Clay County, Missouri
Land Survey Document

FINAL PLAT
FAIRFIELD THIRD PLAT
KANSAS CITY, CLAY COUNTY, MISSOURI
Part of the East 1/2 of Sec. 23 and
Part of the NW 1/4 of Sec. 24 all in Twp. 52N, Rge. 33W

Recorded in Clay County, Missouri
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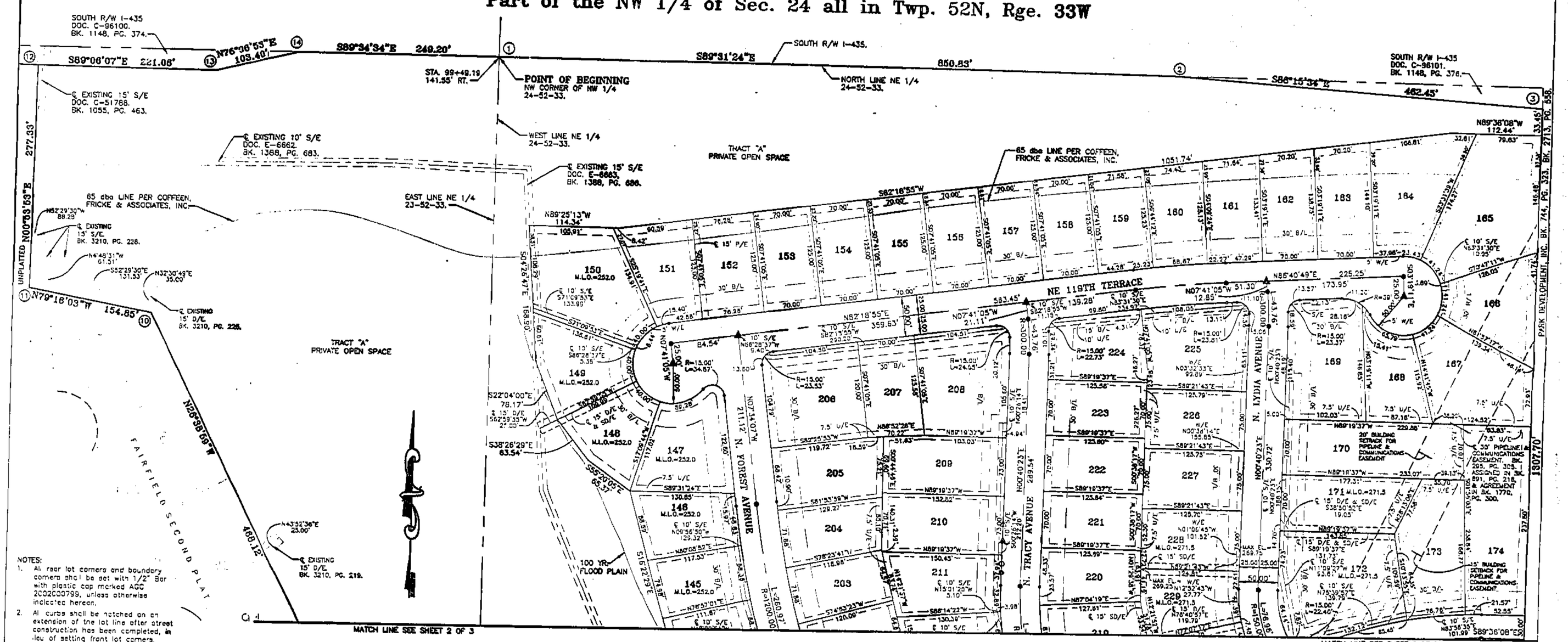
Grantor: ROBERTSON PROPERTIES INC
Grantee: FAIRFIELD THIRD PLAT
Robert T Sevier, Recorder



NOTES:
1. All rear lot corners and boundary corners shall be set with 1/2" Bar with plastic cap marked AGC 2002000799, unless otherwise indicated hereon.
2. All curbs shall be notched on an extension of the lot line after street construction has been completed, in lieu of setting front lot corners.
3. There is a 5' U/E along each side lot line unless noted otherwise.
4. There is a 10' U/E along each rear lot line unless noted otherwise.
5. There is a 10' U/E along each front lot line unless noted otherwise.
6. Swales located on or near the Surface Drainage Easements (SD/E) to carry excess runoff are to be maintained by the owners of said lots. Minimum Low Open Elevation (M.L.O.), if not designated, of said lots on the swale side of the lot shall be minimum one foot above adjacent finish top of swale elevation.

LEGEND

B/L = Building Line
D/E = Drainage Easement
P/E = Pedestrian Easement
S/E = Sanitary Sewer Easement
SD/E = Surface Drainage Easement
U/E = Utility Easement
W/E = Water Main Easement
M.L.O. = Minimum Low Open Elevation

△ Denotes Found 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 AGC 2002000799.

BY	REVISION	DATE:
RES	REVISED PER KCMO GIS COMMENTS.	10/21/04
RES	REVISED MAGELLAN SETBACK.	09/13/04
RES	REVISED LOT LINES 183-191, SAN. ESMT., AND MAGELLAN ESMT.	07/21/04
RES	ADDED MLO'S ON LOTS AND SD/E NOTE 6.	05/04/04
RES	RESUBMITTED TO KCMO FOR APPROVAL	03/17/04
RES	SUBMITTED TO KCMO FOR APPROVAL	10/29/03

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Akin, Gordon & Cowger
Engineers & Land Surveyors

(HORIZ. IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE PLAT OF FAIRFIELD THIRD 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, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. 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 AT THIS TIME.

STATE OF MISSOURI
RONALD E. SCHROER
11/26/04

RONALD E. SCHROER, MO LS NO. 2569

SIGNATURE AND STAMP IN BLUE INK INDICATES AN ORIGINAL SIGNED COPY BY THIS SURVEYOR, ANY OTHER COLOR IS NOT AN ORIGINAL COPY.

DRAWING NO.
1 OF 3

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