Clay County, Missouri
Land Survey Document

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KANSAS CITY, MO 64106

BENSON PLACE
WOODCHASE–SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
(Sheet 2 of 2)

STREET GRADES

GRADE POINT	ELEV.	V.C.T.
NE 100TH STREET		
Centerline of N. Wallace Avenue	245.18	------
75.00 Feet Easterly of the Centerline of N. Wallace Avenue	243.62	50.00'
312.50 Feet Easterly of the Centerline of N. Wallace Avenue	259.67	150.00'
775.00 Feet Easterly of the Centerline of N. Wallace Avenue	226.98	100.00'
1075.00 Feet Easterly of the Centerline of N. Wallace Avenue	222.16	25.00'
1123.40 Feet Easterly of the Centerline of N. Wallace Avenue	223.12	------
N. WALLACE AVENUE		
242.21 Feet Southerly of the Centerline of NE 100th Street	237.20	------
217.21 Feet Southerly of the Centerline of NE 100th Street	237.60	25.00'
522.21 Feet Northerly of the Centerline of NE 100th Street	263.41	------
N. LEWIS AVENUE		
180.72 Feet Southerly of the Centerline of NE 100th Street	219.47	------
237.23 Feet Northerly of the Centerline of NE 100th Street	227.93	------
NE 100TH TERRACE		
303.44 Feet Easterly of the Centerline of N. Wallace Avenue	250.62	------
215.94 Feet Easterly of the Centerline of N. Wallace Avenue	257.03	87.50'
28.44 Feet Easterly of the Centerline of N. Wallace Avenue	258.91	12.50'
Centerline of N. Wallace Avenue	259.50	------

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter and the Southeast Quarter of Section 34, Township 52, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Beginning at the Southeast corner of said Northeast Quarter, said point being also the Northeast corner of BENSON PLACE WOODCHASE – FIRST PLAT, a subdivision in Kansas City, Clay County, Missouri; thence North 85°57'25" West along the Northerly line of said BENSON PLACE WOODCHASE – FIRST PLAT, 115.22 feet; thence South 89°39'43" West along said Northerly line, 167.20 feet; thence Northerly along said Northerly line, on a curve to the right, having an initial tangent bearing of North 0°20'12" West, a radius of 1975.00 feet, a central angle of 0°36'24", an arc distance of 20.91 feet; thence North 89°43'48" West along said Northerly line, 183.00 feet; thence North 01°19'47" East along said Northerly line, 42.27 feet; thence North 86°35'47" West along said Northerly line, 219.70 feet; thence North 88°10'58" West along said Northerly line, 133.94 feet; thence South 79°22'35" West along said Northerly line, 134.12 feet; thence South 66°01'38" West along said Northerly line, 178.23 feet; thence South 49°14'17" West along said Northerly line, 170.38 feet; thence South 50°53'20" West along said Northerly line, 50.00 feet; thence South 39°06'40" East along said Northerly line, 71.70 feet; thence South 50°53'20" West along said Northerly line, 130.00 feet; thence North 39°06'46" West, 156.31 feet; thence North 30°49'58" West, 88.61 feet; thence North 26°24'55" West, 88.88 feet; thence North 13°48'33" West, 538.20 feet; thence North 76°11'27" East, 130.00 feet; thence North 13°48'33" West, 14.37 feet; thence North 76°11'27" East, 180.00 feet; thence South 13°48'33" East, 84.71 feet; thence South 18°34'11" East, 50.00 feet; thence Southwesterly on a curve to the right, having an initial tangent bearing of South 73°25'49" West, a radius of 2025.00 feet, a central angle of 0°12'35", an arc distance of 7.42 feet; thence South 13°48'33" East, 154.95 feet; thence North 68°58'46" East, 224.94 feet; thence North 77°21'42" East, 86.12 feet; thence North 89°59'54" East, 409.30 feet; thence South 88°34'48" East, 72.54 feet; thence South 58°38'17" East, 68.43 feet; thence South 13°58'18" East, 44.67 feet; thence South 87°50'00" East, 130.55 feet; thence South 89°08'10" East, 50.00 feet; thence South 01°27'45" West, 5.75 feet; thence South 87°58'20" East, 142.98 feet; thence South 89°31'34" East, 120.82 feet to a point on the East line of said Northeast Quarter; thence South 0°28'28" West along said East line, 310.29 feet to the Point of Beginning. Containing 14.85 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:

BENSON PLACE WOODCHASE – SECOND PLAT

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 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: 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.

PARKLAND DEDICATION: Private open space has been reserved at the election of the Developer for forty-six (46) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended, in previous phases of the Benson Place development. Additional private open space will be reserved in future phases of Benson Place and shall be maintained by the Benson Place Homes Association as described in the Declaration of Restrictions recorded with this plat. Tract A does not constitute private open space in satisfaction of Section 66.128.

TRACT A: Tract A (0.84 acres) is hereby reserved as Private Open Space and shall be maintained by the Benson Place Homes Association as described in the Declaration of Restrictions recorded with this plat.

IN WITNESS WHEREOF, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 20 day of June, 2005.

HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC.
a Missouri Corporation

Ora H. Reynolds (signature)
Ora H. Reynolds, Vice President and General Manager of Residential Development

Attested By: Donald K. Hagan (signature)
Donald K. Hagan, Secretary

STATE OF MISSOURI } ss
COUNTY OF CLAY }

Be it remembered that on this 20th day of June, 2005, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ora H. Reynolds, to me personally known, who being by me duly sworn, did say that she is Vice President and General Manager of Residential Development of HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., a Missouri Corporation, and that she executed the same on behalf of said corporation under and with the authority of its Board of Directors and she acknowledged that she executed the same as the free act and deed of said corporation.

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

My commission expires: 11/1/05

Donna K. Willis (signature)
Notary Public

DONNA K. WILLIS
Notary Public - Notary Seal
STATE OF MISSOURI
County of Clay
My Commission Expires November 1, 2005

CITY PLAN COMMISSION

Approved: November 16, 2004

Charles F. Myers (signature)
Chairman
Charles F. Myers

(signature)
Asst. Secretary
Virginia L. Walsh

PUBLIC WORKS

(signature)
For City Engineer
Stanley J. Harris, P.E.

(signature)
Director
Stanley J. Harris, 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. ______ duly authenticated as passed this 16 day of June, 2005.

Kay Barnes (signature)
Mayor
Kay Barnes

(signature)
City Clerk
Millie M. Crossland

This plat and survey of BENSON PLACE WOODCHASE–SECOND PLAT were executed by Lutjen, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of BENSON PLACE WOODCHASE–SECOND 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 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 platting of subdivisions to the best of my professional knowledge and belief.

6-15-05
Date

Signed: (signature)
W. James Salrone, PLS #1989

Cal. G
11/2/05 DK

Lutjen, Inc.
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surveying
planning
engineering
landscape architecture

LUTJEN

DATE: 5-14-05 | Job No.- 04277 | File Name: [illegible]-PLAT

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