Clay County, Missouri
Land Survey Document

SOMERBROOK SIXTH PLAT

North Half of Sec. 26, Twp. 52, Rng. 32
Kansas City, Clay County, Missouri

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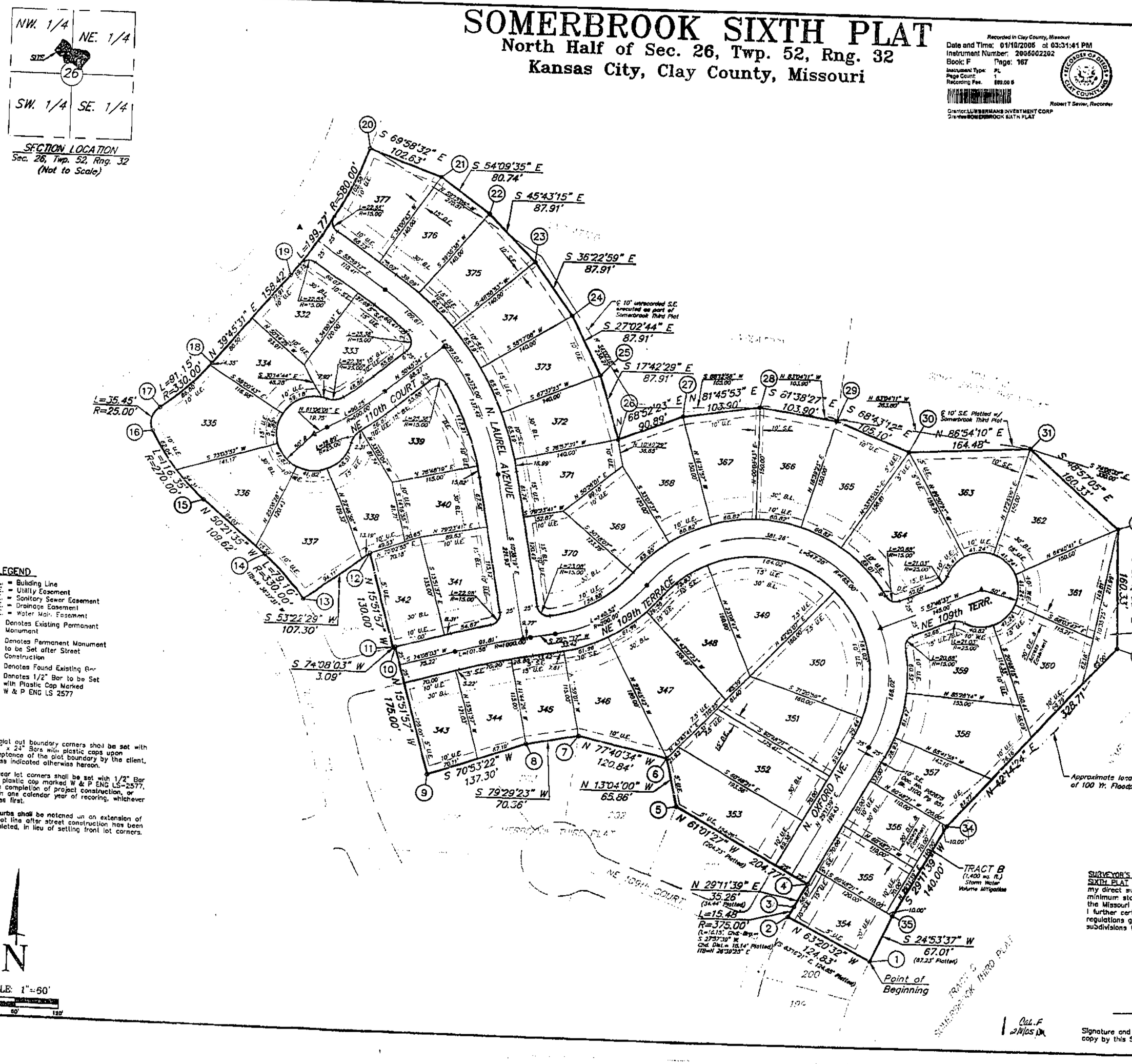
Grantor: LUBBERMANS INVESTMENT CORP
Grantee: SOMERBROOK SIXTH PLAT
RECORDER OF DEEDS CLAY COUNTY, MO
Robert T Sevier, Recorder



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

Note:

1. All plat out boundary corners shall be set with 5/8" x 24" Bars with plastic caps upon acceptance of the plat boundary by the client, unless indicated otherwise hereon.
2. All rear lot corners shall be set with 1/2" Bar with plastic cap marked W & P ENG LS-2577, upon completion of project construction, or within one calendar year of recording, whichever comes first.
3. 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.

