Clay County, Missouri
Land Survey Document

KINGS GATE
FIRST PLAT
SECTIONS 8 & 17, TOWNSHIP 51 N, RANGE 32 W
KANSAS CITY, CLAY COUNTY, MISSOURI

Recorded in Clay County, Missouri
Date and Time: 08/21/2006 at 02:19:29 PM
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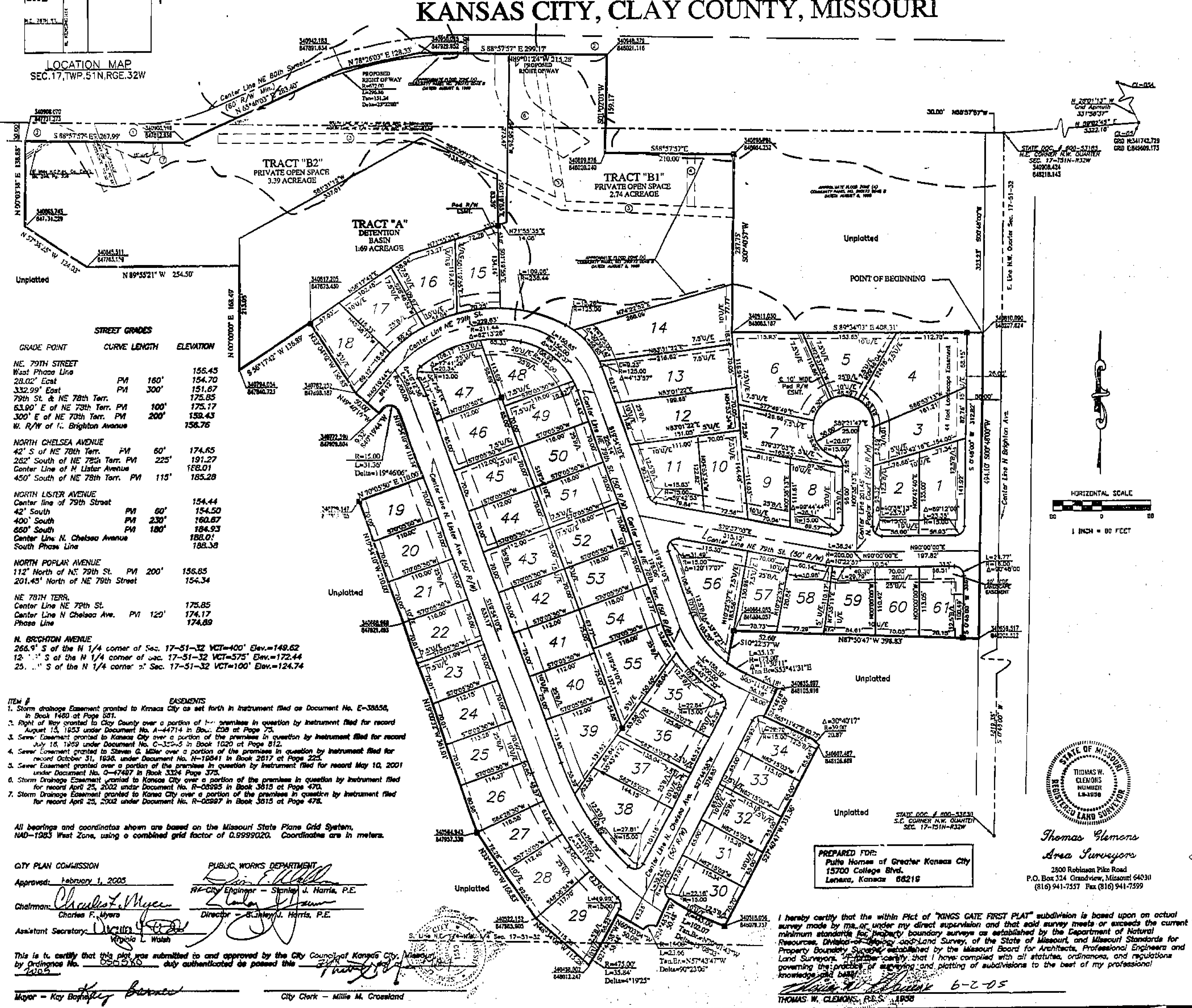
Recording Fee:
Grantor PULTE HOMES OF GREATER KANSAS CITY INC
Grantee KINGS GATE
Robert T Sevier, Recorder

