Clay County, Missouri
Land Survey Document

FINAL PLAT
NORTHSTAR OF AUBURNDALE
SE 1/4 of Sec. 21, Twp. 52, Rge. 32
Kansas City, Clay County, Missouri

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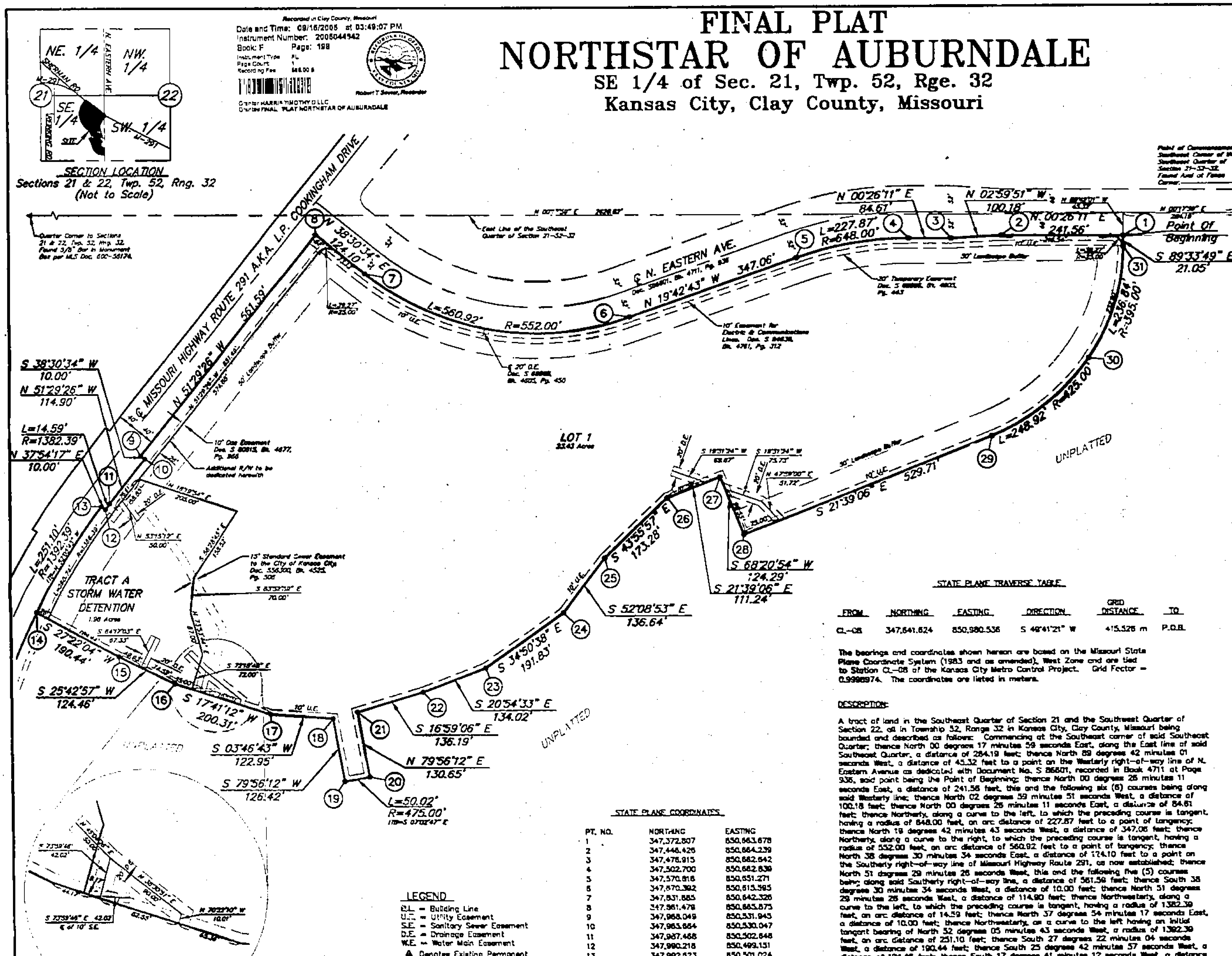
Grantor HARRIS TIMOTHY D LLC
Grantee FINAL PLAT NORTHSTAR OF AUBURNDALE
Robert T Sevier, Recorder



STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-08	347,841.824	850,980.536	S 49°41'21" W	415.326 m	P.O.B.

