Clay County, Missouri
Land Survey Document

STATE OF MO.
CLAY COUNTY
I CERTIFY INSTR. REC.
2004 OCT -5 P 3:14
S98008

MEADOWS OF AUBURNDALE FIRST PLAT

SE 1/4 of Sec. 21, Twp. 52, Rng. 32
Kansas City, Clay County, Missouri

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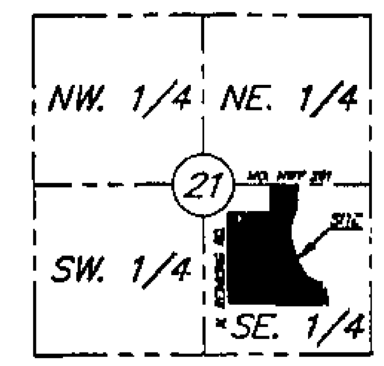
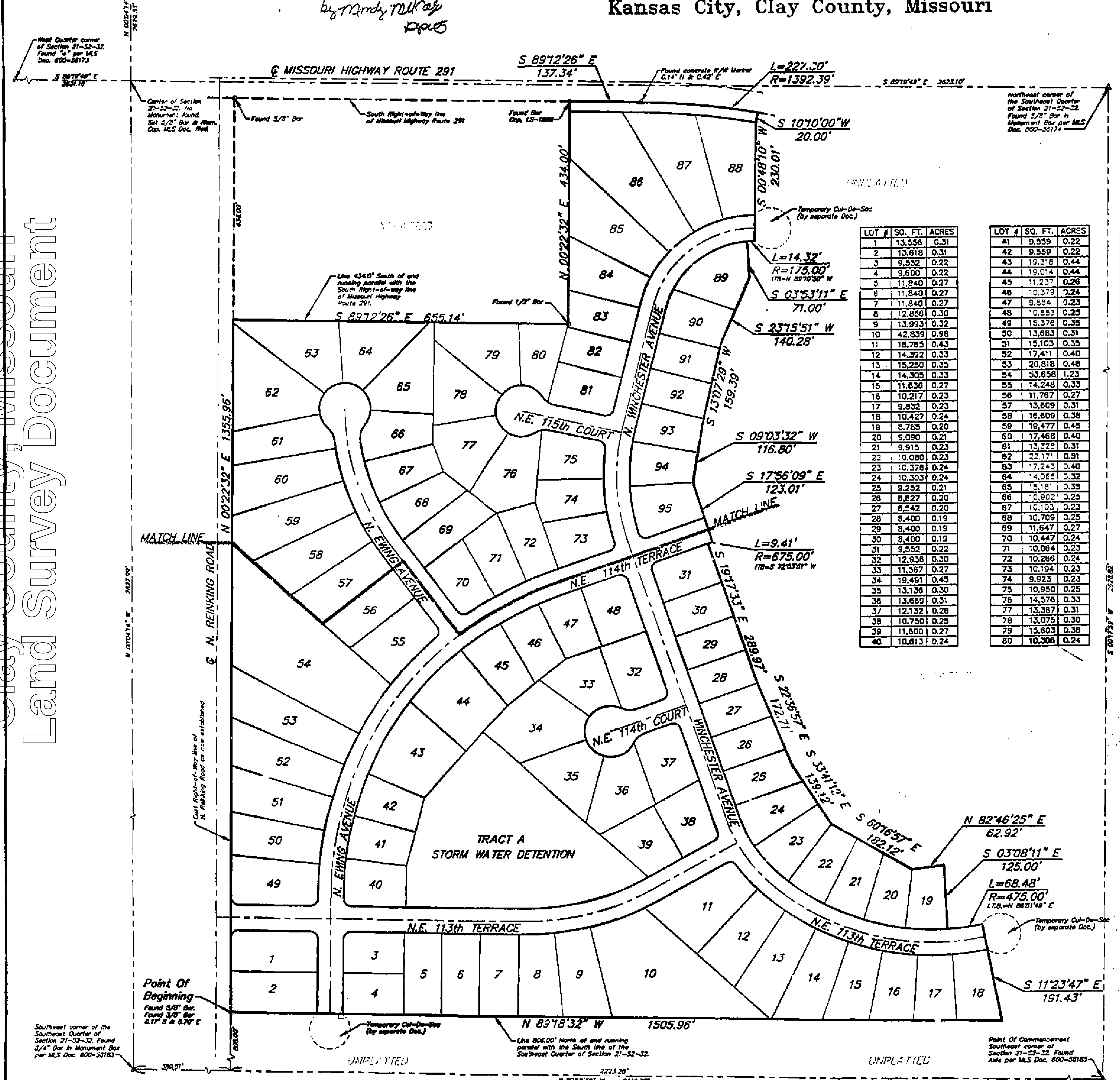


SECTION LOCATION
Sec. 21, Twp. 52, Rng. 32
(Not to Scale)



LOT #	SQ. FT.	ACRES
1	13,556	0.31
2	13,618	0.31
3	9,552	0.22
4	9,600	0.22
5	11,840	0.27
6	11,840	0.27
7	11,840	0.27
8	12,856	0.30
9	13,993	0.32
10	42,839	0.98
11	18,765	0.43
12	14,392	0.33
13	15,250	0.35
14	14,305	0.33
15	11,636	0.27
16	10,217	0.23
17	9,832	0.23
18	10,427	0.24
19	8,765	0.20
20	9,090	0.21
21	9,915	0.23
22	10,080	0.23
23	10,378	0.24
24	10,303	0.24
25	9,252	0.21
26	8,827	0.20
27	8,542	0.20
28	8,400	0.19
29	8,400	0.19
30	8,400	0.19
31	9,552	0.22
32	12,936	0.30
33	11,567	0.27
34	19,491	0.45
35	13,136	0.30
36	13,669	0.31
37	12,132	0.28
38	10,750	0.25
39	11,800	0.27
40	10,613	0.24

