Clay County, Missouri
Land Survey Document

KINGS GATE THIRD PLAT

In the West Half of Sec. 17, Twp. 51, Rng. 32
Kansas City, Clay County, Missouri

Recorded in Clay County, Missouri
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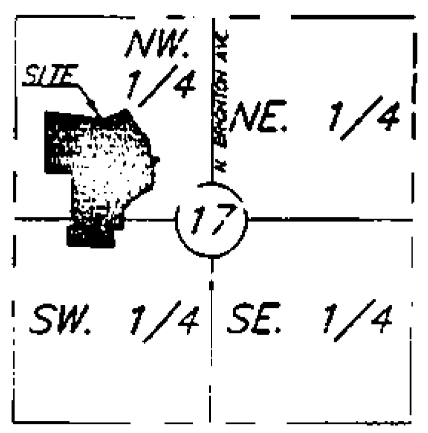
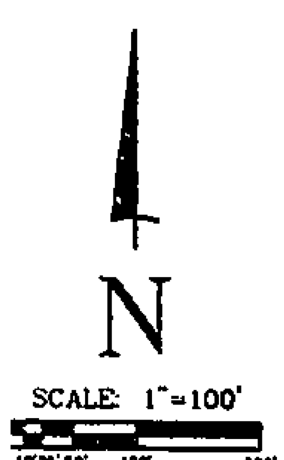
Grantor PULTE HOMES OF GREATER KANSAS CITY INC
Grantee KINGS GATE THIRD PLAT
Robert T Sevier, Recorder



SECTION LOCATION
Sec. 17, Twp. 51, Rng. 32
(Not to Scale)