The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983 and as amended), West Zone and are tied to Station CL-08 of the Kansas City Metro Control Project. Grid Factor = 0.9998974. The coordinates are listed in meters.

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	347,372.807	850,663.678
2	347,446.426	850,664.239
3	347,476.915	850,662.642
4	347,502.700	850,662.839
5	347,570.816	850,651.271
6	347,670.392	850,615.365
7	347,831.885	850,642.326
8	347,861.478	850,665.875
9	347,968.049	850,531.945
10	347,963.664	850,530.047
11	347,987.468	850,502.648
12	347,990.218	850,499.131
13	347,992.623	850,501.024
14	348,033.953	850,436.740
15	347,982.409	850,410.058
16	347,948.235	850,393.600
17	347,890.073	850,375.053
18	347,852.684	850,372.563
19	347,845.952	850,334.649
20	347,830.948	850,337.312
21	347,837.905	850,376.516
22	347,798.210	850,388.641
23	347,760.055	850,403.217
24	347,712.073	850,436.820
25	347,686.521	850,469.501
26	347,648.490	850,506.140
27	347,616.978	850,518.649
28	347,603.003	850,483.443
29	347,452.854	850,543.006
30	347,394.372	850,589.490
31	347,372.556	850,657.263

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

N

SCALE: 1"=100'

STREET GRADES

LOCATION	ELEV.	V.C.
N. EASTERN AVE.		
@ L.P. Cookingham Drive	286.45	—
100' S. of L.P. Cookingham Drive	284.45	—
425' S. of L.P. Cookingham Drive	278.75	150'
1330' S. of L.P. Cookingham Drive	306.50	205'
1925' S. of L.P. Cookingham Drive	284.65	200'

DESCRIPTION:

A tract of land in the Southeast Quarter of Section 21 and the Southwest Quarter of Section 22, all in Township 52, Range 32 in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence North 00 degrees 17 minutes 59 seconds East, along the East line of said Southeast Quarter, a distance of 284.19 feet; thence North 89 degrees 42 minutes 01 seconds West, a distance of 45.32 feet to a point on the Westerly right-of-way line of N. Eastern Avenue as dedicated with Document No. S 86601, recorded in Book 4711 at Page 936, said point being the Point of Beginning; thence North 00 degrees 26 minutes 11 seconds East, a distance of 241.56 feet, this and the following six (6) courses being along said Westerly line; thence North 02 degrees 59 minutes 51 seconds West, a distance of 100.18 feet; thence North 00 degrees 26 minutes 11 seconds East, a distance of 84.61 feet; thence Northerly, along a curve to the left, to which the preceding course is tangent, having a radius of 648.00 feet, an arc distance of 227.87 feet to a point of tangency; thence North 19 degrees 42 minutes 43 seconds West, a distance of 347.06 feet; thence Northerly, along a curve to the right, to which the preceding course is tangent, having a radius of 552.00 feet, an arc distance of 560.92 feet to a point of tangency; thence North 38 degrees 30 minutes 34 seconds East, a distance of 124.10 feet to a point on the Southerly right-of-way line of Missouri Highway Route 291, as now established; thence North 51 degrees 29 minutes 26 seconds West, this and the following five (5) courses being along said Southerly right-of-way line, a distance of 561.59 feet; thence South 38 degrees 30 minutes 34 seconds West, a distance of 10.00 feet; thence North 51 degrees 29 minutes 26 seconds West, a distance of 114.90 feet; thence Northwesterly, along a curve to the left, to which the preceding course is tangent, having a radius of 1382.39 feet, an arc distance of 14.59 feet; thence North 37 degrees 54 minutes 17 seconds East, a distance of 10.00 feet; thence Northwesterly, on a curve to the left having an initial tangent bearing of North 52 degrees 05 minutes 43 seconds West, a radius of 1392.39 feet, an arc distance of 251.10 feet; thence South 27 degrees 22 minutes 04 seconds West, a distance of 190.44 feet; thence South 25 degrees 42 minutes 57 seconds West, a distance of 1[illegible].46 feet; thence South 17 degrees 41 minutes 12 seconds West, a distance of 200.31 feet; thence South 03 degrees 46 minutes 43 seconds West, a distance of 122.95 feet; thence South 79 degrees 56 minutes 12 seconds West, a distance of 126.42 feet; thence Southeasterly along a curve to the left, having an initial tangent bearing of South 07 degrees 02 minutes 47 seconds East and a radius of 475.00 feet, an arc distance of 50.02 feet; thence North 79 degrees 56 minutes 12 seconds East, a distance of 130.65 feet; thence South 16 degrees 59 minutes 06 seconds East, a distance of 136.19 feet; thence South 20 degrees 54 minutes 33 seconds East, a distance of 134.02 feet; thence South 34 degrees 50 minutes 38 seconds East, a distance of 191.83 feet; thence South 52 degrees 08 minutes 53 seconds East, a distance of 136.64 feet; thence South 43 degrees 55 minutes 57 seconds East, a distance of 173.28 feet; thence South 21 degrees 39 minutes 06 seconds East, a distance of 111.24 feet; thence South 68 degrees 20 minutes 54 seconds West, a distance of 124.29 feet; thence South 21 degrees 39 minutes 06 seconds East, a distance of 529.71 feet; thence Southeasterly, along a curve to the left, to which the preceding course is tangent, having a radius of 425.00 feet, an arc distance of 248.92 feet; thence continuing Southeasterly, along a curve to the left, sharing a common tangent with the preceding course, having a radius of 395.00 feet, an arc distance of 236.84 feet to a point of tangency; thence South 89 degrees 33 minutes 49 seconds East, a distance of 21.05 feet to the Point of Beginning.

