Clay County, Missouri
Land Survey Document

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AUBURNDALE PATIO HOMES

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

Legal Description:

A tract of land in the Southwest Quarter of Section 22, and the Northwest Quarter of Section 27, both in Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 22; thence North 00°17'10" East, along the West line of said Southwest Quarter, 222.80 feet; thence North 89°57'31" East, 47.43 feet to a point on the East right-of-way line of N. Eastern Avenue, as now established; said point being the True Point of Beginning of the tract to be herein described; thence North 00°39'07" East, along said East right-of-way line, 225.59 feet; thence North 58°05'06" East, 189.15 feet; thence South 89°42'19" East, 222.86 feet; thence North 24°02'03" East, 212.15 feet; thence North 58°05'06" East, 526.99 feet to a point on the Southerly right-of-way line of Missouri Highway Number 291 (Northeast Oakingham Drive) as now established; thence Southeasterly, along said Southerly right-of-way line, on a curve to the left, having an initial tangent bearing of South 52°13'18" East, a radius of 22,958.31 feet and a central angle of 00°37'01", an arc distance of 247.21 feet; thence South 52°50'19" East, continuing along said Southerly right-of-way line, 171.55 feet to a point on the Northerly prolongation of the Westerly line of AUBURNDALE ESTATES – FIRST PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 37°09'41" West, along said Westerly line and it's Northerly prolongation 332.28 feet; thence South 23°12'24" West, continuing along said Westerly line, 181.73 feet; thence South 17°40'13" West, continuing along said Westerly line, 182.91 feet; thence South 22°15'50" East, continuing along said Westerly line, 190.42 feet; thence South 79° 01'30" West, continuing along said Westerly line, 38.30 feet; thence South 43°50'59" West, continuing along said Westerly line, 100.51 feet to a point on the Northerly right-of-way line of North Smalley Avenue, as now established; thence Northwesterly, along said Northerly right-of-way line, on a curve to the left, having an initial tangent bearing of North 46° 09'01" West, a radius of 1130.00 feet and a central angle of 02°27'43", an arc distance of 43.50 feet; thence South 41° 23'11" West, 60.00 feet to the most Northerly corner of Lot 38, said AUBURNDALE ESTATES – FIRST PLAT; thence Westerly, on a curve to the left, having an initial tangent bearing of North 48°35'49" West, a radius of 1070.00 feet, and a central angle of 41°25'40", an arc distance of 773.68 feet; thence South 89°57'31" West, 103.28 feet to the True Point of Beginning. Containing 16.74 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

AUBURNDALE PATIO HOMES

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.), provided that the easement granted herein is subject to any and all existing easements. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or therealong any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and the franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenance thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

RIGHT OF ENTRANCE: The right of ingress and egress and travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri for the purposes of fire and police protection, maintenance of water mains, sanitary and storm sewer line, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such rights of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri, nor the United States Postal Service shall incur any liability by virtue of the exercise of such rights. The rights of ingress and egress is also hereby granted to the public for access to adjacent property through areas marked Access Easement or "A.E."

PARKLAND DEDICATION: The developer elects to pay the City of Kansas City, Missouri, the sum of Thirteen Thousand Three Hundred Thirty-Seven and 08/100 dollars ($13,337.08) in lieu of required park land dedication for fifty-six (56) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

TRACT A: Tract A (0.67 acres) is hereby reserved as Storm Detention Facility and shall be maintained by the Auburndale Patio Homes Association as described in the Declaration of Restrictions recorded with this plat.

IN WITNESS WHEREOF: BLUEJACKET, LLC, A MISSOURI LIMITED LIABILITY COMPANY, licensed to do business in the State of Missouri has caused these presents to be executed this 12th day of April, 2003

BLUEJACKET, LLC
A MISSOURI LIMITED LIABILITY COMPANY

O.E. Owen

O. E. Owen Managing Partner

STATE OF MISSOURI }
} SS
COUNTY OF CLAY }

Be it remembered that on this 12th day of April, 2003 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came O.E. Owen, to me personally known, who being by me duly sworn, did say that he is a Managing Partner of BLUEJACKET, LLC, and that said instrument was signed and sealed in behalf of said corporation by the authority of its Board of Directors and that said O.E. Owen, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

