Clay County, Missouri
Land Survey Document

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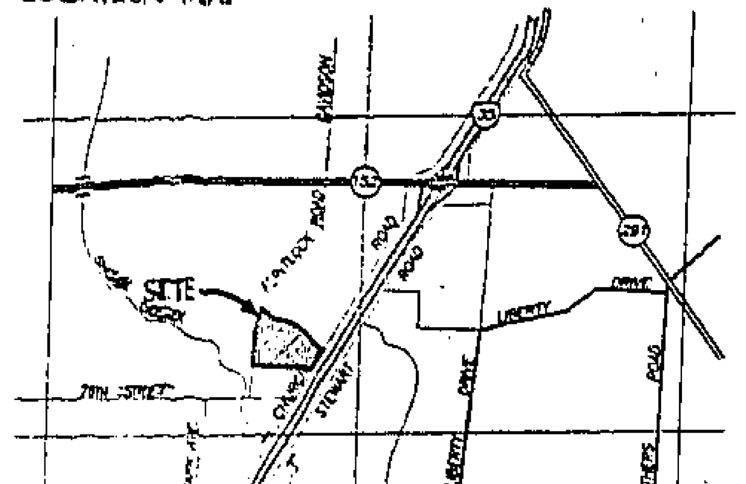
A FINAL PLAT OF
Clay Terrace
LOTS 1, 2 AND 3
KANSAS CITY, CLAY COUNTY, MISSOURI