LOCATION MAP
SEC.17,TWP.51N,RGE.32W

LEGEND
- EXISTING IRON ROD
- SET 1/2" IRON ROD
- SET 5/8" IRON ROD
- U/E UTILITY EASEMENT
- B/L BUILDING LINE
- STREET CENTER LINE

All Rear Lot Corners to be Set with 1/2" Iron Rod and Cap
All Curbs to have Cut in Line with Side Lot Lines



STREET GRADES

GRADE POINT		CURVE LENGTH	ELEVATION
NE. 79TH STREET			
West Phase Line			156.45
28.02' East	PVI	160'	154.70
332.99' East	PVI	300'	151.67
79th St. & NE 78th Terr.			175.85
63.90' E of NE 78th Terr.	PVI	100'	175.17
300' E of NE 78th Terr.	PVI	200'	159.43
W. R/W of N. Brighton Avenue			156.76
NORTH CHELSEA AVENUE			
42' S of NE 78th Terr.	PVI	60'	174.65
262' South of NE 78th Terr.	PVI	225'	191.27
Center Line of N Lister Avenue			188.01
450' South of NE 78th Terr.	PVI	115'	185.28
NORTH LISTER AVENUE			
Center line of 79th Street			154.44
42' South	PVI	60'	154.50
400' South	PVI	230'	160.67
660' South	PVI	180'	184.93
Center Line N. Chelsea Avenue			188.01
South Phase Line			188.38
NORTH POPLAR AVENUE			
112' North of NE 79th St.	PVI	200'	156.85
201.45' North of NE 79th Street			154.34
NE 78TH TERR.			
Center Line NE 79th St.			175.85
Center Line N Chelsea Ave.	PVI	120'	174.17
Phase Line			174.89

N. BRIGHTON AVENUE
266.9' S of the N 1/4 corner of Sec. 17–51–32 VCT=400' Elev.=149.62
12[illegible]' S of the N 1/4 corner of Sec. 17–51–32 VCT=575' Elev.=172.44
25[illegible]' S of the N 1/4 corner of Sec. 17–51–32 VCT=100' Elev.=124.74

EASEMENTS

ITEM #
1. Storm drainage Easement granted to Kansas City as set forth in Instrument filed as Document No. E-38858, in Book 1460 at Page 581.
2. Right of Way granted to Clay County over a portion of the premises in question by instrument filed for record August 15, 1953 under Document No. A-44714 in Book 208 at Page 75.
3. Sewer Easement granted to Kansas City over a portion of the premises in question by instrument filed for record July 16, 1969 under Document No. C-35[illegible]5 in Book 1020 at Page 812.
4. Sewer Easement granted to Steven G. Miller over a portion of the premises in question by instrument filed for record October 31, 1938, under Document No. N-19841 in Book 2617 at Page 225.
5. Sewer Easement granted over a portion of the premises in question by instrument filed for record May 10, 2001 under Document No. Q-47497 in Book 3324 Page 375.
6. Storm Drainage Easement granted to Kansas City over a portion of the premises in question by instrument filed for record April 25, 2002 under Document No. R-05995 in Book 3615 at Page 470.
7. Storm Drainage Easement granted to Kansas City over a portion of the premises in question by instrument filed for record April 25, 2002 under Document No. R-05997 in Book 3615 at Page 476.

All bearings and coordinates shown are based on the Missouri State Plane Grid System, NAD–1983 West Zone, using a combined grid factor of 0.9999020. Coordinates are in meters.

