Clay County, Missouri
Land Survey Document

FINAL PLAT
HUNTERS GLEN THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI
Part of the NW 1/4 of Sec. 23 and also
Part of the SW 1/4 Sec. 23, Twp. 52, Rge. 32

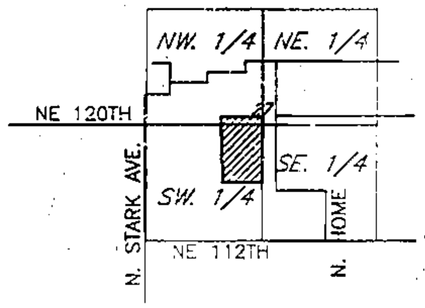
STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-C9	347,641.624	850,980.538	S 53°27'16" E	623.631 m	TP-1
TP-1	347,270.576	851,481.551	S 49°43'58" E	119.281 m	TP-2
TP-2	347,193.175	851,572.597	S 53°30'38" E	308.443 m	TP-3
TP-3	347,008.090	851,815.600	S 51°46'43" E	334.398 m	TP-4
TP-4	346,677.457	852,236.637	N 06°20'33" E	459.604 m	TP-5
TP-5	347,134.398	852,286.738	N 00°58'40" E	131.034 m	TP-6
TP-6	347,265.114	852,290.899	N 00°07'28" E	325.669 m	TP-7
TP-7	347,660.782	852,291.758	S 89°30'07" E	529.158 m	P.O.B.

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 GRID FACTOR OF 0.9999674. THE COORDINATES ARE LISTED IN METERS, AND DATED 1989.

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	347656.181	852820.696
2	347745.776	852821.084
3	347768.231	852822.185
4	347820.636	852811.801
5	347845.628	852814.537
6	347981.767	852815.224
7	347981.794	852810.228
8	347108.609	852810.850
9	348107.110	853098.100
10	347633.792	853095.616



LOCATION MAP
Sec. 23, Twp. 52, Rng. 32
(Not to Scale)

STREET GRADES

GRADE POINT LOCATION	ELEVATION	V.C.T.
NE. 115TH TERR.		
150.83' W. OF ℄ N. LAUREL AVE.	917.77	--
⊙ ℄ N. LAUREL AVE.	915.82	---
9.09' E. OF ℄ N. LAUREL AVE.	914.91	60.00'
⊙ ℄ N. LAUREL CT.	920.51	---
13.34' E. OF ℄ N. LAUREL CT.	920.70	50.00'
⊙ ℄ N. DITZLER AVE.	931.26	---
82.94' W. OF ℄ N. WINDSOR AVE.	946.21	150.00'
⊙ ℄ N. WINDSOR AVE.	943.32	---
150.00' E. OF ℄ N. WINDSOR AVE.	939.93	---
NE. 114TH TERR.		
⊙ ℄ N. DITZLER AVE.	905.81	---
45.00' E. OF ℄ NE. 114th TERR.	904.87	15.00'
⊙ ℄ N. WINDSOR AVE.	909.04	---
25.00' SE. OF ℄ N. WINDSOR AVE.	908.52	15.00'
CTR. CUL-D-SAC NE. 114TH TERR.	909.16	---
NE. 115th ST.		
⊙ ℄ N. LAUREL AVE.	913.44	---
51.68' E. OF ℄ N. LAUREL AVE.	912.37	15.00'
114.35' W. OF ℄ N. DITZLER AVE.	916.06	50.00'
18.50' W. OF ℄ N. DITZLER AVE.	914.82	10.00'
⊙ ℄ N. DITZLER AVE.	915.21	---
N. LAUREL AVE.		
⊙ ℄ NE. 115th TERR.	915.82	---
55.68' S. OF ℄ NE. 115th TERR.	914.57	10.00'
79.27' N. OF ℄ NE. 115th ST.	916.30	75.00'
⊙ ℄ NE. 115th ST.	913.44	---
244.27' S. OF ℄ NE. 115th ST.	904.61	50.00'
CENTER CUL-D-SAC N. LAUREL AVE.	905.04	---
N. LAUREL CT.		
⊙ ℄ NE. 115th TERR.	920.51	---
18.00' NW. OF ℄ NE. 115th TERR.	920.14	10.00'
CENTER CUL-D-SAC N. LAUREL CT.	922.52	---
N. DITZLER AVE.		
⊙ ℄ NE. 115th TERR.	931.26	---
24.00' S. OF ℄ NE 115TH TERR.	930.77	15.00'
175.00' S. OF ℄ NE 115TH TERR.	936.30	125.00'
⊙ ℄ NE. 115th ST.	915.21	---
130.76' S. OF ℄ NE 115th ST.	907.36	50.00'
⊙ ℄ NE. 114th TERR.	905.81	---
CENTER CUL-D-SAC N. DITZLER AVE.	930.74	---
N. WINDSOR AVE.		
⊙ ℄ NE. 114th TERR	909.04	---
96.91' N. ℄ N. 114th TERR.	912.99	50.00'
269.02' S. ℄ NE 115th TERR.	930.57	50.00'
23.99' S. OF ℄ NE. 115th TERR.	942.82	10.00'
⊙ ℄ NE. 115th TERR.	943.32	---