STACIE AKERS
Notary Public - State of Missouri
Commissioned in Clay County
My Commission Expires: August 19, 2006

My commission expires: _____

Stacie Akers

Notary Public

STATE PLANE TRAVERSE TABLE

STATION	BEARING	DISTANCE (FEET)	NORTHING	EASTING
MON CL-08	-----	-----	347641.624	850980.536
PLAT CORNER	S18°56'42"W	81.20'	347618.217	850972.501

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF .9998974. COORDINATES ARE IN METERS.

STREET GRADES

N SMALLEY AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 14+99.38 (Stationing Increases Westerly)	277.43	MATCH	—
Sta. 16+50	278.07	PVT	150'
Sta. 17+50	280.07	PVC	150'
Sta. 18+25	280.82	PVI	—
Sta. 19+00	284.40	PVT	150'
Sta. 19+25	285.60	PVC	350'
Sta. 21+00	293.95	PVI	—

NE 112TH TERR (Name Change from Smalley to NE 112th Terr)

Sta. 21+41.09	292.06	INTERSECTION	—
Sta. 22+14.19	292.50	CREST	—
Sta. 22+75	292.19	PVT	350'
Sta. 23+51	291.43	PVC	66'
Sta. 23+73.14	291.32	SAG	—
Sta. 23+84.13	291.35	END	—

N RANDOLPH AVENUE

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 = Sta. 21+41.09 N Smalley Avenue (Stationing Increases Northerly)	291.78	POT	—
Sta. 10+25	291.26	PVC	100'
Sta. 10+80.99	290.89	SAG	—
Sta. 10+75	290.22	PVI	—
Sta. 11+25	292.07	PVT	100'
Sta. 12+75	295.77	PVC	100'
Sta. 13+25	297.62	PVI	—
Sta. 17+25	298.14	PVT	100'
Sta. 17+47.51	302.30	PVC	100'
Sta. 17+75	302.42	CREST	—
Sta. 18+25	302.82	PVI	—
	301.03	PVT	100'

NE 113th Terr (Name Change from Randolph to NE 113th Terr)

Sta. 18+76.10	297.61	NAME CHANGE	—
Sta. 19+25	297.45	PVC	100'
Sta. 19+75	295.85	PVI	—
Sta. 20+25	295.15	PVT	100'
Sta. 22+00.79	293.38	MATCH	—

NE 112TH COURT

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 = Sta. 13+33.50 N Oakland Avenue (Stationing Increases Easterly)	298.23	POT	—
Sta. 11+50	295.23	PVC	100'
Sta. 12+00	294.23	PVI	—
Sta. 12+30	294.60	SAG	—
Sta. 12+50	294.83	PVT	100'
Sta. 14+72.27 (Center of Cul-de-sac at East end)	297.50	END	—

NE 112TH COURT

GRADE POINT	ELEV.	DESC.	V.C.T.
Sta. 10+00 = Sta. 11+38.63 N Oakland Avenue (Stationing Increases Westerly)	293.31	POT	—
Sta. 10+10	293.11	PVC	80'
Sta. 10+27.78	292.93	SAG	—
Sta. 10+50	292.31	PVI	—
Sta. 10+90	295.11	PVT	80'
Sta. 11+41.23 (Center of Cul-de-sac at West end)	298.70	END	—

CITY PLAN COMMISSION

Approved DECEMBER 16, 2003

For Chairman
Charles F. Myers

For Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

For City Engineer
Stanley J. Harris, P.E.

Director
Stanley J. Hands, P.E.

COUNCIL

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. 050261 duly authenticated as passed this 10th day of March 2004.

Kay Barnes
Mayor
Kay Barnes

City Clerk
Millie M. Crossland

This plat and survey of AUBURNDALE PATIO HOMES were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of AUBURNDALE PATIO HOMES subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and plotting of subdivisions to the best of my professional knowledge and belief.

4-25-05
Date

Signed: W. James Schowe
W. James Schowe PLS #1989

Cal. F. Miles Dr.

LUTJEN

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