Clay County, Missouri
Land Survey Document

# KELLYBROOK THIRD PLAT

## Sec. 27 Twp. 52, Rng. 32

## Kansas City, Clay County, Missouri

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Grantor: STAR DEVELOPMENT CORP
Grantee: KELLYBROOK THIRD PLAT
Robert T Sauer, Recorder

**DESCRIPTION:**

All that part of the South Half of Section 27, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Beginning at the Southeast corner of Lot 144, KELLYBROOK SECOND PLAT, a subdivision in Kansas City, Clay County, Missouri, said point being on the East line of the West Half of the Southeast Quarter of said Sec. 27;
Then South 00°28'07" West, along said East line, a distance of 1130.43 feet to the Southeast Quarter of said West Half;
Thence North 89°34'34" West, a distance of 665.40 feet to the South Quarter corner of said Section 27, as now monumented, referenced, and recorded in MLS Document No. 600-53194;
Thence North 89°17'51" West, along the South line of the Southwest Quarter of said Section 27, a distance of 418.32 feet;
Thence North 14°4'34" East, a distance of 133.09 feet;
Thence North 28°35'38" East, a distance of 172.86 feet;
Thence North 27°09'55" East, a distance of 70.00 feet;
Thence North 32°46'33" East, a distance of 64.85 feet;
Thence North 56°06'50" West, a distance of 170.00 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 365.00 feet, an arc distance of 37.05 feet;
Thence North 50°17'53" West, along a line radial to the preceding course, a distance of 135.01 feet;
Thence North 29°19'39" East, a distance of 59.64 feet;
Thence North 60°40'21" West, a distance of 175.00 feet;
Thence North 29°19'39" East, a distance of 26.06 feet to a point of curve;
Thence along a curve to the right, to which the preceding course is tangent, having a radius of 275.00 feet, an arc distance of 65.85 feet;
Thence North 46°57'09" West, along a line radial to the preceding course, a distance of 120.00 feet to the Southwest corner of Tract A, KELLYBROOK FIRST PLAT, a subdivision in said City, County, and State;
Thence North 49°38'13" East, a distance of 90.66 feet, this and the following remaining fifteen (15) courses being along the boundary of KELLYBROOK FIRST PLAT, and KELLYBROOK SECOND PLAT, both being subdivisions in said City, County, and State;
Thence North 64°36'47" East, a distance of 115.22 feet;
Thence North 79°27'43" East, a distance of 89.19 feet;
Thence North 85°14'22" East, a distance of 70.00 feet;
Thence North 54°03'36" East, a distance of 69.25 feet;
Thence North 56°44'59" East, a distance of 57.94 feet;
Thence South 23°13'50" East, a distance of 217.39 feet;
Thence along a curve to the left, to which the preceding course is radial, having an initial tangent bearing of North 66°46'10" East, a radius of 530.00 feet, an arc distance of 54.25 feet;
Thence South 29°05'43" East, along a line radial to the preceding course, a distance of 116.69 feet;
Thence North 66°26'25" East, a distance of 40.21 feet;
Thence North 61°05'51" East, a distance of 312.00 feet;
Thence South 82°42'11" East, a distance of 54.24 feet;
Thence North 12°37'24" West, a distance of 84.09 feet;
Thence North 78°09'04" East, a distance of 112.69 feet;
Thence along a curve to the left, to which the preceding course is radial, having an initial tangent bearing of South 11°50'56" East, a radius of 465.00 feet, an arc distance of 33.93 feet;
Thence North 73°58'12" East, a distance of 209.67 feet to the Point of Beginning.

Containing 25.20 Acres, more or less.

**STATE PLANE COORDINATES**

| Point | Northing | Easting |
|---|---|---|
| 1 | 346,012.422 | 851,670.823 |
| 2 | 345,667.915 | 851,668.006 |
| 3 | 345,669.415 | 851,455.219 |
| 4 | 345,670.977 | 851,337.738 |
| 5 | 345,710.293 | 851,347.717 |
| 6 | 345,756.550 | 851,372.931 |
| 7 | 345,775.530 | 851,382.671 |
| 8 | 345,792.148 | 851,393.370 |
| 9 | 345,821.035 | 851,350.360 |
| 10 | 345,830.073 | 851,357.120 |
| 11 | 345,856.357 | 851,325.463 |
| 12 | 345,872.203 | 851,334.365 |
| 13 | 345,898.326 | 851,287.886 |
| 14 | 345,905.781 | 851,292.055 |
| 15 | 345,921.941 | 851,303.878 |
| 16 | 345,946.905 | 851,277.149 |
| 17 | 345,964.799 | 851,298.202 |
| 18 | 345,979.854 | 851,329.927 |
| 19 | 345,98[illegible].825 | 851,356.651 |
| 20 | 345,986.596 | 851,377.911 |
| 21 | 345,998.984 | 851,395.000 |
| 22 | 346,008.667 | 851,409.768 |
| 23 | 345,947.784 | 851,435.201 |
| 24 | 345,955.071 | 851,450.734 |
| 25 | 345,923.995 | 851,468.028 |
| 26 | 345,928.893 | 851,479.263 |
| 27 | 345,974.851 | 851,562.506 |
| 28 | 345,972.752 | 851,578.904 |
| 29 | 345,997.759 | 851,573.303 |
| 30 | 346,004.811 | 851,606.915 |
| 31 | 345,994.777 | 851,609.408 |

**STATE PLANE TRAVERSE TABLE**

| FROM | NORTHING | EASTING | DIRECTION | GRID DISTANCE | TO |
|---|---|---|---|---|---|
| CL-08A | | | N 51°38'16" E | | CL-08 |
| CL-08 | 347,641.624 | 850,980.536 | S 50°42'35" E | 647.011 m | TP-1 |
| TP-1 | 347,231.904 | 851,481.288 | S 00°35'40" W | 762.167 m | TP-2 |
| TP-2 | 346,469.778 | 851,473.381 | N 89°30'59" W | 77.631 m | TP-3 |
| TP-3 | 346,470.433 | 851,395.753 | S 24°23'41" E | 511.266 m | TP-4 |
| TP-4 | 346,004.811 | 851,606.915 | N 83°12'30" E | 64.359 m | P.O.B. THIS PLAT |

**NOTE:**
The bearings and coordinates shown hereon are based on the Missouri State Plane Coordinate System (1983 and as amended), West Zone and using a combined Grid Factor of 0.9998974. The coordinates are listed in meters.