Containing 25.95 Acres, more or less.

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 be known as NORTHSTAR OF AUBURNDALE.

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, services 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 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.

STREETS: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

MAINTENANCE OF TRACTS: Tract A is to be used for Storm Water Detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the "Covenant to Maintain Storm Water Detention Facility", recorded simultaneously with this plat.

RESTRICTED ACCESS: No vehicular access to Missouri Highway Route 291 from Lot 1 is permitted.

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

IN TESTIMONY WHEREOF: TIMOTHY D. HARRIS, L.L.C., a Missouri Limited Liability Company, has caused this Plat to be signed this 3rd day of June 2005.

TIMOTHY D. HARRIS, L.L.C.
a Missouri Limited Liability Company

Timothy D. Harris, Managing Member

STATE OF MISSOURI } S.S.
COUNTY OF CLAY }

Be it remembered that on this 3rd day of June 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, Managing Member of TIMOTHY D. HARRIS, L.L.C., a Missouri Limited Liability Company, known to me to be the person described herein and who executed the foregoing instrument and being duly sworn by me acknowledged that he executed the same as the Managing Member of the aforesaid Limited Liability Company.

Notary Public

CLARA M. BAUM
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Exp. 05/20/2006

My Commission Expires:

City Plan Commission

Approved January 18, 2005

Chairman
Charles F. Myers

Assistant Secretary
Virginia L. Walsh

Public Works Department

City Engineer
Stanley J. Harris, P.E.

Acting Director
Stanley J. Harris, P.E.

City Council

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 050569 duly authenticated as passed this 26 day of May 2005.

Mayor
Kay Barnes

City Clerk
Millie M. Crossland

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of NORTHSTAR OF AUBURNDALE 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.

6/30/05

Eric A. Romer, 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.

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

FINAL PLAT
NORTHSTAR OF AUBURNDALE
IN SECTIONS 21 & 22, TOWNSHIP 52, RANGE 32
IN KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS

REV.	DESCRIPTION	DATE

JOB NO.	3300
SCALE	NOTED
DATE	07/19/04
DRAFTER	JAN/JNS
CHKD.	E.A.R.
SHEET NO.	1 of 1

http://www.ClayCoGov.com