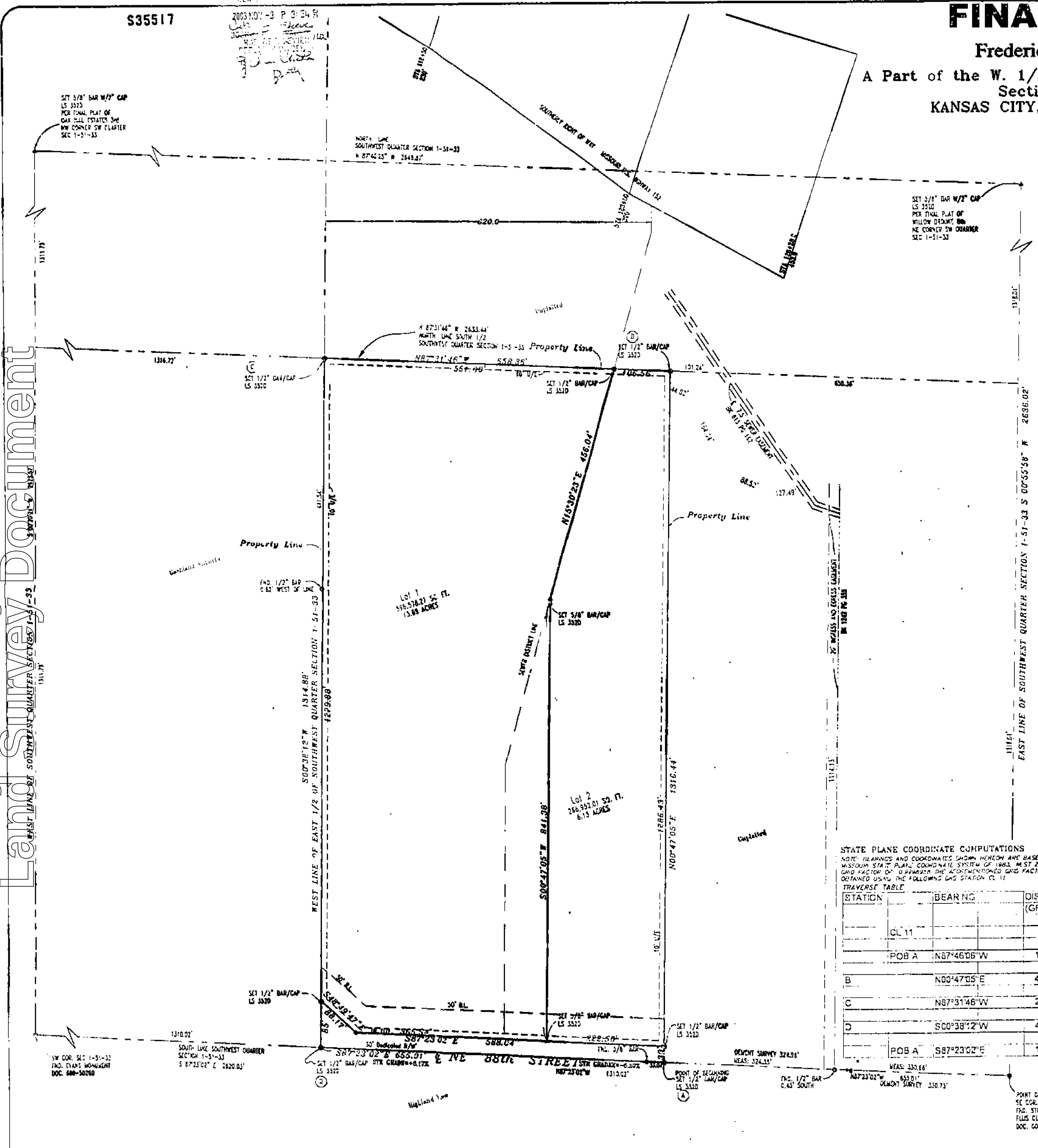
Clay County, Missouri
Land Survey Document

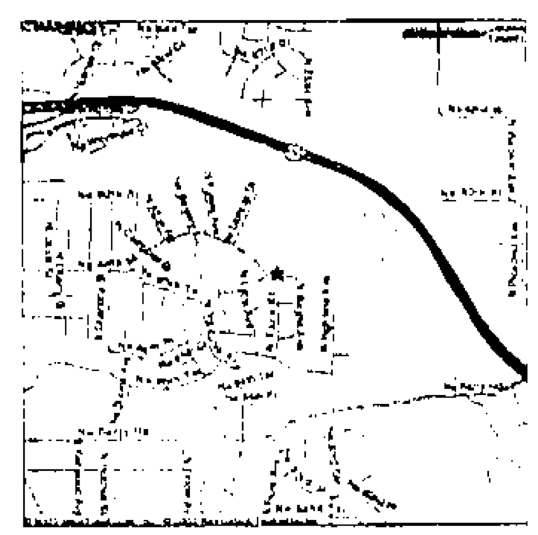
S35517

FINAL PLAT OF

Frederick Acres 1st PLAT

A Part of the W. 1/2 of The SE 1/4 of the SW. 1/4
Section 1-T51N-R33W
KANSAS CITY, CLAY COUNTY, MISSOURI





LEGAL DESCRIPTION

All that part of the West one half of the Southeast quarter of the Southwest quarter of Section 1, Township 51, Range 33, being more particularly described as follows: Commencing at the Southeast corner of the Southwest quarter of said Section 1, Thence North 87°23'02" West along the South line of the Southwest quarter of said Section 1, a distance of 655.01feet to the Point of Beginning; Thence North 00°47'05" East, a distance of 1316.44 feet to a point on the North line of the South Half of the Southwest Quarter of said Section 1; Thence North 87°31'46" West along said North line, a distance of 658.36 feet; Thence South 00°38'12" West along the West line of the East Half of said Southwest Quarter, a distance of 1314.88 feet to the South line of the Southwest Quarter of said Section 1; Thence South 87°23'02" East along said South line, a distance of 655.01 feet to the Point of Beginning. Containing 863,503.22 Square Feet or 20.70 Acres more or less. Except that portion taken for roads.