**DEDICATION:** The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as KELLYBROOK THIRD PLAT.

**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.

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

**BUILDING LINES:** Building 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 street line.

**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.). 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.

**RIGHT OF ENTRANCE:** The Right of Entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right 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 U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

**MAINTENANCE OF TRACTS:**
TRACT A is to be used for storm water detention and shall be maintained by Auburndale Homeowners Association as described in the Declaration of Restrictions and the Maintenance Agreement, both recorded simultaneously with this plat.
TRACT B is private open space and is hereby reserved at the election of the developer in lieu of parkland. The remaining parkland requirement for the 73 single family units platted herewith, has been satisfied with the parkland and private open space dedications with KELLYBROOK FIRST PLAT and KELLYBROOK SECOND PLAT, in accordance with the approved Community Unit Plan.

**STREET GRADES**

| LOCATION | ELEV. | V.C.T. |
|---|---|---|
| **N.E. 105th TERRACE** | | |
| 605' West of N. Marsh Avenue | 251.14 | 62.5' |
| 1040' West of N. Marsh Avenue | 258.15 | 50' |
| 1230' West of N. Marsh Avenue | 251.31 | 66' |
| **N. MARSH AVE/ N.E. 105th STREET** | | |
| 135.45' South of N.E. 105th Terrace | 242.34 | --- |
| 173.52' South of N.E. 105th Terrace | 242.75 | 37.5' |
| 303.52' Southwest of N.E. 105th Terrace | 240.25 | 65' |
| 508.52' Southwest of N.E. 105th Terrace | 248.22 | 75' |
| 762.26' SW of N.E. 105th Terr.+N. Marsh Ave. | 254.63 | --- |
| 171.26' West of N. Marsh Avenue | 254.00 | 105' |
| 421.20 West of N. Marsh Avenue | 254.60 | 90' |
| 515.19' West of N. Marsh Avenue | 258.47 | --- |
| **N. POTTER AVE/ N.E. 104th TERRACE** | | |
| At Northeast 105th Terrace | 256.41 | --- |
| 175' Southeast of N.E. 105th Terrace | 252.91 | 100' |
| 550' Southeast of N.E. 105th Terrace | 261.37 | 125' |
| 850' Southeast of N.E. 105th Terrace | 243.50 | 50' |
| 1090' Southeast of N.E. 105th Terrace | 238.14 | 50' |
| 1375' Southeast of N.E. 105th Terrace | 242.18 | 60' |
| 1451.92' Southeast of N.E. 105th Terrace | 245.90 | --- |
| **N. POTTER AVENUE** | | |
| At N.E. 104th Terrace | 253.16 | --- |
| 50' Southeast of 104th Terrace | 252.12 | 25' |
| 372.87' Southwest of 104th Terrace | 256.00 | --- |
| **N. MARSH AVENUE** | | |
| At N.E. 105th Street | 254.63 | --- |
| 200' South of N.E. 105th Street | 250.63 | 75' |
| 425' South of N.E. 105th Street | 236.00 | 125' |
| 578.30' South of N.E. 105th Street | 239.08 | --- |

Calc. G
11/3/05 JDR

IN WITNESS WHEREOF: STAR DEVELOPMENT CORPORATION, a Missouri Corporation, has by the authority of its Board of Directors caused this instrument to be executed by its President this 3rd day of March 2005

STAR DEVELOPMENT CORPORATION

Timothy D. Harris, President

State of Missouri )
County of Clay ) s.s.

Be it remembered that on this 3rd day of March 2005 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Timothy D. Harris, to me personally known, who being by me duly sworn, did say that he is President of STAR DEVELOPMENT CORPORATION, a Missouri Corporation, and that the seal affixed to this instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said Timothy D. Harris acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

My Commission Expires: March 30, 2006

Clara M. Barnard
Notary Public

City Plan Commission
Approved July 6, 2004
Charles F. Myers
Chairman
Charles F. Myers

Assistant Secretary
Virginia S. Walsh

Public Works Department
City Engineer
Stanley J. Harris, P.E.

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. 041221 duly authenticated as passed this 9 day of December 2004

Kay Barnes
Mayor
Kay Barnes

City Clerk
Mille M. Crossland

**SURVEYOR'S CERTIFICATION:** I hereby certify that the Plat of KELLYBROOK THIRD 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 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 plotting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI
LS-2577
ERIC A. RAMER
REGISTERED LAND SURVEYOR

2-24-06
Eric A. Ramer, 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
WPE16@SWBELL.NET

**FINAL PLAT**
**KELLYBROOK THIRD PLAT**
**OF SECTION 27, TWP. 52, RANGE 32**
**KANSAS CITY, CLAY COUNTY, MISSOURI**

| REV | REVISIONS DESCRIPTION | DATE |
|---|---|---|
| | | |

| | |
|---|---|
| JOB NO. | 3194 |
| SCALE: | NOTED |
| DATE: | 1/15/04 |
| DRAFTER: | J.A.N. |
| CHKD: | B.P. |
| SHEET NO. | 2 OF 2 |

http://www.ClayGov.com