CITY PLAN COMMISSION
Approved: February 1, 2005
Chairman: Charles F. Myers
Assistant Secretary: Virginia L. Walsh

PUBLIC WORKS DEPARTMENT
Act. City Engineer – Stanley J. Harris, P.E.
Director – Stanley J. Harris, P.E.

This is to certify that this plat was submitted to and approved by the City Council of Kansas City, Missouri by Ordinance No. 050580 duly authenticated as passed this 24th day of March, 2005.

Mayor – Kay Barnes
City Clerk – Millie M. Crossland

PREPARED FOR:
Pulte Homes of Greater Kansas City
15700 College Blvd.
Lenexa, Kansas 66219

STATE OF MISSOURI — THOMAS W. CLEMONS — NUMBER LS-1938 — REGISTERED LAND SURVEYOR

Thomas Clemons
Area Surveyors
2800 Robinson Pike Road
P.O. Box 324 Grandview, Missouri 64030
(816) 941-7557 Fax (816) 941-7599

I hereby certify that the within Plat of "KINGS GATE FIRST PLAT" subdivision is based upon an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current minimum standards for property boundary surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri, and Missouri Standards for Property Boundary Surveys established 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 platting of subdivisions to the best of my professional knowledge and belief.

6-2-05
THOMAS W. CLEMONS, R.L.S. 1938

DESCRIPTION:
All that part of Sections 8 and 17, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows:
Commencing at the Northeast corner of the Northwest Quarter Section 17; thence N 88°57'57"W, along the North line of said Northwest Quarter, for 30.00 feet; thence S 0°48'00"W, 30 feet West of and parallel with the East line of said Northwest Quarter, for 323.23 feet for the Point of Beginning; thence continue S 0°48'00"W for 494.10 feet; thence N 87°50'47"W for 398.83 feet; thence S 10°22'57"W for 52.60 feet; thence Easterly along a curve to the left, tangent bearing S 53°41'31"E, radius 175.00 feet, delta 11°30'11", for 35.13 feet; thence S 65°11'42"E for 56.18 feet; thence S 24°48'18"W for 50.00 feet; thence S65°11'42"E for 80.75 feet; thence to a curve to the right; thence along said curve, radius 39.00 feet, delta 30°40'17", for 20.88 feet; thence S 27°40'47"W for 331.36 feet; thence Westerly along a curve to the right, tangent bearing N 70°01'43"W, radius 445.00 feet, delta 13°08'33", for 102.07 feet; thence S 24°48'51"W for 50.48 feet; thence westerly along a curve to the left, tangent bearing N 57°43'47"W, radius 15.00 feet, delta 90°23'06", for 23.66 feet; thence N 60°03'04"W for 50.08 feet; thence S 27°44'58"W for 58.44 feet tangent to a curve to the right; thence along said curve, radius 475.00 feet, delta 4°19'25", for 35.84 feet; thence N 48°34'08"W for 115.28 feet; thence N 33°44'05"W for 168.83 feet; thence N 19°00'32"W for 361.01 feet; thence N 19°54'10"W for 210.00 feet; thence N 70°05'50"E for 110.00 feet; thence N 19°54'10"W for 113.74 feet tangent to a curve to the left; thence along said curve, radius 15.00 feet, delta 119°46'06", for 31.36 feet; thence N 49°40'18"W for 50.00 feet; thence N 33°04'02"W for 136.85 feet; thence S 56°17'42"W for 136.89 feet; thence N 0°00'00"E for 168.49 feet; thence N 89°55'21"W for 254.50 feet; thence N57°38'25"W for 124.03 feet; thence N 0°03'38"E for 138.88 feet to the South right of way line of N.E. 80th Street (60' R/W); thence S 88°57'57" E along said right of way line for 267.99 feet; thence N 65°40'03"E, along said right of way line, for 283.40 feet; thence N 78°26'03"E, along said right of way line, for 128.33 feet; thence S 88°57'57"E, along said right of way line, for 299.17 feet; thence S 1°02'03"W for 159.17 feet; thence S 88°57'57"E for 210.00 feet; thence S 0°40'57"W for 287.75 feet; thence S 89°34'03"E for 408.31 feet to the Point of Beginning. Containing 23.108 acres more or less.