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 52N, RANGE 32W, IN KANSAS CITY, CLAY COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES, 30 MINUTES, 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, 1338.27 FEET, TO THE SOUTHEAST CORNER OF TRACT A OF HUNTERS GLEN SECOND PLAT, A SUBDIVISION IN SAID CITY, COUNTY AND STATE, AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF HUNTERS GLEN SECOND PLAT THE FOLLOWING SEVEN (7) COURSES:
NORTH 00 DEGREES, 22 MINUTES, 54 SECONDS EAST, 267.27 FEET,
NORTH 01 DEGREES, 22 MINUTES, 13 SECONDS EAST, 70.42 FEET,
NORTH 11 DEGREES, 12 MINUTES, 27 SECONDS WEST, 175.52 FEET,
NORTH 08 DEGREES, 13 MINUTES, 18 SECONDS EAST, 95.66 FEET,
NORTH 00 DEGREES, 07 MINUTES, 28 SECONDS EAST, 433.57 FEET,
NORTH 89 DEGREES, 41 MINUTES, 10 SECONDS WEST, 10.35 FEET,
NORTH 00 DEGREES, 17 MINUTES, 50 SECONDS EAST, 40.11 FEET,
TO THE NORTHEAST CORNER OF HUNTERS GLEN SECOND PLAT; THENCE SOUTH 89 DEGREES, 42 MINUTES, 04 SECONDS EAST, 242.95 FEET, TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES, 19 MINUTES, 17 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST AND SOUTHWEST QUARTERS, 1407.44 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES, 30 MINUTES, 00 SECONDS WEST, ALONG SAID SOUTH LINE, 901.78 FEET, TO THE POINT OF BEGINNING, CONTAINING 31.51 ACRES, MORE OR LESS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "HUNTERS GLEN THIRD 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, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, AND ON 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 THERE OVER 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 ON 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.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES: BUILDING SETBACK LINES ARE AS SHOWN ON THE PLAT AND NO BUILDING OR PORTION THEREOF, SHALL BE BUILT BETWEEN THESE LINES AND THE STREET LINES.

PARK AND RECREATION: THE LAND SHOWN AND DESIGNATED HEREON AS "TRACT A" IS HEREBY DEDICATED FOR PARK PURPOSES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS PURSUANT TO THE REQUIREMENTS OF SECTION 68.128, CODE OF GENERAL ORDINANCES, AS AMENDED, AND AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. 23813 ON APRIL 24, 2003, FOR 92 SINGLE FAMILY UNITS.

FLOODPLAIN: THE LANDS HEREIN PLATTED LIE TOTALLY/PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODPLAIN, AS DESIGNED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 29 CODE ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER 4-FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B-NATIONAL FLOOD INSURANCE PROGRAM FOR CLAY COUNTY THEREOF, HOWEVER DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ACCEPTANCED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

IN TESTIMONY WHEREOF: ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION HAS, BY AUTHORITY OF ITS BOARD OF DIRECTORS, CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 7th DAY OF May 2003.

ROBERTSON PROPERTIES, INC.

JAMES D. ROBERTSON, PRESIDENT — ATTEST: SUZIE REDMOND, SECRETARY

STATE OF MISSOURI
COUNTY OF CLAY } S.S.

BE IT REMEMBERED THAT ON THIS 7th DAY OF May 2003 BEFORE ME, A NOTARY PUBLIC, APPEARED JAMES D. ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS PRESIDENT OF ROBERTSON PROPERTIES, INC., A MISSOURI CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING 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 JAMES D. ROBERTSON ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 4, 2004

JACQUELYN REPPRUN
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 4, 2004

NOTARY PUBLIC

CITY PLAN COMMISSION

APPROVED:

CHARLES F. MYERS, CHAIRMAN

VIRGINIA L. WALSH, ASSISTANT SECRETARY

PUBLIC WORKS DEPARTMENT

STANLEY J. HARRIS, P.E., CITY ENGINEER

for ACTING DIRECTOR LARRY W. FREVERT, P.E., DIRECTOR

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. 030277 DULY AUTHENTICATED, AS PASSED THIS 22 DAY OF May 2003.

KAY BARNES, MAYOR

LINDA F. BECKER, CITY CLERK

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF HUNTERS GLEN 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 AN URBAN PROPERTY BOUNDARY SURVEY AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. 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 AT THIS TIME.

STATE OF MISSOURI — LS-2569 — RONALD E. SCHRODER — REGISTERED LAND SURVEYOR

RONALD E. SCHRODER, MO LS NO. 2569 — 5/6/03

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

BY	REVISION	DATE:
RES	ADDED PARKLAND RESOLUTION NUMBER	4-28-03
RES	REVISED PER GIS & CITY COMMENTS	3-20-03
RES	REVISED PER GIS & CITY COMMENTS	3-7-03
RES	REVISED PER GIS COMMENTS	2-11-03
RES	REVISED PER CITY COMMENTS	12-30-02
RES	REVISED EAST PROPERTY LINE	12-17-02
RES	SUBMITTED TO KCMO FOR APPROVAL	11-13-02

P.O. BOX 754
2120 W. COLLEGE
SUITE G
LIBERTY, MO. 64069
816-781-4200
FAX 792-9666

Akin, Gordon & Cowger
Engineers & Land Surveyors

(HORIZ. IN FEET)
1 inch = 60 ft.

DRAWING NO.
2 OF 2

http://www.ClayCoGov.com