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 "Frederick Acres 1st PLAT".

EASEMENTS:
An easement is hereby granted to Kansas City, Missouri for the purpose of locating, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including but not limited to, underground pipes and conduit, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (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 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 obstructions to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easements and as much of the adjoining land as may be reasonably necessary in exercising the rights granted by such easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will decrease or increase earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to the utility easements and/or the Director of Water Services as to water main easements.

STREETS:
Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

BUILDING LINES:
Building line 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 property line.

PARKLAND DEDICATION:
The payment of money in lieu of parkland dedication was waived by the City Council upon approval of the Preliminary Plat of Frederick Acres by Ordinance 030388 on April 17, 2003.

Floodplain... The lands herein platted lie partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of chapter 28, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of chapter X-Federal Insurance administration, subchapter B- National Flood Insurance Program for eligibility 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 ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

IN TESTIMONY WHEREOF:
Vivian Frederick has caused these presents to be signed this 11 day of September 2003.

Vivian Frederick

STATE OF MISSOURI }
COUNTY OF CLAY } SS

On this 11 day of September 2003, before me appeared Vivian Frederick a member of Vivian Frederick, known, who being duly sworn did say that Vivian Frederick is the sole owner of the aforementioned described property, and that said instrument was signed by Vivian Frederick acknowledged said instrument to be his free act and deed.

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

My Commission Expires: 11-22-05 Notary Public

CITY PLAN COMMISSION:
APPROVED: JUNE 3, 2003

Charles F. Myers, Chairman

Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS:

Stanley R. Harris, P.E., City Engineer

Larry W. Frevert, P.E., Acting Director

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. 031017 duly authenticated as passed this 11th day of September 2003.

Kay Barnes, Mayor

Millie M. Crossland, City Clerk

STATE PLANE COORDINATE COMPUTATIONS

NOTE: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, USING A GRID FACTOR OF 0.999xxxx THE AFOREMENTIONED GRID FACTOR WAS OBTAINED USING THE FOLLOWING GPS STATION CL 11

TRAVERSE TABLE

STATION		BEARING	DIST (GRID METERS)	NORTHING	EASTING
	CL 11			342506.771	846638.526
	POB A	N87°46'06"W	1790.68	342576.505	844849.224
B		N00°47'05"E	401.252	342977.720	844854.720
C		N87°31'46"W	200.669	342980.370	844654.239
D		S00°38'12"W	400.776	342585.818	844649.785
	POB A	S87°23'02"E	199.847	342576.505	844849.224

SURVEYOR'S GENERAL NOTES:
1). This survey is based on record documents, legal descriptions, and other information furnished by the client and other information known to this surveyor. This surveyor has no knowledge of any other record documents which affects this tract.
2). This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
3). Title Report was furnished by CLAY COUNTY TITLE, DATED 10-04-01 at 8:00 am OE0110019.
4). A part of the subject property surveyed lies within a Flood Zone designated Zone (C) per F.E.M.A. Map, Panel No. 45 of 145, Community Panel No. 290173 0045B Dated: August 5, 1986.
5). The lines shown hereon are the lines located from deeds, plats and other information furnished to this surveyor by the client and his/her agents. This survey does not take into consideration the additional facts that a current and accurate title search and/or examination might disclose including, but not limited to the descriptions contained in deeds for the adjoining property owners.
6). The legal descriptions written on this survey were derived from a Missouri Warranty Deed Book 1149 Page 133
7). Both Lots will be used as single family residential.

THIS SURVEY IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL IN GREEN INK OF THE CERTIFYING SURVEYOR

I HEREBY CERTIFY, That the plat of FREDERICK ACRES 1st PLAT SUBDIVISION, a 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. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of land surveying, and all the platting of subdivisions as established by the Missouri and Land Surveyors Board of Architects, Professional Engineers to the best of my professional knowledge and belief

08/30/03 REVISED PER CITY COMMENT DWS
08/10/03 REVISED PER CITY COMMENT DWS
08/04/03 REVISED PER CITY COMMENT MDP

THIS SURVEY PREPARED FOR:
Vivian Frederick
1412 NE 88th Street
Kansas City, Mo. 64155

Final Plat of
Frederick Acres

PART OF THE W. 1/2 OF THE SE 1/4 OF THE SW. 1/4 SEC. 1-51-34
KANSAS CITY, CLAY COUNTY, MISSOURI

LOGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7628
Fax (816) 781-7403

Job No: 03-0309
Drawing Name: 03-0309.dwg
Scale: 1"=100'
Drawn By: WJS Date: 2-15-03
Check By: RWS Date: 2-18-03
Sheet No. 1 OF 1

http://www.ClayCoGov.com