Clay County, Missouri
Land Survey Document

ROBERT T. SEVIER
RECORDER OF DEEDS

S94097

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC'D
2004 SEP 14 A 10:08
BOOK F PAGE 145
ROBERT T. SEVIER
RECORDER OF DEEDS

LEGAL DESCRIPTION (PINE GROVE LIMITED 1st PLAT)

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A tract of land located in the Southwest quarter of Section 29, the Southeast quarter of Section 30, the Northeast quarter of Section 31 and the Northwest quarter of Section 32, Township 52 North of the Baseline, Range 32 West of the Fifth Principal Meridian, all in Kansas City, Clay County, Missouri and being more particularly described as follows:

Commencing at the common corner to said Sections 29, 30, 31 and 32, Township 52 North, Range 32 West;
thence South 00°12'38" West along the Westerly line of the Northeast quarter of said Section 31, a distance of 105.26 feet to the Point of Beginning of the tract of land herein described;
thence continuing South 00°12'38" West and along said Westerly line, a distance of 60.00 feet;
thence North 89°42'29" West, a distance of 178.36 feet to the beginning of a curve tangent to the last described course;
thence along said curve to the right having a radius of 757.44 feet, an arc length of 284.40 feet;
thence North 69°42'29" West, a distance of 136.58 feet;
thence North 20°17'31" East, a distance of 223.20 feet;
thence North 43°23'27" East, a distance of 463.84 feet;
thence North 23°32'37" East, a distance of 165.00 feet;
thence South 66°27'23" East, a distance of 100.19 feet;
thence North 23°32'37" East, a distance of 240.41 feet;
thence North 00°29'56" East and parallel with the Westerly line of the Southwest quarter of said Section 29, a distance of 858.42 feet;
thence South 89°11'17" East, a distance of 487.50 feet;
thence South 00°43'56" West, a distance of 1766.37 feet to a point on a curve having an initial tangent bearing of South 86°06'32" West;
thence along said curve in a Westerly direction having a radius of 530.00 feet an arc length of 38.69 feet;
thence North 89°42'29" West, a distance of 518.02 feet to the Point of Beginning.

The above described tract contains 27.59 acres, more or less and is subject to all easements, restrictions, reservations and covenants, recorded or unrecorded, if any.

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 "PINE GROVE LIMITED 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.

PRIVATE OPEN SPACE:
Private open space is hereby reserved at the election of the developer in lieu of the required parkland dedication for Twenty-two (22) single family units pursuant to Section 66.128 Code of General Ordinances as amended.

MAINTENANCE OF TRACTS:
Tracts A and B are to be used for private open space, and shall be maintained by the owners of the Lots, Tracts, and Parcels shown within this plat pursuant to "Declaration of Covenants, Restrictions, Easements, Charges, Assessments, and Liens of Pine Grove," recorded simultaneously with this plat.

BUFFER STRIPS:
The strips of land designated as buffer strips is reserved for the planting of trees and shrubs by the developer or owner; the building of structures hereon is prohibited.

RESTRICTED ACCESS:
No vehicular access to Pine Grove Drive from Lots 1, 3, 4, 5 and 22 and Tracts A and B is permitted.

IN TESTIMONY WHEREOF:

M & R Land, LLC., a Missouri Limited Liability Company, has caused these presents to be signed this 12th day of December, 2002 by Michael D. Pursell and Neil Buehler, Members.

Michael D. Pursell, Member

Neil Buehler as Successor Trustee of the Russell Clarence Buehler Trust, Member

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

On this 12th day of December, 2002, before me appeared Mike Pursell, and Neil Buehler as Successor Trustee of the Russell Clarence Buehler Trust, members of M & R Land Co. LLC, a Missouri Limited Liability Corporation, known, who being duly sworn did say that M & R Land Co., LLC, is the sole owner of the aforementioned described property, and that said instrument was signed by Mike Pursell and Neil Buehler, members of M & R Land Co., LLC, and acknowledged said instrument to be their free act and deed on behalf of such Company.

