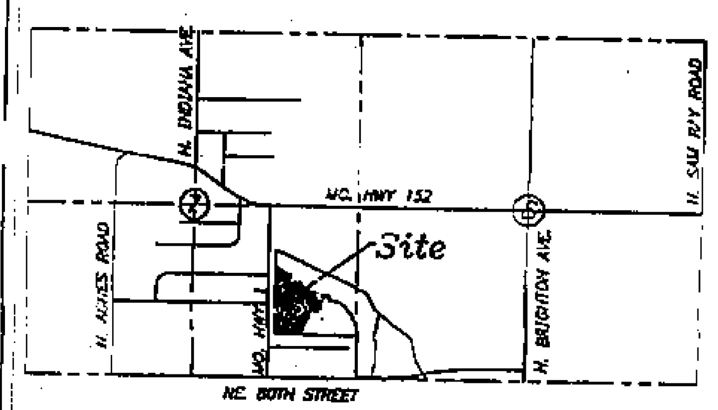
ROSEMONT FOURTH PLAT

A SUBDIVISION IN KANSAS CITY
Clay County, Missouri

Sheet 1 of 2

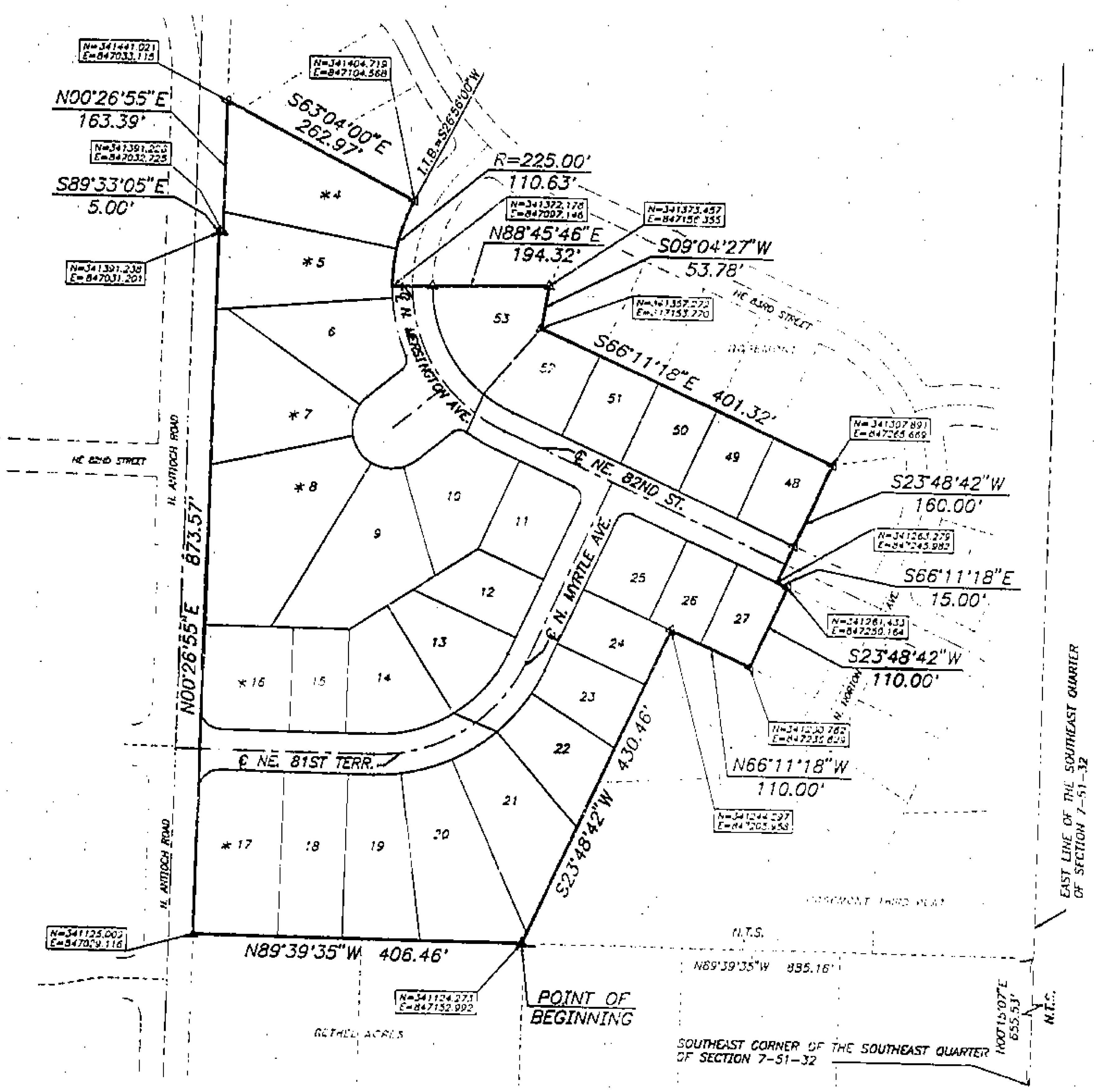


LEGEND:
B/L = Building Line
U/E = Utility Easement
D/E = Drainage Easement
S/E = Sanitary Sewer Easement
W/E = Water Main Easement
N.T.S. = Not to Scale
△ Denotes Existing Monument
▲ Denotes Monument to be set after construction of Utilities and Streets.



