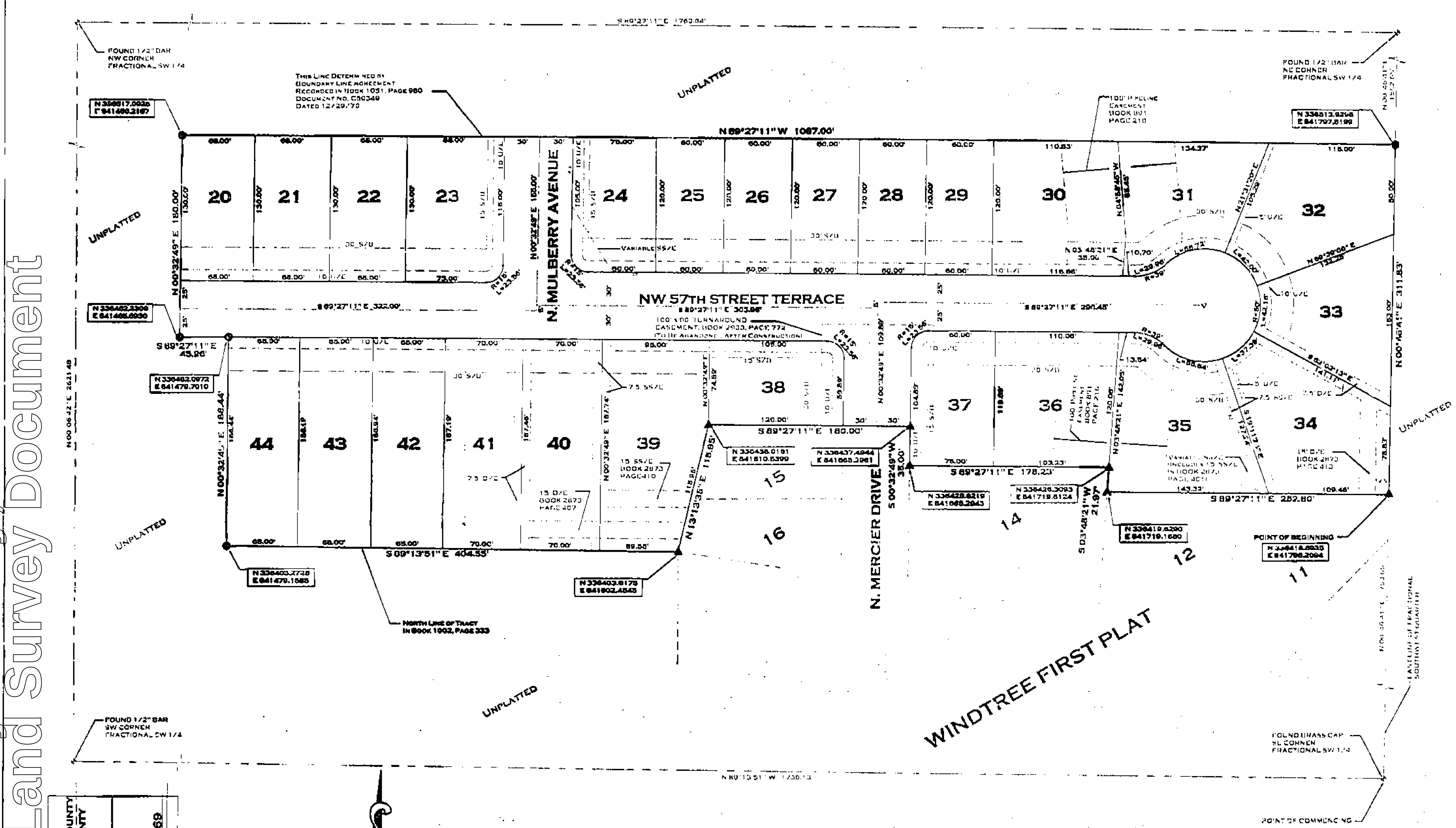
Clay County, Missouri
Land Survey Document