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

My Commission Expires: August 14, 2006

Notary Public

NONA J PENCE
Notary Public - Notary Seal
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXP. AUG. 14, 2006

CITY PLAN COMMISSION:

PUBLIC WORKS:

APPROVED:

CHAIRMAN: Charles F. Myers

CITY ENGINEER: Stanley J. Harris, P.E.

ASSISTANT SECRETARY: Virginia L. Walsh

DIRECTOR OF PUBLIC WORKS: George E. Wolf, Jr., P.E.

ENTRY NO.: N/A

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. ______ duly authenticated as passed this 19 day of December, 2002.

MAYOR: Kay Barnes

CITY CLERK: Catherine T. Rocha

CITY OF FOUNTAINS
HEART OF THE NATION
KANSAS CITY
MISSOURI

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). Permanent monuments to be set after construction of streets, sanitary sewers, storm sewers and the other various utilities pertaining to this plat. 1/2"x24" iron bars w/ plastic caps to be set at the rear property corners and angle points, 5/8"x24" iron bars w/ aluminum caps to be set at road centerline intersections, point of curvature and point of tangents. All curbs to be notched at the extension of property line to curb line.

4). Per the Federal Emergency Management Agency, Flood Insurance Rate Map No. 50 of 145, Community Panel No. 290173, dated August 5, 1986, this plat does lie within the 100 year flood boundary.

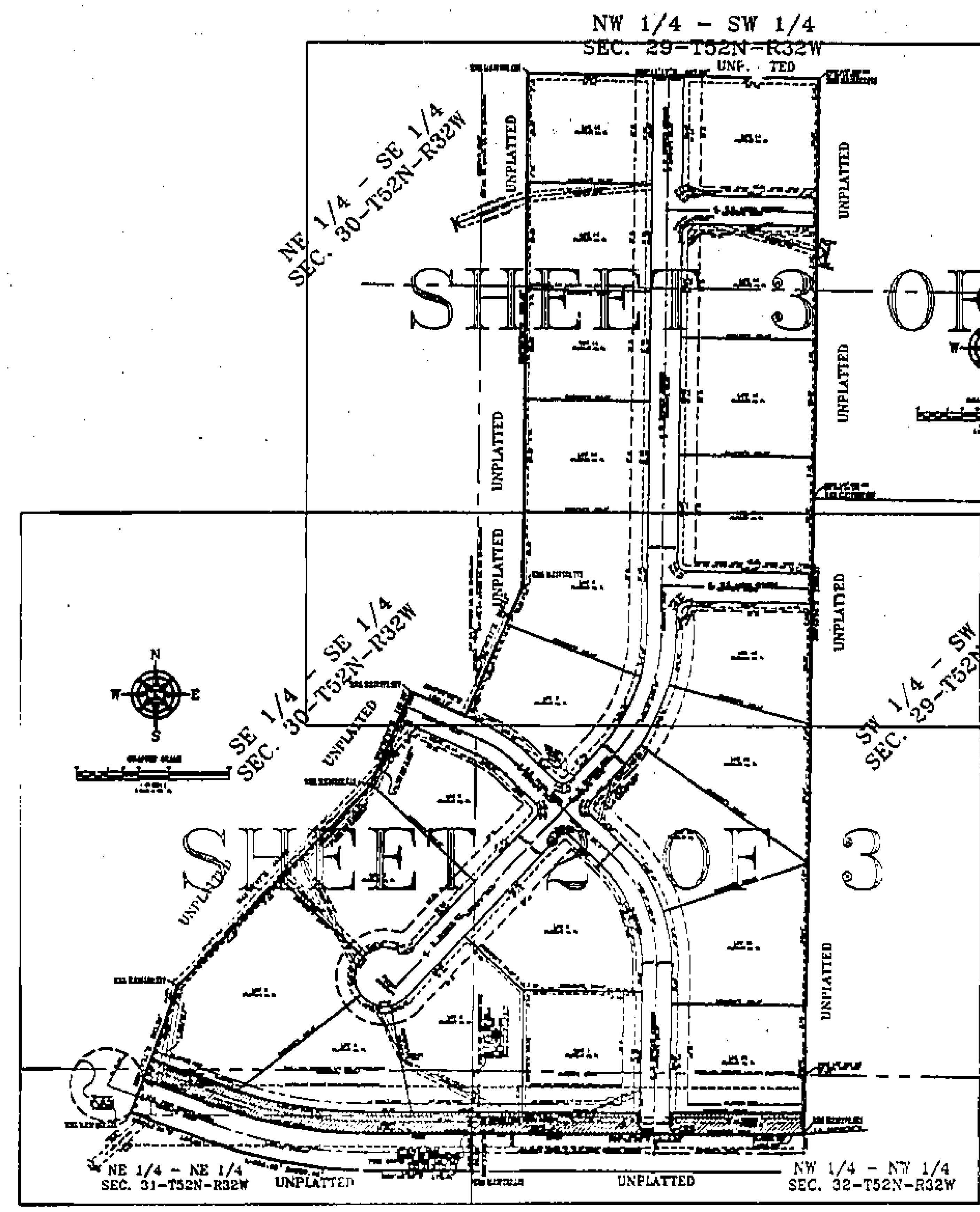
5). There shall be no vehicular access allowed onto N.E. Pine Grove Drive from Tract A and B.