SEC. 7 & 8-51-32
Location Map

NOTE:
* Lots 4, 5, 7, 8, 16, and 17 shall have no direct vehicular access to N. Antioch Road.



TRAVERSE TABLE G.P.S.

Location	Bearing	Distance (Grid Meters)	Northing	Easting
CL-11 Referencing CL-11A	N 86°15'01" W		342506.771	846638.526
CL-11 To Point of Beginning	S 20°24'42" E	1475.119	341124.273	847152.962

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

N.E. 81st TERRACE / N. MYRTLE AVENUE		ELEV.	VCT
Centerline of N. Antioch Road		216.77	——
30.00 feet East of the centerline of N. Antioch Road	PVI	215.73	30.00 feet
325.00 feet East of the centerline of N. Antioch Road	PVI	221.23	50.00 feet
625.00 feet East of the centerline of N. Antioch Road	PVI	212.39	75.00 feet
Centerline of N.E. 82nd Street		214.47	——
N.E. 82nd STREET			
373.93 feet West of the centerline of N. Myrtle Avenue	PLAT LINE	229.01	——
253.98 feet West of the centerline of N. Myrtle Avenue	PVC	233.40	112.50 feet
131.04 feet East of the centerline of N. Myrtle Avenue	PVI	204.72	65.00 feet
240.00 feet East of the centerline of N. Myrtle Avenue	PLAT LINE	201.25	——

I hereby certify that the plat of ROSEMONT FOURTH 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 AYLETT, LS-2074

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 said Southeast Quarter, 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 the Southeast corner of ROSEMONT THIRD PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence North 89 degrees 39 minutes 35 seconds West, along the South line of said ROSEMONT THIRD PLAT, also being the North line of said BETHEL ACRES, a distance of 885.16 feet to the Point of Beginning of the tract of land herein to be described, said point also being the Southwest corner of said ROSEMONT THIRD PLAT; thence continuing North 89 degrees 39 minutes 35 seconds West, along the North line of said BETHEL ACRES, a distance of 406.46 feet to the Easterly right-of-way line of North Antioch Road; thence North 00 degrees 26 minutes 55 seconds East, along said East right-of-way line, a distance of 873.57 feet; thence South 89 degrees 33 minutes 05 seconds East, along said East right-of-way line, a distance of 5.00 feet; thence North 00 degrees 26 minutes 55 seconds East, along said East right-of-way line, a distance of 163.39 feet to a point on the Southwesterly line of ROSEMONT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 63 degrees 04 minutes 00 seconds East, along the Southwesterly line of said ROSEMONT, a distance of 262.97 feet to the Westerly right-of-way line of North Mersington Avenue; thence Southerly, along said Westerly right-of-way line, along a curve to the left, having an initial tangent bearing of South 26 degrees 56 minutes 00 seconds West and a radius of 225.00 feet, an arc distance of 110.63 feet; thence North 88 degrees 45 minutes 46 seconds East, along the Southwesterly line of said ROSEMONT, a distance of 194.32 feet; thence South 09 degrees 04 minutes 27 seconds West, along the Southwesterly line of said ROSEMONT, a distance of 53.78 feet; thence South 66 degrees 11 minutes 18 seconds East, along the Southwesterly line of said ROSEMONT, a distance of 401.32 feet to a point on the Westerly line of said ROSEMONT THIRD PLAT; thence South 23 degrees 48 minutes 42 seconds West, along the Westerly line of said ROSEMONT THIRD PLAT, a distance of 160.00 feet to the Southerly right-of-way line of Northeast 82nd Street; thence South 66 degrees 11 minutes 18 seconds East, along said Southerly right-of-way line of Northeast 82nd Street, a distance of 15.00 feet; thence South 23 degrees 48 minutes 42 seconds West, along the Westerly line of said ROSEMONT THIRD PLAT, a distance of 110.00 feet; thence North 66 degrees 11 minutes 18 seconds West, along the Westerly line of said ROSEMONT THIRD PLAT, a distance of 110.00 feet; thence South 23 degrees 48 minutes 42 seconds West, along the Westerly line of said ROSEMONT THIRD PLAT, a distance of 430.46 feet to the Point of Beginning. Said tract of land contains 11.51 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 FOURTH 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 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 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 Eleven Thousand Nine Hundred Ninety-Five Dollars and Eighty-nine Cents ($11,995.89), in lieu of required park land dedication, for 30 lots, pursuant to Section 55-128, Code of General Ordinances, as amended.

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

IN TESTIMONY WHEREOF: SKY LAND COMPANY, L.L.C., a Missouri Limited Liability 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 p.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, 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

CITY PLAN COMMISSION

APPROVED:

CHAIRMAN: Charles F. Myers

ASSISTANT SECRETARY: Virginia L. Walsh

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. 030662 duly authenticated as passed this day of June, 2003.

MAYOR: Kay Barnes

CITY CLERK
CITY CLERK: Linda F. Becker

SEAL OF KANSAS CITY MISSOURI INCORPORATED 1850

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

Aylett, Flowers Survey & Engineering Company
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: 37530FPA	SEC. 7 & 8-51-32	Date: May 29, 2003	Job No: 37530

http://www.ClayCoGov.com