Clay County, Missouri
Land Survey Document

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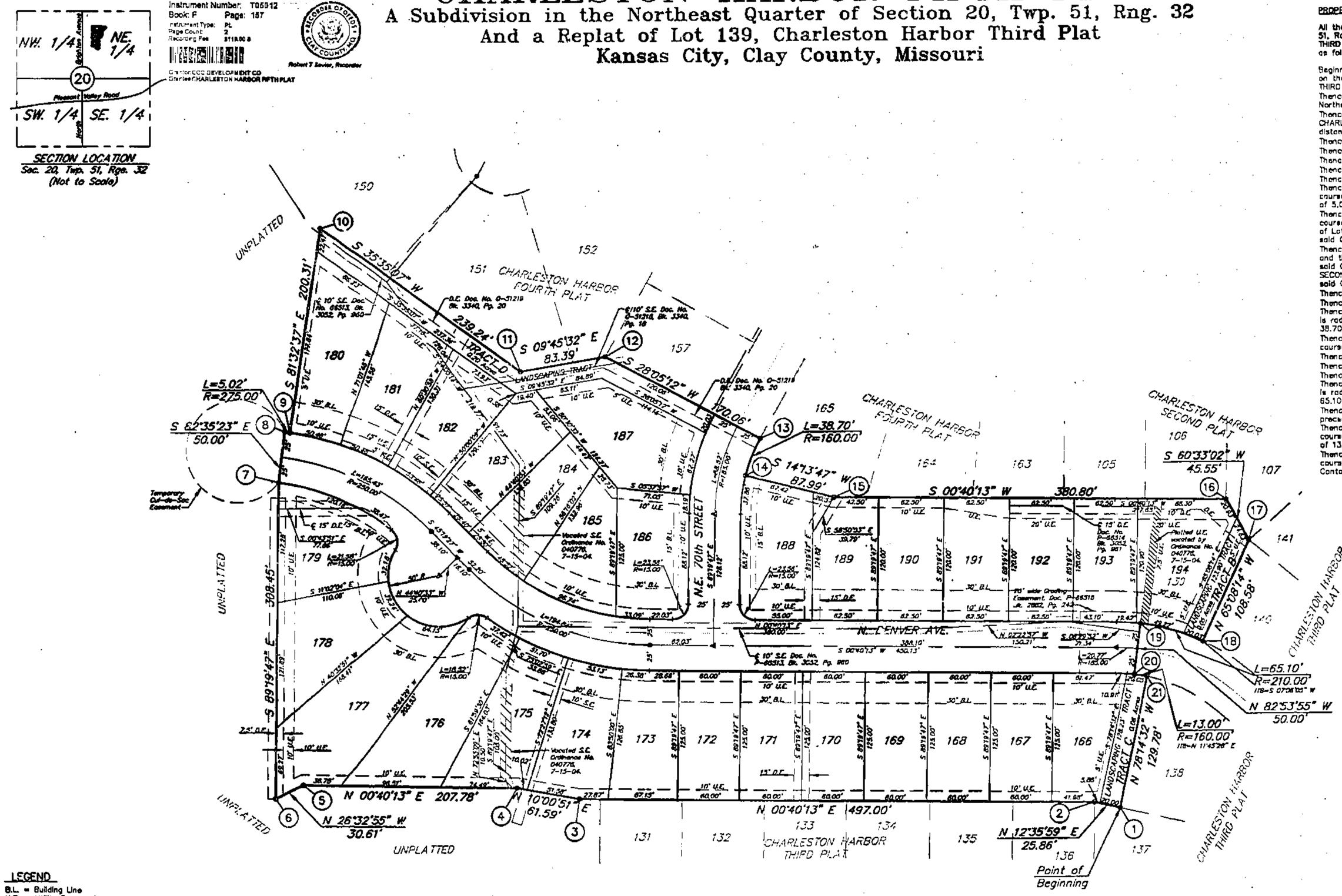
Grantor: CCC DEVELOPMENT CO
Grantee: CHARLESTON HARBOR FIFTH PLAT
Robert T. Sevier, Recorder

CHARLESTON HARBOR FIFTH PLAT

A Subdivision in the Northeast Quarter of Section 20, Twp. 51, Rng. 32
And a Replat of Lot 139, Charleston Harbor Third Plat
Kansas City, Clay County, Missouri



PROPERTY DESCRIPTION:

All that part of the Northeast Quarter of Section 20, Township 51, Range 32, and a Replat of Lot 139, CHARLESTON HARBOR THIRD PLAT, all in Kansas City, Clay County, Missouri, described as follows:

Beginning at the Northwest Corner of Lot 138, said point being on the East line of Lot 137, both in said CHARLESTON HARBOR THIRD PLAT;
Thence North 12°35'59" East, a distance of 25.86 feet to the Northeast Corner of said Lot 137;
Thence North 00°40'13" East, along the boundary of said CHARLESTON HARBOR THIRD PLAT and its prolongation, a distance of 497.00 feet;
Thence North 10°00'51" East, a distance of 61.59 feet;
Thence North 00°40'13" East, a distance of 207.78 feet;
Thence North 26°32'55" West, a distance of 30.61 feet;
Thence South 89°19'47" East, a distance of 308.45 feet;
Thence South 62°35'23" East, a distance of 50.00 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 275.00 feet, an arc distance of 5.02 feet;
Thence South 81°32'37" East, along a line radial to the preceding course, a distance of 200.31 feet to a point on the Westerly line of Lot 150, CHARLESTON HARBOR FOURTH PLAT, a subdivision in said City, County, and State;
Thence South 35°35'07" West, a distance of 239.24 feet, this and the following remaining courses being along the boundary of said CHARLESTON HARBOR FOURTH PLAT, CHARLESTON HARBOR SECOND PLAT, a subdivision in said City, County, and State, and said CHARLESTON HARBOR THIRD PLAT;
Thence South 09°45'32" East, a distance of 83.39 feet;
Thence South 28°05'12" West, a distance of 170.06 feet;
Thence along a curve to the left, to which the preceding course is radial, having a radius of 160.00 feet, an arc distance of 38.70 feet;
Thence South 14°13'47" West, along a line radial to the preceding course, a distance of 87.99 feet;
Thence South 00°40'13" West, a distance of 380.80 feet;
Thence South 60°33'02" West, a distance of 45.55 feet;
Thence North 65°08'14" West, a distance of 108.58 feet;
Thence along a curve to the left, to which the preceding course is radial, having a radius of 210.00 feet, an arc distance of 65.10 feet;
Thence North 82°53'55" West, along a line radial to the preceding course, a distance of 50.00 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 160.00 feet, an arc distance of 13.00 feet;
Thence North 78°14'32" West, along a line radial to the preceding course, a distance of 129.78 feet to the Point of Beginning.
Containing 7.39 Acres, more or less.

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

N

SCALE: 1"=50'
0' 5' 25' 50' 100'

OFFICE OF THE CITY CLERK
414 E. 12th ST., 25th FLOOR
KANSAS CITY, MO 64105

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of CHARLESTON HARBOR FIFTH 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 — EDWARD A. RAMER — LS-2577 — REGISTERED LAND SURVEYOR

10-21-04
Edward 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.

Cal. F 12/15/04

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

CHARLESTON HARBOR FIFTH PLAT
IN THE NE 1/4 OF SECTION 20, TWP. 51, RNG. 32
A REPLAT OF LOT 139, CHARLESTON HARBOR THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3200
SCALE:	NOTED
DATE:	12/18/03
DRAFTER:	J.A.N.
CHECK:	E.A.R.
SHEET NO.	1 of 2

http://www.ClayCoGov.com