Clay County, Missouri
Land Survey Document

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Grantor K C FAIRFIELD DEVELOPMENT
Grantee FAIRFIELD GARDENS 1ST PL
Robert T Sarver, Recorder

# FINAL PLAT
# FAIRFIELD GARDENS 1ST PLAT
## KANSAS CITY, CLAY COUNTY, MISSOURI
## CLASS OF PROPERTY - URBAN

*STREET GRADES*

NORTH VIRGINIA AVENUE

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 213.00 | FEET NORTH OF 106TH STREET | 1033.17 | -- |
| 313.00 | FEET NORTH OF 106TH STREET | 1034.67 | 100 |
| 338.00 | FEET NORTH OF 106TH STREET | 1035.42 | -- |
| 488.00 | FEET NORTH OF 106TH STREET | 1035.92 | 150 |
| 513.00 | FEET NORTH OF 106TH STREET | 1036.67 | -- |
| 813.00 | FEET NORTH OF 106TH STREET | 1042.67 | 300 |

NE 106TH TERRACE

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 110.00 | FEET EAST OF N. VIRGINIA AVENUE | 1034.16 | -- |
| 210.00 | FEET EAST OF N. VIRGINIA AVENUE | 1033.16 | 100 |
| 310.00 | FEET EAST OF N. VIRGINIA AVENUE | 1029.66 | -- |
| 410.00 | FEET EAST OF N. VIRGINIA AVENUE | 1027.41 | 100 |
| 459.00 | FEET EAST OF N. VIRGINIA AVENUE | 1026.21 | -- |
| 559.00 | FEET EAST OF N. VIRGINIA AVENUE | 1022.71 | 100 |

NE 106TH TERRACE

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 240.50 | FEET WEST OF N. VIRGINIA AVENUE | 1031.78 | -- |
| 290.50 | FEET WEST OF N. VIRGINIA AVENUE | 1032.16 | 50 |

NE 107TH STREET

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 118.91 | FEET WEST OF NORTH FLORA AVENUE | 1050.45 | -- |
| 218.91 | FEET WEST OF NORTH FLORA AVENUE | 1049.86 | 100 |
| 233.91 | FEET WEST OF NORTH FLORA AVENUE | 1048.81 | -- |
| 433.91 | FEET WEST OF NORTH FLORA AVENUE | 1040.81 | 200 |

NE 106TH PLACE - NORTH FLORA AVENUE

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 113.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1036.25 | -- |
| 213.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1035.38 | 100 |
| 313.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1033.38 | -- |
| 513.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1033.38 | 200 |
| 663.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1049.88 | -- |
| 863.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1046.88 | 200 |
| 1063.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1048.88 | -- |
| 1163.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1051.27 | 100 |
| 1308.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1052.97 | -- |
| 1408.50 | FEET EAST OF NORTH VIRGINIA AVENUE | 1053.35 | 200 |

NE 107TH TERRACE

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 118.91 | FEET WEST OF NORTH FLORA AVENUE | 1059.45 | -- |
| 218.91 | FEET WEST OF NORTH FLORA AVENUE | 1060.86 | 100 |
| 233.91 | FEET WEST OF NORTH FLORA AVENUE | 1059.81 | -- |
| 433.91 | FEET WEST OF NORTH FLORA AVENUE | 1060.81 | 200 |

NE 107TH STREET

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 65.50 | FEET EAST OF NORTH FLORA AVENUE | 1043.71 | -- |
| 165.50 | FEET EAST OF NORTH FLORA AVENUE | 1045.73 | 100 |

NE 107TH TERRACE

| LENGTH | GRADE POINT | ELEVATION | VCT |
|---|---|---|---|
| 156.92 | FEET EAST OF NORTH FLORA AVENUE | 1057.16 | -- |
| 256.92 | FEET EAST OF NORTH FLORA AVENUE | 1057.59 | 100 |

LEGEND:

L.E.=LANDSCAPE EASEMENT
U.E.=UTILITY EASEMENT
S.D.E.=SURFACE DRAINAGE EASEMENT
D.E.=DRAINAGE EASEMENT
C/M=CALCULATED FROM MEASUREMENTS
D=FROM DEED
P=FROM PLAT
M=FROM MEASUREMENTS
BETWEEN BARS

= RESTRICTED ACCESS

= PROPOSED DEDICATED ROW AREA FOR 106th STREET

= PROPOSED DEDICATED ROW AREA FOR SHOAL CREEK PARKWAY

*CERTIFICATE OF SURVEY NOTE:*

Lots or tracts established by this plat may be further subdivided by application for lot split or minor subdivision as described by the Community Unit Project Plan approved by Ordinance 040182 on March 11, 2004, provided that building walls and openings on or adjacent to property lines shall be constructed with appropriate fire-resistant ratings as required by Chapter 18, Kansas City Building and Rehabilitation Code, Code of Ordinances.