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

EASEMENT DEDICATION: 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 easements (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 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 thereover 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 its 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 appurtenances 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.

BUILDING LINES: Building lines or set back lines are hereby established as shown on this plat and no building or portion thereof shall be built between this line and street lines.

DEDICATION: The undersigned proprietors of the hereon described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "KINGS GATE FIRST PLAT".

FLOODPLAIN: The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X– Federal Insurance Administration, subchapter B–National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas city, Missouri and the Federal Emergency Management Administration.

PRIVATE OPEN SPACE: Private Open Space is hereby reserved at the election of the developer in lieu of the required Parkland Dedication for 61 Single Family lots, pursuant to Section 66-128, Code of General Ordinances, as amended. In addition, private open space reserved in this plat will also satisfy private open space for future phases in accordance with the preliminary Community Unit Project Plan approved by Ordinance No. 050128, Committee Substitute, passed March 10, 2005.

RESTRICTED ACCESS: No vehicular access to N. Brighton Ave. from Lots 1,3,4,61 is permitted.

LANDSCAPE BUFFER ZONE: This strip is reserved for the planting of trees or shrubs by owner or developer. The building of structures hereon is prohibited.

MAINTENANCE OF TRACTS: TRACT "A" shall be used for Storm Water Detention and shall be maintained by the owners of the lots, tracts and parcels created with this plat, pursuant to the KINGS GATE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, the DETENTION MAINTENANCE AGREEMENT, and the standard COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY, recorded simultaneously with this Plat. TRACTS "B1" and "B2" are Private Open Space and shall be maintained by the owners of the lots, tracts and parcels created with this plat, pursuant to the KINGS GATE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS recorded simultaneously with this Plat.

PEDESTRIAN WALKWAY EASEMENT DEDICATION: An easement for the construction, maintenance and use of a pedestrian walkway; is hereby granted upon, over, under and along the strips of land designated hereon as "Ped R/W Esmt", in accordance with the approved "RECIPROCAL WALKWAY EASEMENT AGREEMENT" recorded simultaneously with this plat and included by reference in the KINGS GATE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, also recorded simultaneously herewith. The Easement shall be kept free from any and all obstructions which would interfere with its use.

IN TESTIMONY WHEREOF: The undersigned Division President of Pulte Homes of Greater Kansas City, Inc., hereunto set his hand this 2nd day of June 2005.

Todd Lipschutz
Division President

STATE OF Kansas
COUNTY OF Johnson } ss

On this 2nd day of June 2005, before me the undersigned Notary Public personally appeared Todd Lipschutz, Division President of Pulte Homes of Greater Kansas City, Inc., and that said plat was signed on behalf of said corporation and acknowledged said signing 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 my office in Johnson County, Kansas, on the day and year last written.

My Commission Expires 3/19/09

Notary Public Lyndsey Emley
Print Name Lyndsey Emley

LYNDSEY EMLEY Notary Public State of Kansas My Commission Expires 3/19/09

IN TESTIMONY WHEREOF: The undersigned Manager of M & K Holdings, LLC, hereunto set his hand this 2nd day of June 2005.

Douglas R. Kean – Manager

State of Kansas
County of Johnson } ss

On this 2nd day of June 2005 before me the undersigned Notary Public personally appeared Douglas R. Kean, Manager of M & K Holdings, LLC, and that said plat was signed on behalf of said Limited Liability Corporation and acknowledged said signing to be the free act and deed of said Limited Liability Corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my notarial seal in my office in Johnson County, Kansas on the day and year last written.

My Commission Expires 3/19/09

Notary Public Lyndsey Emley
Print Name Lyndsey Emley

LYNDSEY EMLEY Notary Public State of Kansas My Commission Expires 3/19/09

Bk. F 7/6/05 DM

http://www.ClayCoGov.com