Clay County, Missouri
Land Survey Document

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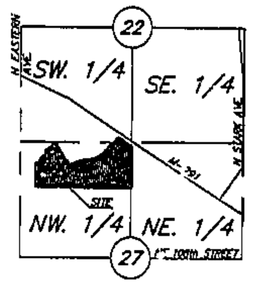
S97152

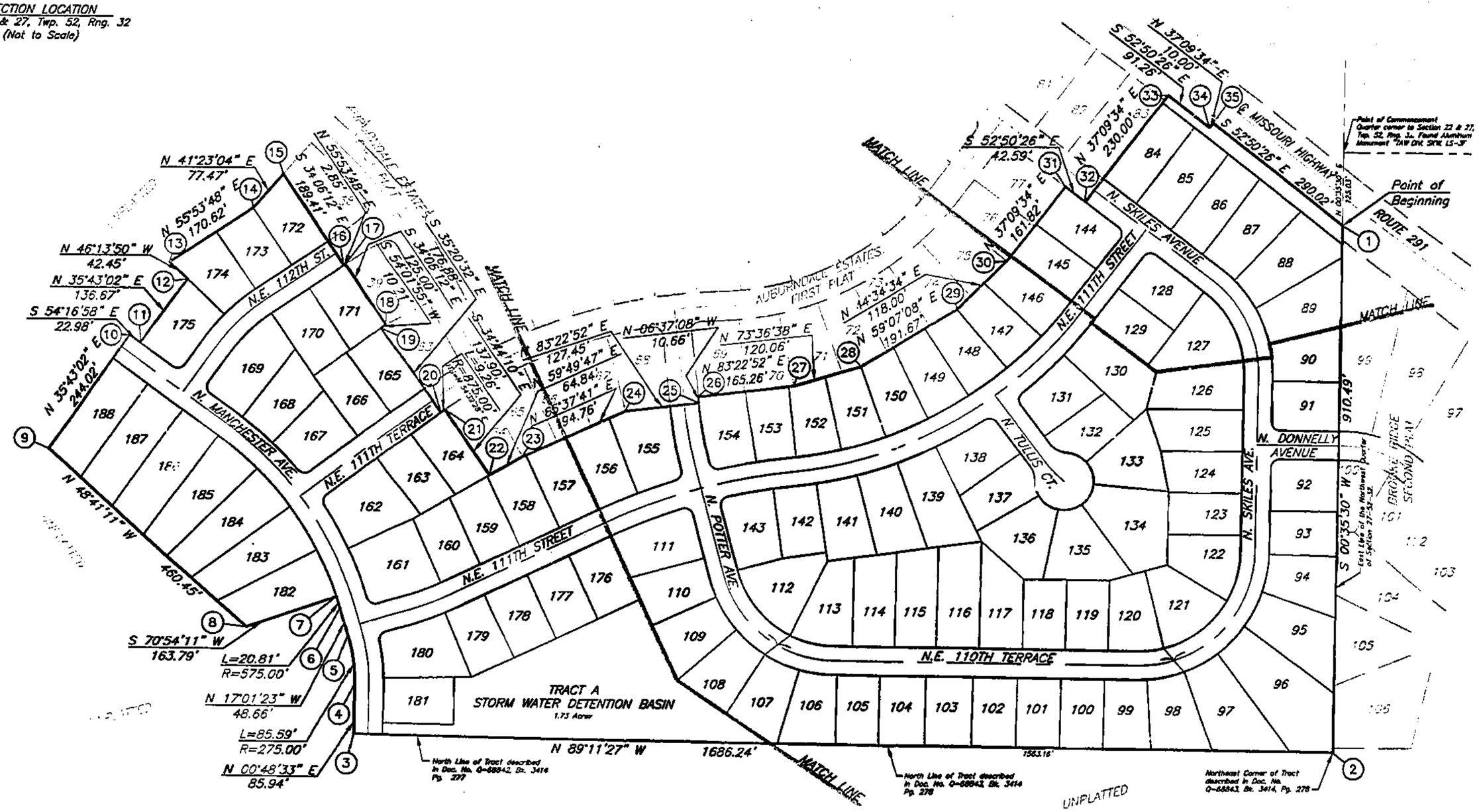
STATE OF MO.
CLAY COUNTY
I CERTIFY THIS RECD.
2003 SEP 30 P 3:10
Clerk Deputy
Recorder of Deeds

AUBURNDALE ESTATES SECOND PLAT

A Subdivision in Kansas City, Clay County, Missouri



SECTION LOCATION
Sec. 22 & 27, Twp. 52, Rng. 32
(Not to Scale)