DESCRIPTION:

All that part of the North Half of Section 26, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Beginning at the Northeast Corner of Lot 200, SOMERBROOK THIRD PLAT, a subdivision in said City, County, and State;
Thence North 63°20'32" West, a distance of 124.83 feet (S 63°16'21" E, 124.85' Platted), this and the following eighteen (18) courses being along the boundary of SOMERBROOK THIRD PLAT, a subdivision in said City, County, and State;
Thence Northeasterly along a curve to the right, to which the preceding course is radial, having a radius of 375.00 feet, an arc distance of 15.48 feet (L=16.15', Chd. Brg.=S 27°57'39" W, Chd. Dist.=16.14' Platted) to a point of tangency;
Thence North 29°11'39" East, along a line tangent to the preceding course, a distance of 35.26 feet (34.44' Platted);
Thence North 61°01'27" West, a distance of 204.77 feet (204.73' Platted);
Thence North 13°04'00" West, a distance of 65.86 feet;
Thence North 77°40'34" West, a distance of 120.84 feet;
Thence South 79°29'23" West, a distance of 70.36 feet;
Thence South 70°53'22" West, a distance of 137.30 feet;
Thence North 15°51'57" West, a distance of 175.00 feet;
Thence South 74°08'03" West, a distance of 3.09 feet;
Thence North 15°51'57" West, a distance of 130.00 feet;
Thence South 53°22'29" West, a distance of 107.30 feet;
Thence Northwesterly along a curve to the left, to which the preceding course is radial, having a radius of 330.00 feet, an arc distance of 79.10 feet to a point of tangency;
Thence North 50°21'35" West, along a line tangent to the preceding course, a distance of 109.62 feet to a point of curve;
Thence along a curve to the right, to which the preceding course is tangent, having a radius of 270.00 feet, an arc distance of 116.35 feet to a point of compound curve;
Thence along a curve to the right, sharing a common tangent with the preceding course, having a radius of 25.00 feet, an arc distance of 35.45 feet to a point of reverse curve;
Thence along a curve to the left, sharing a common tangent with the preceding course, having a radius of 330.00 feet, an arc distance of 91.15 feet to a point of tangency;
Thence North 39°45'31" East, along a line tangent to the preceding course, a distance of 158.42 feet to a point of curve;
Thence along a curve to the left, to which the preceding course is tangent, having a radius of 580.00 feet, an arc distance of 199.77 feet;
Thence departing the boundary of said SOMERBROOK THIRD PLAT, South 69°58'32" East, a distance of 102.63 feet;
Thence South 54°09'35" East, a distance of 80.74 feet;
Thence South 45°43'15" East, a distance of 87.91 feet;
Thence South 36°22'59" East, a distance of 87.91 feet;
Thence South 27°02'44" East, a distance of 87.91 feet;
Thence South 17°42'29" East, a distance of 87.91 feet;
Thence North 68°52'23" East, a distance of 90.89 feet;
Thence North 81°45'53" East, a distance of 103.90 feet;
Thence South 81°38'27" East, a distance of 103.90 feet to a Southwesterly Corner of Tract C, SOMERBROOK THIRD PLAT;
Thence South 68°43'12" East, a distance of 105.10 feet, this and the remaining six (6) courses being along the Boundary of said SOMERBROOK THIRD PLAT;
Thence North 86°54'10" East, a distance of 164.48 feet;
Thence South 48°57'05" East, a distance of 160.33 feet;
Thence South 01°41'33" East, a distance of 160.33 feet;
Thence South 42°14'24" West, a distance of 328.72 feet;
Thence South 29°11'39" West, a distance of 140.00 feet;
Thence South 24°53'37" West, a distance of 67.01 feet (67.23' Platted) to the Point of Beginning.
Containing 14.82 Acres, more or less.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of SOMERBROOK SIXTH 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
E-2577
ERIC A. REMER
REGISTERED LAND SURVEYOR

11-17-04
Eric A. Remer, 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
2/18/05

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

FINAL PLAT
SOMERBROOK SIXTH PLAT
IN THE NORTH 1/2 OF SECTION 26, TWP. 52, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS	DATE
DESCRIPTION	

JOB NO.	3191
SCALE:	NOTED
DATE:	01/07/04
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	1 of 2

http://www.ClayCoGov.com