LOCATION MAP



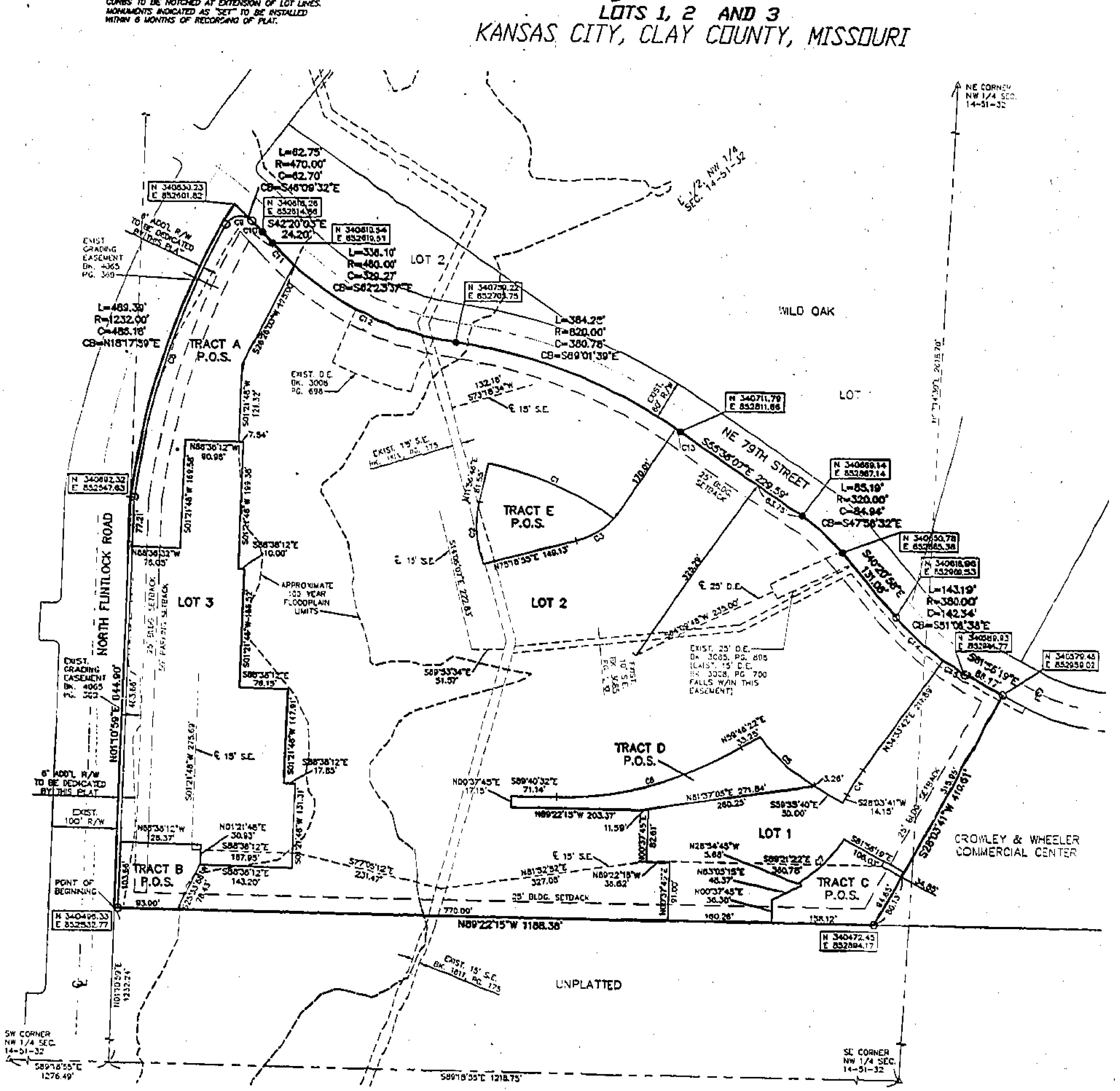
LEGEND

P.O.S. PRIVATE OPEN SPACE
D.E. DRAINAGE EASEMENT
S.E. SANITARY SEWER EASEMENT

MONUMENTATION

◉ FOUND 1/2" BAR W/CAP – LS2406
○ SET 1/2" BAR W/CAP – LS2406

CURBS TO BE NOTCHED AT EXTENSION OF LOT LINES. MONUMENTS INDICATED AS "SET" TO BE INSTALLED WITHIN 6 MONTHS OF RECORDING OF PLAT.



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	216.85	553.50	215.50	N67°01'26"W
C2	99.25	169.50	97.84	S04°49'41"E
C3	69.89	119.50	68.70	N58°36'33"E
C4	45.38	400.00	45.38	S31°18'42"W
C5	112.46	280.50	111.71	S40°06'31"E
C6	301.31	330.50	297.28	N74°21'28"E
C7	97.26	230.50	96.54	N44°31'45"E
C8	453.33	1228.00	450.75	S77°31'25"W
C9	46.53	23.00	40.10	[illegible]
C10	23.83	470.00	23.83	N43°47'13"W
C11	46.60	480.00	46.58	S45°14'06"E
C12	287.49	480.00	283.21	S55°17'40"E
C13	8.47	820.00	8.47	N55°53'52"W
C14	100.07	380.00	99.78	S47°53'38"E
C15	43.11	380.00	43.09	S58°41'18"E

LOT/TRACT TABLE (BLOCK ONE)

LOT/TRACT	SQ. FT.	ACRES
1	86,950	1.996
2	705,221	16.189
3	121,999	2.800
A	55,333	1.270
B	11,838	0.271
C	16,538	0.379
D	17,803	0.408
E	20,388	0.468
*	7,033	0.161

* NORTH FLINTLOCK ROAD R/W

Recorded in Clay County, Missouri
Date and Time: 05/08/2006 at 12:34:36 PM
Instrument Number: 2006018884
Book: G Page: 68
Instrument Type: PL
Page Count: 1
Recording Fee: $44.00
Grantor PEDCOR INVESTMENTS
Grantee CLAY TERRACE
Robert T. Sevier, Recorder

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

A TRACT OF LAND IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 14, TOWNSHIP 51, RANGE 32, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 89°18'55" EAST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 1276.49 FEET; THENCE NORTH 01°10'59" EAST, 1232.24 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF FLINTLOCK ROAD; THENCE NORTH 01°10'59" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 644.90 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE ON A 1232.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 486.18 FOOT CHORD BEARING NORTH 18°17'59" EAST, AN ARC DISTANCE OF 489.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 79TH STREET, AND THE SOUTH LINE OF WILD OAK, A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 62.70 FOOT CHORD BEARING SOUTH 46°09'32" EAST, AN ARC DISTANCE OF 62.75 FEET; THENCE SOUTH 42°20'03" EAST, ALONG SAID SOUTH LINE, 24.20 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE ON A 480.00 FOOT RADIUS CURVE TO THE LEFT WITH A 329.27 FOOT CHORD BEARING SOUTH 62°23'37" EAST, AN ARC DISTANCE OF 336.10 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE ON AN 820.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 380.78 FOOT CHORD BEARING SOUTH 89°01'39" EAST, AN ARC DISTANCE OF 384.28 FEET; THENCE SOUTH 55°36'07" EAST, ALONG SAID SOUTH LINE, 229.59 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE ON A 320.00 FOOT RADIUS CURVE TO THE RIGHT WITH AN 84.94 FOOT CHORD BEARING SOUTH 47°58'32" EAST, AN ARC DISTANCE OF 85.19 FEET; THENCE SOUTH 40°20'58" EAST, ALONG SAID SOUTH LINE, 131.06 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE ON A 380.00 FOOT RADIUS CURVE TO THE LEFT WITH A 142.34 FOOT CHORD BEARING SOUTH 51°08'38" EAST, AN ARC DISTANCE OF 143.19 FEET; THENCE SOUTH 61°56'19" EAST, ALONG SAID SOUTH LINE, 66.17 FEET; THENCE SOUTH 28°03'41" WEST, 410.61 FEET; THENCE NORTH 89°22'15" WEST, 1188.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF FLINTLOCK ROAD; AND THE POINT OF BEGINNING. CONTAINS 23.946 ACRES, MORE OR LESS.