N

SCALE: 1"=100'
0' 10' 25' 50' 100' 200'

INDEX OF SHEETS

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BOUNDARY DESCRIPTION:

A tract of land in the Northwest Quarter of Section 27, and the Southwest Quarter of Section 22, all in Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Quarter Corner of said Sections 22 and 27;
Thence South 00°35'30" West, along the East line of the Northwest Quarter of said Section 27, a distance of 125.03 feet to a point on the Southerly Right-of-way line of Missouri Highway Route 291, said point being the Point of Beginning;
Thence continuing South 00°35'30" West, along said East line, a distance of 910.49 feet, to the Northeast Quarter of that tract of land described in Document No. Q-68843, recorded in Book 3414, at Page 278, in the Office of the Clay County Recorder;
Thence North 89°11'27" West, a distance of 1686.24 feet, along the North line of said Document No. Q-68843, and along the North line of that tract of land described in Document No. Q-68842, recorded in Book 3414, at Page 277, in the Office of the Clay County Recorder;
Thence departing said North line, North 00°48'33" East, a distance of 85.94 feet to a point of curve;
Thence along a curve to the left, to which the preceding course is tangent, having a radius of 275.00 feet, an arc distance of 85.59 feet to a point of tangency;
Thence North 17°01'23" West, along a line tangent to the preceding course, a distance of 48.66 feet to a point of curve;
Thence along a curve to the left, to which the preceding course is tangent, having a radius of 575.00 feet, an arc distance of 20.81 feet;
Thence South 70°54'11" West, along a line which is radial to the preceding course, a distance of 163.79 feet;
Thence North 48°41'11" West, a distance of 460.45 feet;
Thence North 35°43'02" East, a distance of 244.02 feet;
Thence South 54°16'58" East, a distance of 22.98 feet;
Thence North 35°43'02" East, a distance of 136.67 feet;
Thence North 46°13'50" West, a distance of 42.45 feet;
Thence North 55°53'48" East, a distance of 170.62 feet;
Thence North 41°23'04" East, a distance of 77.47 feet to the most Westerly Corner of Lot 38, AUBURNDALE ESTATES, FIRST PLAT, a subdivision in said City, County, and State;
Thence South 34°06'12" East, a distance of 189.41 feet, this and the following seventeen (17) courses being along the boundary of said AUBURNDALE ESTATES FIRST PLAT;
Thence North 55°53'48" East, a distance of 2.85 feet;
Thence South 34°06'12" East, a distance of 125.00 feet;
Thence South 54°01'55" West, a distance of 10.21 feet;
Thence South 35°20'32" East, a distance of 176.88 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 875.00 feet, an arc distance of 9.26 feet;
Thence South 34°44'10" East, along a line radial to the preceding course, a distance of 137.90 feet;
Thence North 59°49'47" East, a distance of 64.84 feet;
Thence North 65°37'41" East, a distance of 194.76 feet;
Thence North 83°22'52" East, a distance of 127.45 feet;
Thence North 06°37'08" West, a distance of 10.66 feet;
Thence North 83°22'52" East, a distance of 165.26 feet;
Thence North 73°36'38" East, a distance of 120.06 feet;
Thence North 59°07'08" East, a distance of 191.67 feet;
Thence North 44°34'34" East, a distance of 118.00 feet;
Thence North 37°09'34" East, a distance of 161.82 feet;
Thence South 52°50'26" East, a distance of 42.59 feet;
Thence North 37°09'34" East, a distance of 230.00 feet to a point on the Southerly right-of-way line of Missouri Highway Route 291;
Thence South 52°50'26" East, a distance of 91.26 feet, this and the following remaining two (2) courses being along said Southerly right-of-way line;
Thence North 37°09'34" East, a distance of 10.00 feet;
Thence South 52°50'26" East, a distance of 290.02 feet to the Point of Beginning.
Containing 34.91 Acres, more or less.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of AUBURNDALE ESTATES SECOND 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 and Land Surveyors. 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.

STATE OF MISSOURI
REGISTERED LAND SURVEYOR
ERIC A. ROBERTSON
2577

Eric A. Robertson MO LS No. 2577

Signature and stamp in purple ink indicates an original signed copy by this Surveyor, any other color is not an original copy.

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE@SWBELL.NET

COVER SHEET/GENERAL LAYOUT
AUBURNDALE ESTATES SECOND PLAT IN THE SW 1/4 OF SEC. 22 AND THE NW 1/4 OF SEC. 27, TWP. 52 RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REV	REVISIONS DESCRIPTION	DATE

JOB NO.	3167
SCALE:	NOTED
DATE:	07/08/03
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHT NO.	1 of 5