LOT #	SQ. FT.	ACRES
41	9,559	0.22
42	9,559	0.22
43	19,318	0.44
44	19,014	0.44
45	11,237	0.26
46	10,379	0.24
47	9,864	0.23
48	10,853	0.25
49	15,376	0.35
50	13,683	0.31
51	15,103	0.35
52	17,411	0.40
53	20,818	0.48
54	53,658	1.23
55	14,248	0.33
56	11,767	0.27
57	13,609	0.31
58	16,609	0.38
59	19,477	0.45
60	17,468	0.40
61	13,328	0.31
62	22,171	0.51
63	17,243	0.40
64	14,066	0.32
65	15,181	0.35
66	10,902	0.25
67	10,103	0.23
68	10,709	0.25
69	11,647	0.27
70	10,447	0.24
71	10,064	0.23
72	10,266	0.24
73	10,194	0.23
74	9,923	0.23
75	10,950	0.25
76	14,578	0.33
77	13,387	0.31
78	13,075	0.30
79	15,603	0.36
80	10,306	0.24

LOT #	SQ. FT.	ACRES
81	10,238	0.24
82	3,793	0.20
83	9,252	0.21
84	12,782	0.29
85	19,619	0.45
86	30,704	0.70
87	22,599	0.52
88	17,124	0.39
89	12,315	0.28
90	10,613	0.24
91	8,501	0.20
92	8,601	0.20
93	8,961	0.21
94	9,388	0.22
95	11,504	0.26
TRACT A	97,895	2.25

BOUNDARY DESCRIPTION:

All that part of the Southeast Quarter of Section 21, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southeast Corner of said Southeast Quarter;
Thence North 89°18'32" West, along the South line of said Southeast Quarter, a distance of 2223.26 feet to a point on the East line of N. Reinking Road, as now established;
Thence North 00°22'32" East, along said East line, a distance of 806.00 feet to the Northwest Corner of that tract of land described in Missouri Warranty Deed, filed as Document F 5191, in Book 1608, at Page 325, in the Office of the Clay County Recorder, said point being the Point of Beginning;
Thence continuing North 00°22'32" East, along said East line, a distance of 1,355.96 feet to a point on a line 434.0 feet South of the Southerly right-of-way line of Missouri Highway Route 291, as measured along said East right-of-way line of N. Reinking Road, and said line running parallel with the South right-of-way line of said Route 291;
Thence South 89°12'26" East, along said parallel line, a distance of 665.14 feet;
Thence North 00°22'32" East, a distance of 434.00 feet to a point on the South right-of-way line of said Route 291;
Thence South 89°12'26" East, along said South right-of-way line, a distance of 137.34 feet to a point of curve;
Thence along a curve to the right, to which the preceding course is tangent, having a radius of 1392.39 feet, an arc distance of 227.80 feet;
Thence departing said South right-of-way line, along a line radial to the preceding course, South 10°10'00" West, a distance of 20.00 feet;
Thence South 00°48'10" West, a distance of 230.01 feet to a point on a curve;
Thence along a curve to the left, to which the preceding course is radial, having a radius of 175.00 feet, an arc distance of 14.32 feet;
Thence South 03°53'11" East, along a line radial to the preceding course, a distance of 71.00 feet;
Thence South 23°15'51" West, a distance of 140.28 feet;
Thence South 13°07'29" West, a distance of 159.39 feet;
Thence South 09°03'32" West, a distance of 116.80 feet;
Thence South 17°56'09" East, a distance of 123.01 feet to a point on a curve;
Thence along a curve to the left, to which the preceding course is radial, having a radius of 675.00 feet, an arc distance of 9.41 feet;
Thence South 19°17'33" East, along a line radial to the preceding course, a distance of 289.97 feet;
Thence South 22°36'57" East, a distance of 172.71 feet;
Thence South 33°41'12" East, a distance of 139.12 feet;
Thence South 60°16'57" East, a distance of 182.12 feet;
Thence North 82°46'25" East, a distance of 62.92 feet;
Thence South 03°08'11" East, a distance of 125.00 feet to a point on a curve;
Thence along a curve to the left, to which the preceding course is radial, having a radius of 475.00 feet, an arc distance of 68.48 feet;
Thence South 11°23'47" East, along a line radial to the preceding course, a distance of 191.43 feet to a point on a line running parallel with the South line of the Southeast Quarter of said Section 21, lying 806.00 feet North of, as measured along a line running parallel with the East right-of-way line of N. Reinking Road as now established;
Thence North 89°18'32" West, along said parallel line, a distance of 1505.96 feet to the Point of Beginning.
Containing 37.80 Acres, more or less.

There shall be no direct vehicular access allowed onto Missouri Highway Route 291 from Lots 86 through 88.

LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- ○ Denotes Found Existing Bar
- ● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

SCALE: 1"=100'

DEVELOPER:
TIMOTHY D. HARRIS, L.L.C.
244 W. MILL STREET, STE. 101
LIBERTY, MO 64068
(816) 781-3322

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of MEADOWS OF AUBURNDALE FIRST PLAT 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 — LS-2577

9-8-04
Eric A. Ramer, 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.

FINAL PLAT
MEADOWS OF AUBURNDALE FIRST PLAT
IN THE SE 1/4 OF SEC. 21, TWP. 52, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

REV	REVISIONS DESCRIPTION	DATE

JOB NO.	3124
SCALE	NOTED
DATE	04/21/03
DRAFTER	J.A.N.
CHKD.	E.A.
SHEET NO.	1 of 4

http://www.ClayCoGov.com