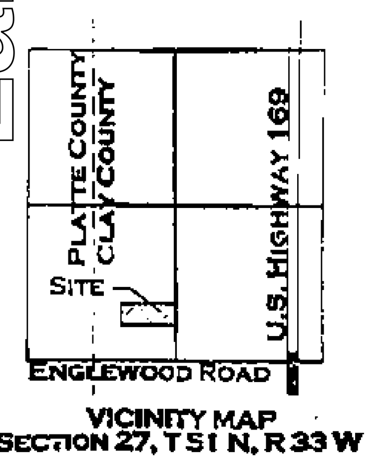
S21491

STATE OF MO
CLAY COUNTY
2003 SEP -4 P 12:59
CAB F SW 95
by Jessica Zavo Deputy

WINDTREE SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI





VICINITY MAP
SECTION 27, T 51 N, R 33 W

1" = 50'

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING SET BACK LINE
SS/E = SANITARY SEWER EASEMENT

STREET GRADES

GRADE POINT	ELEV.	V.C.L.
NW 57TH STREET TERRACE		
E. END OF STREET @ CENTER CULDESAC	173.00	-
57.50' W. OF CENTER CULDESAC	173.00	325'
302.00' W. OF CENTER CULDESAC	186.64	-
483.00' W. OF CENTER CULDESAC	160.59	165'
658.50' W. OF CENTER CULDESAC	166.59	-
740.00' W. OF CENTER CULDESAC	166.25	300'
817.17' W. OF CENTER CULDESAC	185.55	-
NORTH MERCIER		
N. END OF EXISTING STREET	183.41	-
37.00' N. OF END EXISTING STREET	187.14	50'
77.00' N. OF END EXISTING STREET	188.83	-
103.89' N. OF END EXISTING STREET	189.31	
NORTH MULBERRY		
INTERSECTION WITH NW 57TH STREET	183.80	-
45.00' N. OF INTERSECTION NW 57TH ST.	184.86	80'
95.00' N. OF INTERSECTION NW 57TH ST.	186.34	-
153.00' N. OF INTERSECTION NW 57TH ST.	191.14	-

RENNER SURVEYING, INC.
233 W. GREGORY BOULEVARD
SUITE 319
KANSAS CITY, MO 64114
816-333-5041
JOB NO. 1101012

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON KANSAS CITY METRO CONTROL AND ARE TIED TO "WINDTREE FIRST PLAT". STATION USED WAS CL-14 HAVING A GRID FACTOR OF 0.9999129. THE FOLLOWING TRAVERSE TABLE REFLECTS INFORMATION SHOWN PREVIOUSLY ON "WINDTREE FIRST PLAT" AND THE FIELD TIE FROM THAT PLAT TO THE SURVEY SHOWN HEREON.

FROM	TO	BEARING	DISTANCE
CL-14A	CL-14	N 88°55'11" E	1240.50'
CL-14	TP-6	S 00°20'18" W	2645.92'
TP-6	TP-11A	S 89°44'33" W	1369.64'
TP-11A	POB	N 00°46'41" E	710.53'

THIS SURVEY IS "URBAN" CLASS.

A 1/2" IRON BAR WITH CAP "MO-2000" WILL BE SET AT ALL REAR LOT CORNERS AND CURBS MARKED WITH CUTS AT ALL SIDE LINE EXTENSIONS WITHIN SIX MONTHS OF THE COMPLETION OF CONSTRUCTION.

● DENOTES LOCATIONS AT WHICH A 5/8" IRON BAR WITH ALUMINUM CAP MARKED "MO-2000" WILL BE SET WITHIN SIX MONTHS OF THE COMPLETION OF CONSTRUCTION.

▲ DENOTES FOUND 5/8" IRON BAR WITH ALUMINUM CAP MARKED "LS-291-D".

