MEADOWS OF AUBURNDALE SECOND PLAT

SE 1/4 of Sec. 21, Twp. 52, Rng. 32
Kansas City, Clay County, Missouri

STREET GRADES

LOCATION	ELEV.	V.C.T.
N.E. 112th STREET / N. BRISTOL AVENUE		
At N. Eastern Avenue	292.38	----
62.87' N.W. of N. Eastern Avenue	291.07	32'
479.87' N.W. of N. Eastern Avenue	297.32	150'
854.87' N.W. of N. Eastern Avenue	288.77	----
1029.87' N.W. of N. Eastern Avenue	284.37	75'
1354.87' N.W. of N. Eastern Avenue	290.84	80'
1854.87' N.W. of N. Eastern Avenue	274.00	50'
1979.87' N.W. of N. Eastern Avenue	265.53	50'
2144.87' N.W. of N. Eastern Avenue	259.67	40'
2344.87' N.W. of N. Eastern Avenue	257.50	40'
2592.88' N.W. of N. Eastern Avenue	259.98	----
N.E. 113th STREET		
At N. Bristol Avenue	290.68	----
50' W. of N. Bristol Avenue	289.68	15'
156.24' W. of N. Bristol Avenue	293.50	----
N.E. 113th TERRACE		
At N. Bristol Avenue	285.60	----
40.24' W. of N. Bristol Avenue	284.76	15'
100.24' W. of N. Bristol Avenue	285.36	----
N.E. 114th TERRACE		
At N. Bristol Avenue	262.81	----
40' W. of N. Bristol Avenue	262.01	15'
142.53' W. of N. Bristol Avenue	263.11	----
N.E. 115th TERRACE		
90.63' E. of N. Bristol Avenue	255.22	----
At N. Bristol Avenue	259.98	----
145.33' W. of N. Bristol Avenue	267.61	100'
245.33' W. of N. Bristol Avenue	265.55	----

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-08	347,641.624	850,980.536	S 41°47'00" W	476.526	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 = 0.9998874. The coordinates are listed in meters.

DEVELOPER:
TIMOTHY D. HARRIS, L.L.C.
244 W. MILL STREET, STE. 101
LIBERTY, MO 64068
(816) 781-3322

DESCRIPTION:

All that part of the Southeast Quarter of Section 21, Township 52, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southeast Corner of said Southeast Quarter;
Thence North 89°18'32" West, along the South line of said Southeast Quarter, a distance of 48.00 feet to a point on the Westerly right-of-way line of Eastern Avenue as defined and described in Document No. 588601, recorded in Book 4711, at Page 936, said point being the Point of Beginning;
Thence continuing North 89°18'32" West, along said South line, a distance of 639.00 feet;
Thence North 00°22'32" East, a distance of 806.00 feet;
Thence North 89°18'32" West, a distance of 32.31 feet to the Southeast corner of Lot 18, MEADOWS OF AUBURNDALE FIRST PLAT, a subdivision in said City, County, and State;
Thence North 11°23'47" West, a distance of 191.43 feet, this and the following sixteen (16) courses being along the boundary of said MEADOWS OF AUBURNDALE FIRST PLAT;
Thence along a curve to the right, to which the preceding course is radial, having an initial tangent bearing of South 88°36'13" West, a radius of 473.00 feet, and an arc distance of 68.48 feet;
Thence North 03°08'11" West, along a line radial to the preceding course, a distance of 125.00 feet;
Thence South 82°46'25" West, a distance of 62.92 feet;
Thence North 80°16'57" West, a distance of 182.12 feet;
Thence North 33°41'12" West, a distance of 139.12 feet;
Thence North 22°36'57" West, a distance of 172.71 feet;
Thence North 19°17'33" West, a distance of 289.97 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 875.00 feet, and an arc distance of 9.41 feet;
Thence North 17°56'09" West, along a line radial to the preceding course, a distance of 123.01 feet;
Thence North 09°03'32" East, a distance of 116.80 feet;
Thence North 13°07'29" East, a distance of 159.39 feet;
Thence North 23°18'51" East, a distance of 140.28 feet;
Thence North 03°53'11" West, a distance of 71.00 feet;
Thence along a curve to the right, to which the preceding course is radial, having a radius of 175.00 feet, and an arc distance of 14.32 feet;
Thence North 00°48'10" East, a distance of 230.01 feet;
Thence North 10°10'00" East, a distance of 20.00 feet to a point on the Southerly right-of-way line of Missouri State Highway Route 291;
Thence departing the boundary of said MEADOWS OF AUBURNDALE FIRST PLAT, along said Southerly right-of-way line, along a curve to the right, to which the preceding course is radial, having a radius of 1392.39 feet, and an arc distance of 422.99 feet;
Thence departing said Southerly right-of-way line, South 27°22'04" West, a distance of 190.44 feet;
Thence South 25°42'57" West, a distance of 124.46 feet;
Thence South 17°41'12" West, a distance of 200.31 feet;
Thence South 03°46'43" West, a distance of 122.95 feet;
Thence South 79°56'12" West, a distance of 128.42 feet;
Thence along a curve to the left, having an initial tangent bearing of South 07°02'47" East, a radius of 475.00 feet, and an arc distance of 50.02 feet;
Thence North 79°56'12" East, a distance of 130.65 feet;
Thence South 16°59'06" East, a distance of 136.19 feet;
Thence South 20°54'33" East, a distance of 134.02 feet;
Thence South 34°50'38" East, a distance of 191.83 feet;
Thence South 52°08'52" East, a distance of 136.64 feet;
Thence South 43°55'57" East, a distance of 173.28 feet;
Thence South 21°39'06" East, a distance of 111.24 feet;
Thence South 68°20'54" West, a distance of 124.29 feet;
Thence South 21°39'06" East, a distance of 529.71 feet to a point of curve;
Thence along a curve to the left, to which the preceding course is tangent, having a radius of 425.00 feet, and an arc distance of 248.92 feet to a point of compound curve;
Thence along a curve to the left, sharing a common tangent with the preceding course, having a radius of 395.00 feet, and an arc distance of 238.64 feet;
Thence South 89°33'49" East, along a line tangent to the preceding course, a distance of 21.05 feet to a point on the Westerly right-of-way line of said Eastern Avenue;
Thence South 00°26'11" West, along said Westerly right-of-way line, a distance of 283.67 feet to the Point of Beginning.
Containing 19.92 acres, more or less.

