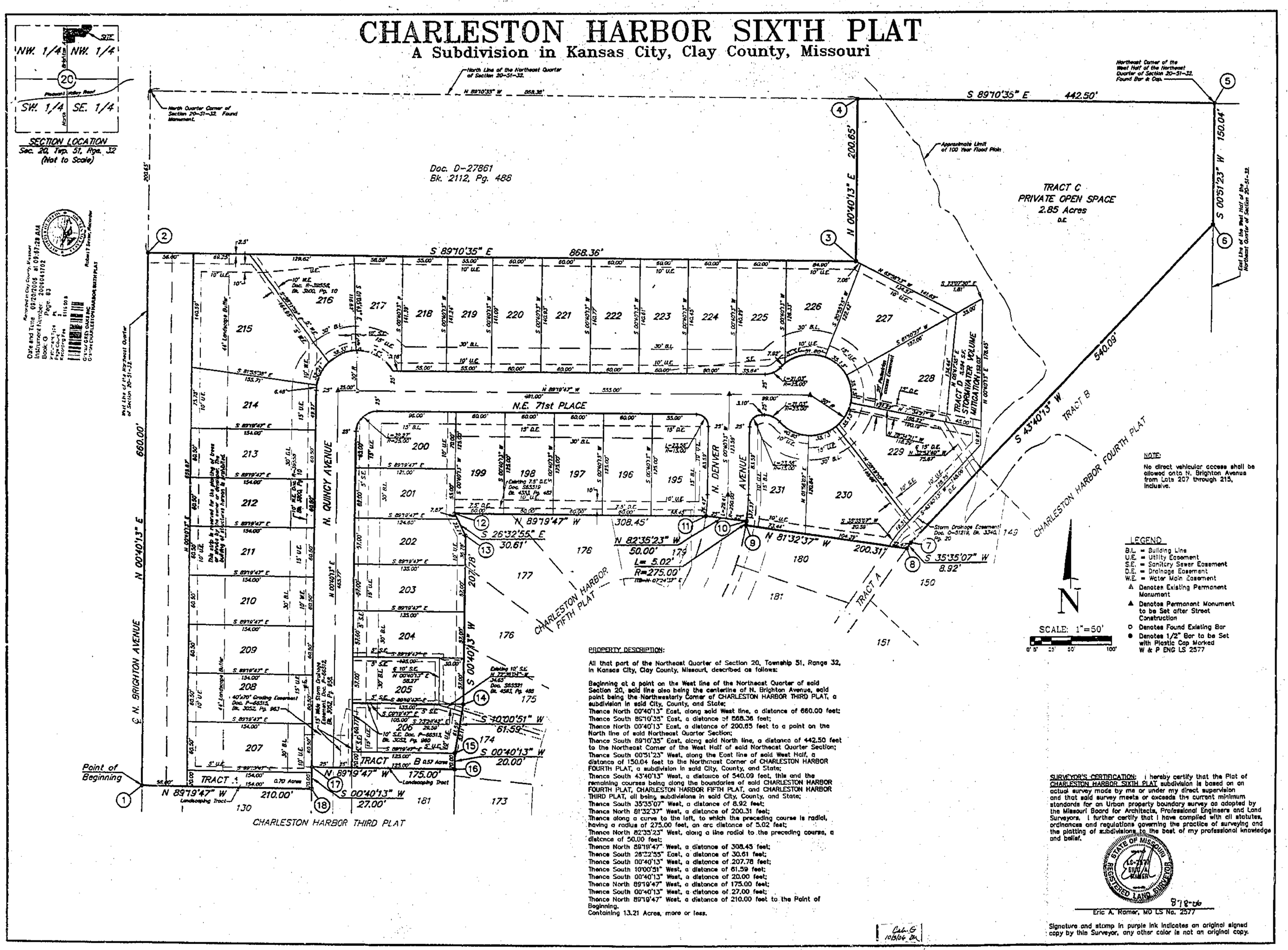
Clay County, Missouri
Land Survey Document

CHARLESTON HARBOR SIXTH PLAT

A Subdivision in Kansas City, Clay County, Missouri



NOTE:
No direct vehicular access shall be allowed onto N. Brighton Avenue from Lots 207 through 215, inclusive.

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
O Denotes Found Existing Bar
● Denotes 1/2" Bar to be Set with Plastic Cap Marked W & P ENG LS 2577

PROPERTY DESCRIPTION:

All that part of the Northeast Quarter of Section 20, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Beginning at a point on the West line of the Northeast Quarter of said Section 20, said line also being the centerline of N. Brighton Avenue, said point being the Northwesterly Corner of CHARLESTON HARBOR THIRD PLAT, a subdivision in said City, County, and State;
Thence North 00°40'13" East, along said West line, a distance of 660.00 feet;
Thence South 89°10'35" East, a distance of 868.36 feet;
Thence North 00°40'13" East, a distance of 200.65 feet to a point on the North line of said Northeast Quarter Section;
Thence South 89°10'35" East, along said North line, a distance of 442.50 feet to the Northeast Corner of the West Half of said Northeast Quarter Section;
Thence South 00°51'23" West, along the East line of said West Half, a distance of 150.04 feet to the Northeast Corner of CHARLESTON HARBOR FOURTH PLAT, a subdivision in said City, County, and State;
Thence South 43°40'13" West, a distance of 540.09 feet, this and the remaining courses being along the boundaries of said CHARLESTON HARBOR FOURTH PLAT, CHARLESTON HARBOR FIFTH PLAT, and CHARLESTON HARBOR THIRD PLAT, all being subdivisions in said City, County, and State;
Thence South 35°35'07" West, a distance of 8.92 feet;
Thence North 81°32'37" West, a distance of 200.31 feet;
Thence along a curve to the left, to which the preceding course is radial, having a radius of 275.00 feet, an arc distance of 5.02 feet;
Thence North 82°35'23" West, along a line radial to the preceding course, a distance of 50.00 feet;
Thence North 89°19'47" West, a distance of 308.45 feet;
Thence South 26°32'55" East, a distance of 30.61 feet;
Thence South 00°40'13" West, a distance of 207.78 feet;
Thence South 10°00'51" West, a distance of 61.59 feet;
Thence South 00°40'13" West, a distance of 20.00 feet;
Thence North 89°19'47" West, a distance of 175.00 feet;
Thence South 00°40'13" West, a distance of 27.00 feet;
Thence North 89°19'47" West, a distance of 210.00 feet to the Point of Beginning.
Containing 13.21 Acres, more or less.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of CHARLESTON HARBOR SIXTH 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 — LS-2577 — EDWARD A. HAMER — REGISTERED LAND SURVEYOR

8-18-06
Eric A. Hamer, 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
CHARLESTON HARBOR SIXTH PLAT
IN THE NE 1/4 OF SECTION 20, TWP. 51, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

REV	DESCRIPTION	DATE

JOB NO.	3226
SCALE:	NOTED
DATE:	12/18/03
DRAFTER:	J.A.N.
CHKD:	E.A.R.
SHEET NO.	1 OF 2

http://www.ClayCoGov.com