Clay County, Missouri
Land Survey Document

WOODNEATH FARMS,
THE HIGHLANDS–FOURTH PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

LEGAL DESCRIPTION:

A subdivision of land in the Northwest Quarter and in the Southwest Quarter of Section 2, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northwest Quarter; thence North 89°30'45" West, along the South line of said Northwest Quarter, 645.28 feet to the True Point of Beginning of the tract to be herein described; thence South 0°26'36" West, 20.00 feet to a point on the North line of FLINTLOCK ELEMENTARY SCHOOL, a subdivision in Kansas City, Clay County, Missouri; thence North 89°30'45" West, along said North line and its Westerly prolongation, 189.73 feet to the Southeast corner of WOODNEATH FARMS, THE HIGHLANDS – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 0°29'15" East, along the Easterly line of said WOODNEATH FARMS, THE HIGHLANDS – FIRST PLAT, 147.68 feet; thence North 59°24'41" West, along said Easterly line, 44.18 feet; thence Northerly, along said Easterly line, on a curve to the left, having an initial tangent bearing of North 30°42'34" East, a radius of 50.00 feet, a central angle of 65°04'52", an arc distance of 56.79 feet; thence North 55°30'50" East, along said Easterly line, 55.42 feet; thence North 0°29'15" East, along said Easterly line, 115.87 feet; thence North 71°[illegible] West, along said Easterly line, 71.03 feet; thence North 22°35'20" West, 199.69 feet; thence North 39°53'37" West, 478.93 feet; thence North 49°01'[illegible] West, 136.79 feet; thence North 59°28'55" West, 132.44 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 10°50'15" East, a radius of 700.00 feet, a central angle of 01°00'42", an arc distance of 12.36 feet; thence North 80°10'27" West, 50.00 feet; thence Northerly on a curve to the left, having an initial tangent bearing of North 09°49'33" East, a radius of 650.00 feet, a central angle of 53°58'36", an arc distance of 612.35 feet; thence North 45°50'57" East, 50.00 feet; thence Easterly on a curve to the left, having an initial tangent bearing of South 44°09'03" East, a radius of 25.00 feet, a central angle of 85°38'57", an arc distance of 37.37 feet; thence North 50°12'00" East, 69.58 feet; thence Northeasterly on a curve to the right, tangent to the last described course, having a radius of 10030.00 feet, a central angle of 0°12'41", an arc distance of 37.00 feet to a point on the Southerly line of WOODNEATH FARMS, THE VILLAS – SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri; thence South 39°35'19" East, along said Southerly line, 60.00 feet; thence South 39°22'50" East, along said Southerly line, 102.10 feet; thence South 32°26'49" East, along said Southerly line, 221.31 feet; thence South 62°47'35" East, along said Southerly line, 279.05 feet; thence South 67°21'44" East, along said Southerly line, 83.49 feet; thence South 72°49'32" East, along said Southerly line, 84.28 feet; thence South 79°24'33" East, along said Southerly line, 117.83 feet; thence South 84°20'07" East, 50.00 feet; thence Northerly, along said Southerly line, on a curve to the left, having an initial tangent bearing of North 05°39'53" East, a radius of 1525.00 feet, a central angle of 01°47'23", an arc distance of 47.64 feet; thence South 86°07'30" East, along said Southerly line, 132.97 feet; thence South 0°26'36" West, along the West line of FLINTLOCK ACRES, a subdivision in Kansas City, Clay County, Missouri, and its Northerly prolongation, 1285.00 feet to the True Point of Beginning. Containing 16.69 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

WOODNEATH FARMS, THE HIGHLANDS–FOURTH PLAT

EASEMENTS: 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, 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 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 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.

STREETS: The streets shown on this plat and heretofore not 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 buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: Private open space is hereby reserved at the election of the Developer for Twenty-one (21) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended, and shall be maintained by the Woodneath Farms Homes Association as described in the Extension of Restrictions recorded with this plat.

TRACT A: Tract A (9.03 acres) is hereby reserved as Private Open Space and shall be maintained by the Woodneath Farms Homes Association as described in the Extension of Restrictions recorded with this plat.

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 94TH TERRACE		
Centerline of N. Kentucky Avenue	271.46	-----
50.00 Feet Easterly of the Centerline of N. Kentucky Avenue	270.42	38.00'
132.38 Feet Easterly of the Centerline of N. Kentucky Avenue	273.07	22.00'
154.38 Feet Easterly of the Centerline of N. Kentucky Avenue	273.46	-----
N. KENTUCKY AVENUE		
178.97 Feet Southerly of the Centerline of NE 94th Place	273.47	-----
110.47 Feet Southerly of the Centerline of NE 94th Place	274.10	69.50'
77.03 Feet Northerly of the Centerline of NE 94th Place	262.86	62.50'
502.03 Feet Northerly of the Centerline of NE 94th Place	273.21	87.50'
589.53 Feet Northerly of the Centerline of NE 94th Place	268.00	-----
NE 94TH PLACE/N. LAUREL AVENUE		
Centerline of N. Kentucky Avenue	267.45	-----
100.00 Feet Easterly of the Centerline of N. Kentucky Avenue	265.45	87.50'
575.00 Feet Easterly of the Centerline of N. Kentucky Avenue	[illegible]18.49	150.00'
846.43 Feet Easterly of the Centerline of N. Kentucky Avenue	229.35	-----

IN WITNESS WHEREOF: HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 2nd day of May, 2005.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds (signature)
Ora H. Reynolds, Vice President and General Manager of Residential Development

Attested By: (signature)
Donald K. Hagan, Asst. Secretary

STATE OF MISSOURI)
) SS:
COUNTY OF CLAY)

Be it remembered that on this 2nd day of May, 20 05 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

My commission expires: 11/1/05

Donna K. Willis (signature)
Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

CITY PLAN COMMISSION

Approved: April 2, 2002

Charles L. Myers (signature)
Chairman
Charles F. Myers

(signature)
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

(signature)
City Engineer
Stanley J. Harris, P.E.

(signature)
Acting Director
Stanley J. Harris, 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. 020261 duly authenticated as passed this 8th day of April 2004.

(signature)
Kay Barnes

(signature)
Milo M. Crossland

SEAL OF KANSAS CITY, MISSOURI, INCORPORATED 1850

This plat and survey of WOODNEATH FARMS, THE HIGHLANDS–FOURTH PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of WOODNEATH FARMS, THE HIGHLANDS–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 Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

5-05-04
Date

Signed: (signature)
W. James Schowe, PLS #989

Cal. F
6/29/04 DN

ASSOCIATES, INC.
Civil Engineers – Land Surveyors
Landscape Architects
8350 N. St. Clair Ave.
Kansas City, Missouri 64151
Phone: 816-587-4320
Fax: 816-587-1393

DATE: 4-30-04 | Job No.- 02147 | File Name- WF4PLAT

http://www.ClayCoGov.com