TITLE REPORT NOTE:

A title report was provided by the client. BOUNDARY & CONSTRUCTION SURVEYING, INC. assumes no responsibility for Easements not shown.

PROPERTY IS NOT IN FLOOD PLAIN

TRAVERSE TABLE

| POINT | BEARING | DISTANCE GRID | DISTANCE METERS | NORTHING (METERS) | EASTING (METERS) |
|---|---|---|---|---|---|
| CL-06A2 | | | | | |
| | S01°38'21"W | | | | |
| CL-06 | | | | 346155.876 | 843508.089 |
| | N89°10'58"E | 2940.17 | 896.186 | | |
| P.O.B. | | | | 346168.658 | 844402.165 |

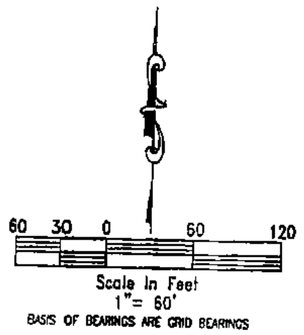
1 METER = 3.28083333

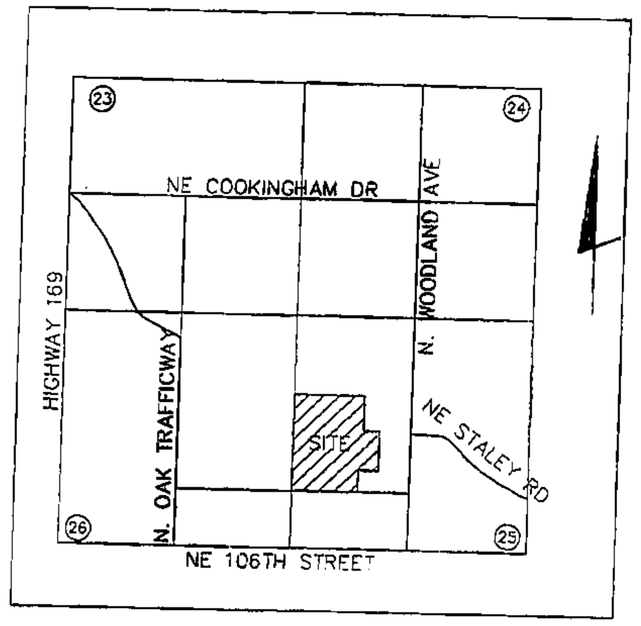
MONUMENTATION NOTE:

PERMANENT MONUMENTATION TO BE SET AFTER GRADING IS COMPLETE PER COORDINATION WITH OWNER
SET 1/2" IRON BARS WITH CAP AT ALL REAR LOT CORNERS.
SET CURB NOTCHS AT THE EXTENSION OF ALL SIDE PROPERTY LINE
SET (MAG NAIL) IN CENTERLINE AT ALL PC, PT, AND INTERSECTIONS.

N (Meters)
E (Meters)

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999956




# LOCATION MAP
# SCALE=NTS

Legal Description:

All that part of the West One Half of Section 25, Township 52, Range 33, in the City of Kansas City, Clay County, Missouri described as follows:

Commencing at the Southwest corner of the North Half of the Southwest Quarter of said Section 25; thence South 89 Degrees 52 Minutes 17 Seconds East, along South line of the North Half of the Southwest Quarter, 260.18 feet; thence North 00 Degrees 07 Minutes 43 Seconds East, a distance of **25.00 feet to** the Point of Beginning; thence continuing North 00 Degrees 07 Minutes 43 Seconds East, a distance of 109.43 feet; thence North 21 Degrees 46 Minutes 23 Seconds West, a distance of 111.88 feet; **thence** North 06 Degrees 49 Minutes 47 Seconds West, a distance of 75.00 feet; thence North 09 Degrees 47 Minutes 43 **Seconds East, a distance** of 76.27 feet; thence North 41 Degrees 29 Minutes 07 Seconds East, a distance of 57.57 feet; thence North 60 Degrees 20 Minutes 35 Seconds East, a distance of 72.22 feet; thence North 72 **Degrees** 37 Minutes 13 Seconds East, a distance of 123.55 feet; thence North 89 Degrees 13 Minutes 23 Seconds East, a distance of **242.36** feet to a point on a curve; thence along said curve to the right with an initial Tangent Bearing of North 06 Degrees 40 Minutes 08 Seconds East, a radius of 425.00 feet and a distance of 18.91 feet; **thence North** 09 Degrees 13 Minutes 03 Seconds East, a distance of 142.83 **feet; thence** South 80 **Degrees** 46 Minutes 57 Seconds East, a distance of 131.75 feet; thence South 89 Degrees 44 Minutes 48 Seconds East, a distance of 206.57 feet; thence North 77 Degrees 12 Minutes 48 Seconds East, a distance of 60.29 feet; thence North 56 **Degrees 44 Minutes** 07 Seconds East, a distance of 66.74 feet; thence North 57 Degrees 33 Minutes 15 Seconds West, a distance of 25.84 feet; thence North 29 Degrees 47 Minutes 42 Seconds East, a distance of 117.09 feet; thence North 00 Degrees 15 Minutes 12 Seconds East, a distance of 64.18 feet; thence North 33 Degrees 16 Minutes **27 Seconds West,** a distance of 31.62 feet; thence North 08 Degrees 14 Minutes 12 Seconds East, a distance of 131.68 feet to a point on a curve; thence along said curve to the right with an initial Tangent Bearing of North 81 Degrees 45 Minutes 46 Seconds West, a radius of 325.00 feet and a distance of 37.35 feet; thence North 14 **Degrees 49 Minutes** 19 Seconds East, a distance of 170.00 feet; thence North 87 Degrees 05 Minutes 56 Seconds East, a distance of 78.72 feet; thence North 08 Degrees 17 Minutes 33 Seconds West, a distance of 86.85; thence along a curve to the right with a radius of 825.00 feet and a distance of 129.55 feet; thence North 00 Degrees 42 Minutes 16 Seconds East, 25.20 feet to a point on a curve; thence along said curve to the left with an initial Tangent Bearing of North 29 degrees 20 minutes 19 seconds West, a radius of 14.00 feet and a distance of 12.82 feet; thence along a curve to the right with a radius of 50.00 feet and a distance of 38.14 feet; thence North 00 Degrees 42 Minutes 16 Seconds East to a point on a curve; thence along said curve to the right with an initial Tangent Bearing of North 79 Degrees 51 Minutes 03 Seconds East, a radius of 1100.00 feet and a distance of 191.92 feet; thence North 89 Degrees 58 Minutes 14 Seconds East, a distance of 33.54 feet; thence South 00 **Degrees** 34 Minutes 53 Seconds West, a distance of 200.02 feet; thence North 89 Degrees 50 Minutes 51 Seconds East along a line parallel with the South line of the Northwest Quarter of Section 25, a distance of 320.59 feet; thence South 00 Degrees 38 Minutes 00 seconds West along a line parallel with the East line of the Southwest **Quarter** of said Section 25, a distance of 900.00 feet; thence North 89 Degrees 52 Minutes 11 Seconds West along a line parallel with the South line of the Southwest Quarter of Said Section 25, a distance of 347.21; thence South 00 Degrees 38 Minutes 00 Seconds West along a line parallel with the East line of the Southwest Quarter of said Section 25, a distance of 539.21 feet to a point 25.00 feet North of the South line of the North Half of the Southwest Quarter of said Section 25; thence North 89 Degrees 52 Minutes 17 Seconds West along a line 25.00 feet North of and parallel with the South line of the North Half of the Southwest Quarter of said Section 25, a distance of 1189.17 feet to the point of beginning. Containing 28.87 acres, more or less.

I HEREBY DECLARE that an actual property boundary re-survey was made by me **or under my direct** supervision and that survey **meets or exceeds the Current** Missouri Minimum Standards for Property Boundary Surveys to the best of my **professional knowledge**, information and belief.