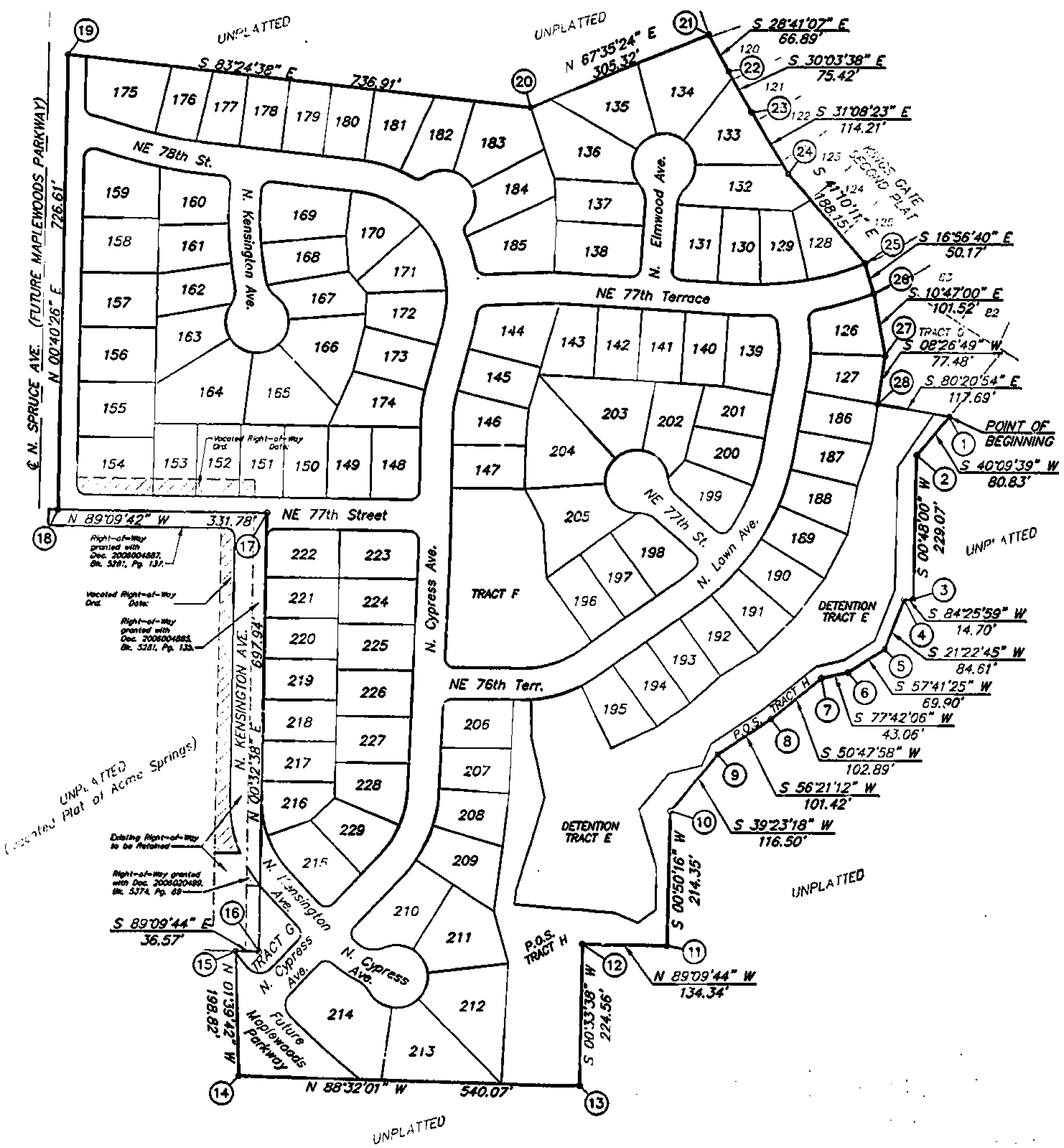
STREET GRADES

LOCATION	ELEV.	V.C.T.
NE 77th TERRACE		
@ N. Cypress Ave.	142.66	---
153.7' E of N. Cypress Ave.	139.45	112.5'
463.8' E. of N. Cypress Ave.	167.50	130'
743.8' E of N. Cypress Ave.	162.80	95'
883.8' E. of N. Cypress Ave.	173.65	---
N. ELMWOOD AVENUE		
@ NE 77th Terrace	152.31	---
50' N of NE 77th Terrace	151.31	25'
205.6' N. of NE 77th Terrace	158.24	25'
242.6' N of NE 77th Terrace	158.78	---
N. LAWN AVE./NE 76th TERRACE		
@ NE 77th Terrace	165.13	---
39' S. of NE 77th Terrace	164.13	25'
760' SW of NE 77th Terrace	120.60	120'
915 SW of NE 77th Terrace	134.51	25'
973.5' SW of NE 77th Terrace	135.73	---
NE 77th STREET		
@ N. Lawn Avenue	139.78	---
50' N. of N. Lawn Avenue	138.78	25'
188.3' N. of N. Lawn Avenue	142.00	---
225.3' N. of N. Lawn Avenue	142.74	---
NE 78th ST./N. CYPRESS AVE.		
@ Future Maplewoods Parkway	170.96	---
25' E. of Future Maplewoods Parkway	172.24	---
325' E. of Future Maplewoods Parkway	166.25	125'
690' SE of Future Maplewoods Parkway	144.08	177.5'
1032' SE of Future Maplewoods Parkway	137.60	75'
1148.5' SE of Future Maplewoods Parkway	140.05	---
1600' SE of Future Maplewoods Parkway	132.45	137.5'
1850' SE of Future Maplewoods Parkway	145.00	112.5'
2000' SE of Future Maplewoods Parkway	139.30	25'
2047.3' SE of Future Maplewoods Parkway	140.28	---
2072.3' SE of Future Maplewoods Parkway	139.76	---
NE 77th STREET		
@ N. Cypress Avenue	140.05	---
50' W. of N. Cypress Avenue	139.05	25'
350' W. of N. Cypress Avenue	166.00	165'
540' W. of N. Cypress Avenue	154.80	25'
601.4' W. of N. Cypress Avenue	156.20	---
640.4' W. of N. Cypress Avenue	155.39	---
N. KENSINGTON AVENUE		
@ NE 78th Street	164.32	---
50' S. of NE 78th Street	163.32	25'
291.63' S. of NE 78th Street	159.26	---
N. KENSINGTON AVENUE		
@ NE 77th Street	158.12	---
50' S. of NE 77th Street	157.12	25'
400' S. of NE 77th Street	162.68	112.5'
663.2' S. of NE 77th Street	141.57	30'
713.2' S. of NE 77th Street	142.57	---
763.2' S. of NE 77th Street	141.57	30'
857.5' S. of NE 77th Street	133.50	29'
885.5' S. of NE 77th Street	132.92	---



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



BOUNDARY DESCRIPTION:

All that part of Section 17, Township 51, Range 32, in the City of Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the Southeasterly corner of Tract D, KINGS GATE SECOND PLAT, a subdivision in said City, County, and State;
Thence South 40°09'39" West, a distance of 80.83 feet;
Thence South 00°48'00" West, a distance of 229.07 feet;
Thence South 84°25'59" West, a distance of 14.70 feet;
Thence South 21°22'45" West, a distance of 84.61 feet;
Thence South 57°41'25" West, a distance of 69.90 feet;
Thence South 77°42'06" West, a distance of 43.06 feet;
Thence South 50°47'58" West, a distance of 102.89 feet;
Thence South 56°21'12" West, a distance of 101.42 feet;
Thence South 39°23'18" West, a distance of 116.50 feet;
Thence South 00°50'16" West, a distance of 214.35 feet to a point on the South line of said Northwest Quarter Section;
Thence North 89°09'44" West, along said South line, a distance of 134.34 feet;
Thence South 00°33'38" West, a distance of 224.58 feet;
Thence North 88°32'01" West, a distance of 540.07 feet;
Thence North 01°39'42" West, a distance of 198.82 feet;
Thence South 89°09'44" East, a distance of 36.57 feet;
Thence North 00°32'38" East, a distance of 697.94 feet;
Thence North 89°09'42" West, a distance of 331.78 feet to a point on the Easterly right-of-way line of N. Spruce Avenue, as established by Document A-058094 recorded in Book 541 at Page 179;
Thence North 00°40'26" East, along said East right-of-way line, a distance of 726.61 feet;
Thence South 83°24'38" East, a distance of 736.91 feet;
Thence North 67°35'24" East, a distance of 305.32 feet to a point on the Southwesterly boundary of said KINGS GATE SECOND PLAT;
Thence South 28°41'07" East, a distance of 66.89 feet, this and the remaining seven (7) courses being along said boundary;
Thence South 30°03'38" East, a distance of 75.42 feet;
Thence South 31°08'23" East, a distance of 114.21 feet;
Thence South 41°10'11" East, a distance of 188.15 feet;
Thence South 16°56'40" East, a distance of 50.17 feet;
Thence South 10°47'00" East, a distance of 101.52 feet;
Thence South 08°26'49" West, a distance of 77.48 feet;
Thence South 80°20'54" East, a distance of 117.69 feet to the Point of Beginning.
Containing 35.51 Acres, more or less.
Subject to that part, if any, in existing road right-of-ways.

STATE PLANE COORDINATES

POINT	NORTHING	EASTING
1	340,366.379	847,885.521
2	340,348.153	847,869.834
3	340,278.349	847,868.659
4	340,277.915	847,864.199
5	340,253.904	847,854.790
6	340,242.517	847,836.794
7	340,239.722	847,823.973
8	340,219.803	847,799.673
9	340,202.776	847,773.943
10	340,175.338	847,751.413
11	340,110.020	847,750.459
12	340,110.618	847,709.522
13	340,042.185	847,708.853
14	340,046.397	847,544.316
15	340,106.904	847,542.559
16	340,106.801	847,553.703
17	340,319.493	847,555.722
18	340,320.973	847,454.621
19	340,542.396	847,457.225
20	340,516.624	847,680.321
21	340,552.097	847,766.343
22	340,534.215	847,776.127
23	340,514.321	847,787.641
24	340,484.530	847,805.640
25	340,441.366	847,843.387
26	340,426.741	847,847.843
27	340,396.349	847,853.632
28	340,372.993	847,850.163

STATE PLANE TRAVERSE TABLE

FROM	NORTHING	EASTING	DIRECTION	GRID DISTANCE	TO
CL-05	341,742.501	849,606.991	N 59°03'03" E	1821.891 (m)	TP-1
TP-1	340,908.344	848,217.934	S 02°54'00" W	249.218 (m)	TP-2
TP-2	340,859.447	848,205.315	S 36°55'31" W	365.850 (m)	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-05 of The Kansas City Metro Control Project.
Grid Factor = 0.9999023. The coordinates are listed in meters.

SURVEYOR'S CERTIFICATION: I hereby certify that the Plat of KINGS GATE 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 platting of subdivisions to the best of my professional knowledge and belief.

STATE OF MISSOURI REGISTERED LAND SURVEYOR LS-2577 ERIC RAMER

6.20.06

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.

3/13/07

FINAL PLAT
KINGS GATE THIRD PLAT
IN THE WEST HALF OF SEC. 17, TWP. 51, RNG. 32
KANSAS CITY, CLAY COUNTY, MISSOURI

WEISKIRCH & PARKS ENGINEERS, INC.
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 FAX:(816)252-9712
WPE1@SWBELL.NET

REVISIONS		
REV	DESCRIPTION	DATE

JOB NO. 3377
SCALE: NOTED
DATE: 08/23/05
DRAFTER: J.A.N.
CHKD: E.A.R.
SHEET NO. 1 of 3

http://www.ClayCoGov.com