STATE PLANE COORDINATE COMPUTATIONS

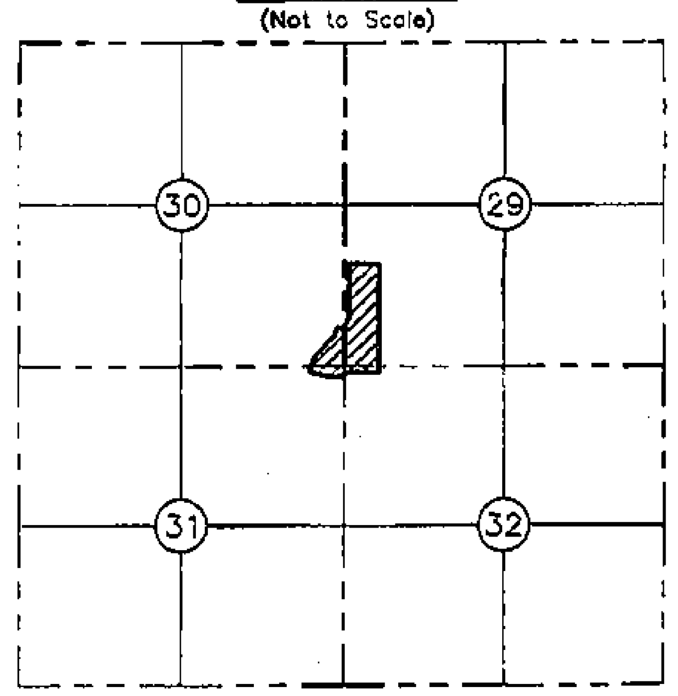
NOTE: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, USING A COMBINED GRID SCALE FACTOR OF 0.99989780
THE AFOREMENTIONED GRID FACTOR WAS OBTAINED USING THE FOLLOWING GPS STATIONS
CL-03 — N=344947.311 E=846181.911 GRID FACTOR=0.9998965
CL-07 — N=344069.072 E=850741.273 GRID FACTOR=0.9998966
CL-09 — N=347853.264 E=843469.863 GRID FACTOR=0.9998980
CL-11 — N=342508.771 E=846638.526 GRID FACTOR=0.9998988
ADAMS — N=340091.891 E=846282.531 GRID FACTOR=0.9998959
COMBINED GRID FACTOR: 0.99989780
ALL DISTANCES SHOWN ARE GROUND DISTANCE.