Signed: Bradley A. Backues, - PLS No. 2134

Date:

STATE OF MISSOURI
BRADLEY A. BACKUES
NUMBER 2134
PROFESSIONAL LAND SURVEYOR

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE 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 "FAIRFIELD GARDENS 1ST PLAT".

EASEMENTS:

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 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 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 OF 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** APPURTENCES 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:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY **DEDICATED.**

BUILDING **LINES:**

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO **BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE** AND THE LOT LINE NEAREST THERETO.

PRIVATE OPEN SPACE:

PRIVATE OPEN SPACE IS HEREBY RESERVED ON TRACTS D, E, AND F AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 46-SINGLE FAMILY UNITS AND 15-MULTI-FAMILY UNITS PURSUANT TO SECTION 66-128, CODE OF GENERAL ORDINANCES, AS AMENDED.

MAINTENANCE OF TRACTS:

TRACTS A, B, C, ARE FOR STORMWATER DETENTION, TRACTS D, E AND F ARE TO BE USED FOR PRIVATE OPEN SPACES AND SHALL BE **MAINTAINED BY THE OWNERS OF THE LOTS**, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT. TRACT C IS A MEDIAN ISLAND AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

RESTRICTED ACCESS:

NO VEHICULAR ACCESS ONTO **SHOAL CREEK PARKWAY** FROM LOT 147; **ALSO** ONTO N.E. 106TH STREET FROM LOTS 1 THROUGH 3, INCLUSIVE; AND LOTS 6 THROUGH 8, INCLUSIVE.

LANDSCAPE EASEMENT:

A 20-FOOT LANDSCAPE EASEMENT IS PROVIDED AT THE REAR OF LOTS 1 THROUGH 3, INCLUSIVE; AND LOTS 6 THROUGH 8, INCLUSIVE. THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR DEVELOPER; THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.

PEDESTRIAN RIGHT OF WAY EASEMENT DEDICATION:

A PEDESTRIAN RIGHT-OF-WAY EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI TO BE USED ONLY AS A WALK FOR PEDESTRIANS UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED THEREON AND SHOWN WITH ALL RIGHTS, IMMUNITIES, PRIVILEGES AND APPURTENANCES; THERETO BELONGING, SO THAT NO ONE SHALL OR WILL HEREINAFTER CLAIM OR DEMAND ANY RIGHT OR TITLE TO THE AFOREMENTIONED PREMISES OR ANY PART THEREOF, THE EASEMENT SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CITY'S USE. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE EASEMENT.

K.C. FAIRFIELD DEVELOPMENT, LLC

IN TESTIMONY WHEREOF, the undersigned proprietors of the above described tract, have hereunto subscribed their name this 30th day of June, 2005.

TOM BICKIMER, MANAGING MEMBER

STATE OF Kansas )
COUNTY OF Johnson )

On this 30th day of June, 2005, before me, the undersigned Notary Public, personally appeared Tom Bickimer, Managing Member, K.C. FAIRFIELD DEVELOPMENT, LLC owner of the above described tract of land, to me personally known to be the same person described in and who executed the same as their free act and deed.

IN WITNESS WHEREOF, I have set my hand and affixed my seal on the last day and year written above.

Brianna C. Gardner
Notary Public, in and for the County of Johnson
State of Kansas

BRIANNA C. GARDNER
My Commission Expires

City Plan Commission

APPROVED: 7/18/05 & 8/23/05

Chairman - Charles Wyers (Vacation Acct.)

Asst. Secretary - Virginia Wolfe

Public Works Department

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

Acting Director - Stanley J. Harris, P.E.

This is to certify that the within plat of FAIRFIELD GARDENS 1ST PLAT, was submitted and duly approved by the City Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this 14th day of July, 2005.

Mayor - Kay Barnes

City Clerk - Mavis M. Crossland

Approved by Jackson County Assessor:

By: _____ Date: _____

CLIENT: DRESSLER ENGINEERS, INC.
4425 INDIAN CREEK PARKWAY
OVERLAND PARK, KANSAS 66207-0450

BOUNDARY & CONSTRUCTION SURVEYING, INC.
13778 LOCUST DRIVE
KANSAS CITY, MISSOURI 64130
PH= (816) 554-9706 - FAX= (816) 554-0327

PROJECT NO. 03-330
SHEET 1 OF 2

http://www.ClayCoGov.com