INFORMATION HEREON IS BASED ON COMMITMENT NO. CL-039188 ISSUED BY SECURITY LAND TITLE COMPANY.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE FRACTIONAL SOUTHWEST QUARTER; THENCE NORTH 00°46'41" EAST ALONG THE EAST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER 753.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 11, WINDTREE FIRST PLAT; THENCE CONTINUE NORTH 00°46'41" EAST (THIS BEARING IS BASED ON KANSAS CITY METRO CONTROL AND IS THE BASIS OF ALL SUBSEQUENT BEARINGS) ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 311.83 FEET TO A LINE ESTABLISHED BY AGREEMENT RECORDED IN BOOK 1051, PAGE 980, IN THE RECORDERS OFFICE OF CLAY COUNTY; THENCE NORTH 89°27'11" WEST ALONG SAID LINE 1087.00 FEET; THENCE SOUTH 00°32'49" WEST 180.00 FEET; THENCE SOUTH 89°27'11" EAST 43.96 FEET; THENCE SOUTH 00°32'49" WEST 166.44 FEET; THENCE SOUTH 89°13'51" EAST 404.55 FEET TO THE SOUTHWEST CORNER OF LOT 16, WINDTREE FIRST PLAT; THENCE NORTH 13°13'35" EAST ALONG THE BOUNDARY OF SAID PLAT 118.95 FEET; THENCE SOUTH 89°27'11" EAST ALONG SAID BOUNDARY 180.00 FEET; THENCE SOUTH 00°32'49" WEST 35.00 FEET; THENCE SOUTH 89°27'11" EAST ALONG SAID BOUNDARY 170.23 FEET; THENCE SOUTH 03°48'21" WEST ALONG SAID BOUNDARY 21.97 FEET; THENCE SOUTH 89°27'11" EAST ALONG SAID BOUNDARY 252.80 FEET TO THE POINT OF BEGINNING, CONTAINING 7.8274 ACRES (340,960 SQUARE FEET), MORE OR LESS.

PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "WINDTREE SECOND 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, 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 IT'S FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LAND 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, 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 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.

AVIATION AND NOISE EASEMENT

AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO.______, IN BOOK______ AT PAGE______, RECORDED SIMULTANEOUSLY HEREWITH.

BUILDING HEIGHT

THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHTS ZONE MAP, DOCUMENT NO. 178-27, DATED MARCH, 1962, AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (USGS DATUM).

PARKLAND DEDICATION (MONEY IN LIEU OF PARKLAND)

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $4650.63 (FOUR THOUSAND SIX HUNDRED FIFTY DOLLARS AND SIXTY THREE CENTS) IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 25 SINGLE FAMILY UNITS PURSUANT TO SECTION 66-128 CODE OF GENERAL ORDINANCES, AS AMENDED.

IN TESTIMONY THEREOF, EDC, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 22nd DAY OF January, 2003.

DEAN CLEGG, MANAGING MEMBER "NO SEAL"

NOTARY CERTIFICATION
STATE OF MISSOURI
COUNTY OF CLAY (Platte) SS:

BE IT REMEMBERED THAT ON THIS 22nd DAY OF January, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME DEAN CLEGG, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN BY ME, DID SAY THAT HE IS THE MANAGING MEMBER OF EDC, L.L.C., AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISION EXPIRES: June 5, 2004 K. F. HOLDERFIELD

APPROVED BY:

CITY PLANNING COMMISSION

APPROVED ________

CHAIRMAN - CHARLES F. MYER

ASSISTANT SECRETARY - VIRGINIA L. WALSH

PUBLIC WORKS

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

DIRECTOR - Larry W. Frevert, PE

ENTITY NUMBER N/A

CITY 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. 030254 DULY AUTHENTICATED AS PASSED THIS 27 DAY OF March, 2003.

MAYOR - KAY BARNES

CITY CLERK - CATHERINE T. ROCHA

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

JOHN W. RENNER 1-15-03
MISSOURI PLS NO. 2000

http://www.ClayCoGov.com