PINE GROVE LIMITED 1st PLAT

		ELEVATION	CURVE LENGTH
N. SPRUCE AVENUE			
At Point of Intersection w/ N.E. Pine Grove Drive		271.27	
487.76 feet Northerly of Intersection		284.30	
547.76 feet Northerly of Intersection	VPI	286.74	L=140.00'
627.76 feet Northerly of Intersection		283.49	
N. SPRUCE AVENUE			
At Point of Intersection w/ N. Spruce Court			
& N.E. 104th Terrace		2[illegible].49	
427.49 feet Northerly of Intersection		291.33	
494.37 feet Northerly of Intersection	VPI	292.82	L=143.76'
571.25 feet Northerly of Intersection		289.80	
930.00 feet Northerly of Intersection		273.11	
995.00 feet Northerly of Intersection	VPI	274.19	L=130.00'
1075.00 feet Northerly of Intersection		275.[illegible]	
1242.25 feet Northerly of Intersection		251.[illegible]	
N.E. PINE GROVE DRIVE			
Beginning 488.41 feet Westerly of			
Intersection w/ N. Liberty Avenue		251.00	
65.00 feet Westerly of Intersection	VPI	247.90	L=130.00'
130.00 feet Westerly of Intersection		246.83	
493.83 feet Westerly of Intersection		240.89	
568.83 feet Westerly of Intersection	VPI	239.64	L=150.00'
643.83 feet Westerly of Intersection		241.30	
N.E. 104th TERRACE			
At Point of Intersection w/ N. Spruce Avenue			
& N. Spruce Court		253.49	
179.97 feet Westerly of Intersection		271.39	
249.97 feet Westerly of Intersection	VPI	267.33	L=140.00'
319.97 feet Westerly of Intersection		268.73	
N.E. 106th STREET			
At Point of Intersection w/ N. Spruce Avenue		274.31	
229.36 feet East of Intersection		289.29	
N. SPRUCE COURT			
At Point of Intersection w/ N. Spruce Avenue			
& N.E. 104th Terrace		282.49	
50.00 feet Southwesterly of Intersection	VPI	281.49	L=100.00'
100.00 feet Southwesterly of Intersection		279.19	
435.00 feet Southwesterly of Intersection		264.00	
N.E. 105th STREET			
At Point of Intersection w/ N. Spruce Avenue		291.33	
250.00 feet East of Intersection		295.30	



LOCATION MAP
(Not to Scale)



COVER SHEET
NOT TO SCALE

LEGEND:
● SET 5/8" IRON BAR W/ CAP LS 3320
○ FOUND MONUMENT AS NOTED
● SET 1/2" IRON BAR W/ CAP LS 3320
U.E. UTILITY EASEMENT AS LABELED
B.L. BUILDING SETBACK LINE AS LABELED

Cert. F
4/21/04 DL

Revised 10/17/2002, Per city comments, MRF
Revised 9/26/2002, Per city comments, MRF
Revised 10/16/2000, Per city comments, by krb
Revised 9/5/2000, Per city comments, by krb

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 PINE GROVE LIMITED 1st PLAT, 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 in the best of my professional knowledge and belief.

THIS SURVEY
PREPARED FOR:
M & R LAND, LLC
300 N. CHURCH ROAD
LIBERTY, MO 64068

FINAL PLAT OF:
PINE GROVE LIMITED 1st PLAT

SECTIONS 29-32, T52N, R32W
KANSAS CITY, CLAY COUNTY, MISSOURI

HOGAN
& ASSOCIATES, INC.
Professional Engineers
&
Professional Land Surveyors
300 N. Church Road, Suite 100
Liberty, Missouri 64068
(816) 781-7626
Fax (816) 781-7463

Job No: 20-0910	
DRAWING NAME: 20-0910.DWG	
Scale: NOT TO SCALE	
Drawn By:	Date: 4/20/01
Check By:	Date: 04/11/01
Sheet No. 1 OF 3	

http://www.ClayCoGov.com