TRAVERSE FROM CLAY TO NE CORNER OF PLAT

STATION TO STATION	GRID AZIMUTH	DISTANCE (METERS)
CLAY TO WILSHIRE	203°32'35"	
CLAY TO POINT 1	210°37'36"	963.33
POINT 1 TO POINT 2	301°12'52"	137.13
POINT 2 TO NE COR. PLAT	211°12'30"	283.26

GRID COORDINATES STATION "CLAY"
N 341,589.867
E 853,732.678 (METERS)
GRID FACTOR 0.999903

STREET GRADES

GRADE POINT		ELEV.	V.C.T.
	NE 79TH STREET		
	CENTERLINE OF FLINTLOCK ROAD	84.70	
313.40	FEET EAST OF CENTERLINE OF FLINTLOCK ROAD	83.50	125
882.79	FEET EAST OF CENTERLINE OF FLINTLOCK ROAD	105.60	125
1204.43	FEET EAST OF CENTERLINE OF FLINTLOCK ROAD (CENTER OF CUL-DE-SAC)	97.82	
	N. FLINTLOCK ROAD		
	CENTERLINE OF 79TH	84.70	
877.15	FEET SOUTH OF CENTERLINE OF 79TH STREET	107.23	450
1612.15	FEET SOUTH OF CENTERLINE OF 79TH STREET	85.25	100
2302.72	FEET SOUTH OF CENTERLINE OF 79TH STREET (N. FLINTLOCK RD. PHASE 2B STA. 44+69.43)	78.90	

Floodplain:
The lands herein platted lie partially within the limits of a regulatory floodplain, as designated on the official floodplain document 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 or the Federal Emergency Management Administration.

SURVEYOR'S CERTIFICATION:

I hereby certify that the within plat of CLAY TERRACE, is based on an actual class A survey made by me or under my direct supervision and said survey was performed in accordance with the requirements of the current minimum standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors; I further certify that the survey boundary corner monuments were either found or set as indicated on this plat; that the lot corners were monumented as indicated on this plat; that I have complied with all State, Clay County ... statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

By: ____________ 2/9/06
John ... Falk, P.E., L.S. #2406

LANDPLAN ENGINEERING, PA
LIVESTOCK EXCHANGE BUILDING
1600 GENESSEE, SUITE 400
KANSAS CITY, MISSOURI 64102

DEDICATION:

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall hereafter be known as CLAY TERRACE.

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 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 easements. 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 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.

STREETS:

Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

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.

PRIVATE OPEN SPACE:

Private Open Space (P.O.S.) is hereby reserved at the election of the developer in lieu of the required parkland dedication for 324 multi-family units. A total of 3.89 acres of Private Open Space is required. After deducting the 2.8 acres of Private Open Space shown on this plat, the developer elects to pay the City of Kansas City, Missouri a sum of $10,858.15 for the remaining 1.09 acres required, pursuant to Section 66-125, Code of General Ordinances, as amended.

MAINTENANCE OF TRACTS:

Tracts A through E are to be used for Private Open Space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat.

CROSS ACCESS:

The right of ingress-egress between all lots and tracts established by this plat hereon is hereby granted by this plat.

In testimony whereof: Pedcor Investments, a Limited Liability Company, have caused these presents to be executed this 10th day of February, 2006.

By: ____________
Thomas G. Crowe, Executive Vice President

State of Indiana)
) SS
County of Hamilton)

On this 10th day of February, 2006, before me personally appeared Thomas G. Crowe, who being by me sworn did say that he is the Executive Vice President of Pedcor Investments, L.L.C., a Wyoming limited liability company, located at One Pedcor Square, 770 3rd Avenue, SW, Carmel, Indiana 46032, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed on behalf of said Corporation by authority of its Board of Directors and to be the free act and deed of said Corporation.

In witness whereof: I have hereunto set my hand and affixed by Notarial Seal at my office the day and year last above written.

My Commission Expires ____________ Notary Public in and for ____________

JENNIFER K. CHOE
Marion County
My Commission Expires
April 10, 2009

CITY PLAN COMMISSION:

APPROVED SEPTEMBER 6, 2005

CHARLES F. MYERS CHAIRMAN

VIRGINIA L. WALSH ASST. SECRETARY

PUBLIC WORKS:

STANLEY J. HARRIS, P.E., CITY ENGINEER

STANLEY J. HARRIS, P.E., DIRECTOR

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. 051493, DULY AUTHENTICATED AS PASSED THIS 15TH DAY OF DECEMBER, 2005.

KAY BARNES MAYOR

MILLIE M. CROSSLAND CITY CLERK

APPROVED BY CLAY COUNTY ASSESSOR:

By: ____________ Date: ____________

Cal. G. 6/07/06

http://www.ClayCoGov.com