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 MEADOWS OF AUBURNDALE SECOND 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.), 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 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.

PARKLAND: Tract B, 3.50 Acres, is private open space and is hereby reserved at the election of the Developer in lieu of the required Park Land Dedication pursuant to Section 88-128, Code of General Ordinances, as amended. Meadows of Auburndale is part of a phased development and the parkland requirement for this phase has been deferred until a future phase in accordance with the approved Auburndale Rezoning and Community Unit Plan.

MAINTENANCE OF TRACTS: Maintenance of said TRACT B shall be the responsibility of THE AUBURNDALE HOMEOWNER'S ASSOCIATION, as stated in the Declaration of Covenants and Restrictions recorded simultaneously herewith.

STATE PLANE COORDINATES

PT. NO.	NORTHING	EASTING
1	347,286.294	850,533.019
2	347,288.542	850,468.283
3	347,534.281	850,469.596
4	347,534.399	850,460.051
5	347,591.591	850,448.522
6	347,588.953	850,427.838
7	347,626.992	850,425.754
8	347,624.580	850,406.730
9	347,652.096	850,358.525
10	347,687.377	850,335.007
11	347,735.966	850,314.766
12	347,819.378	850,285.568
13	347,820.279	850,286.292
14	347,855.948	850,276.748
15	347,891.102	850,282.351
16	347,938.410	850,293.381
17	347,977.685	850,310.268
18	347,999.275	850,308.501
19	347,999.392	850,313.164
20	348,069.486	850,314.146
21	348,075.486	850,315.222
22	348,033.953	850,436.740
23	347,982.409	850,410.058
24	347,948.235	850,393.500
25	347,890.073	850,375.053
26	347,852.684	850,372.983
27	347,845.952	850,334.549
28	347,830.948	850,337.312
29	347,837.905	850,376.516
30	347,795.210	850,388.641
31	347,760.355	850,403.217
32	347,712.073	850,436.820
33	347,686.521	850,469.501
34	347,648.490	850,506.140
35	347,616.978	850,518.649
36	347,603.003	850,483.443
37	347,452.954	850,543.008
38	347,394.372	850,569.490
39	347,372.856	850,637.203
40	347,372.607	850,663.678

IN TESTIMONY WHEREOF: TIMOTHY D. HARRIS, L.L.C., a Missouri Limited Liability Company, has caused this Plat to be signed this 15th day of July 2004

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

Timothy D. Harris, Managing Member

STATE OF MISSOURI }
COUNTY OF Clay } SS

On this 15th day of July 2004, 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 as the free act and deed of aforesaid Limited Liability Company.

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

Clara M. Baum
Notary Public:

CLARA M. BAUM
Notary Public - Notary Seal
State of Missouri
County of Clay
My Commission Exp. 02/20/2006

My Commission Expires:

City Plan Commission

Approved March 1, 2005
Charles F. Myers
Chairman
Charles F. Myers

Assistant Secretary
Virginia L. Walsh

Public Works Department

Director of Public Works
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. 050385 duly authenticated as passed this 26th day of May, 2005

Kay Barnes
Mayor
Kay Barnes

City Clerk
Mille M. Crossland

SEAL KANSAS CITY MISSOURI INCORPORATED 1850

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

STATE OF MISSOURI
ERIC A. ROMER
NUMBER 2577
REGISTERED LAND SURVEYOR

7-12-05
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
WPE@SWBELL.NET

FINAL PLAT
MEADOWS OF AUBURNDALE SECOND PLAT
IN THE SE 1/4 OF SEC. 21, TWP. 52, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO.	3263
SCALE:	NOTED
DATE:	07/27/04
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	4 OF 4

Clay County, Missouri
Land Survey Document
http://www.ClayGov.com